

**COUNTY OF CHAUTAUQUA  
INDUSTRIAL DEVELOPMENT AGENCY  
AND COMPONENT UNITS**

**REPORT ON  
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
DECEMBER 31, 2014**

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
AND COMPONENT UNITS**

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**INDEPENDENT AUDITOR'S REPORT**

**To the Board of Directors**  
**County of Chautauqua Industrial Development Agency**  
**Jamestown, New York**

**Report on the Financial Statements**

We have audited the accompanying financial statements of the **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Agency and its component units' basic financial statements as listed in the Table of Contents.

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

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

**Auditor's Responsibility**

Our responsibility is to express opinions 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 of material misstatement.

An audit includes 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 auditors consider 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 opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the **County of Chautauqua Industrial Development Agency** and its component units as of December 31, 2014, and the results of its operations and cash flows for the year then ended in conformity with 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 management's discussion and analysis information 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 Matters (continued)**

*Other information*

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the **County of Chautauqua Industrial Development Agency's** basic financial statements. The supplementary schedules listed in the table of contents are presented for the purpose of additional analysis and are not a required part of the basic financial statements of the **County of Chautauqua Industrial Development Agency**. The accompanying schedule of expenditures of federal awards is presented as required by the U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations" and is also not a required part of the basic financial statements of the **County of Chautauqua Industrial Development Agency**. The supplementary schedules listed in the table of contents and schedule of expenditures of federal awards are the responsibility of management and are derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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 accounting standards generally accepted in the United States of America. In our opinion the supplemental schedules listed in the table of contents and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements taken as a whole.

**Other Required Reporting by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2015, on our consideration of the **County of Chautauqua Industrial Development Agency'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 on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the **County of Chautauqua Industrial Development Agency's** internal control over financial reporting and compliance.

*Buffamante Whipple Buttafaro PC*

**BUFFAMANTE WHIPPLE BUTTAFARO, P.C.**

**Jamestown, New York  
March 3, 2015**

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

**Page 3**

**I. Discussion and Analysis**

The following is a discussion and analysis of the *County of Chautauqua Industrial Development Agency* and its component units' financial performance for the year ended December 31, 2014. This section is a summary of the Agency's financial activities based on currently known facts, decisions, or conditions. It is based on the financial statements. The results of the current year are discussed in the following paragraphs. This section is only an introduction and should be read in conjunction with the Agency's financial statements, which follow this section.

**II. Financial Highlights**

The following items are the financial highlights experienced by the *County of Chautauqua Industrial Development Agency* during the year ended December 31, 2014:

- Overall net position of the Agency increased \$423,000 during the year ended December 31, 2014.
- The Agency's total revenue and other sources were approximately \$2,264,000 during 2014 as compared with \$1,952,000 during 2013. This increase was primarily related to the Agency receiving additional grant income in the current year.
- The Agency's total expenses and other uses were approximately \$1,841,000 during 2014 as compared to \$1,881,000 during 2013. This decrease was primarily the result of a decrease in industrial park expenses in the current year.
- PILOT payments passed through to local governmental units were approximately \$9,147,000 during 2014 as compared to \$9,328,000 during 2013.
- On December 2, 2014, Chautauqua County issued a \$2,000,000 revenue bond to the Agency to facilitate the purchase of the former ConAgra Facility at 26 Talcott Street in Dunkirk, NY.

**III. Overview of the Financial Statements**

This annual report consists of three parts: MD&A (this section), the basic financial statements, and required supplementary information.

**A. Reporting the Agency as a Whole (Government-wide Financial Statements):**

The government-wide statements report information about the entity as a whole using accounting methods similar to those used by private-sector companies. Activities that are fiduciary in nature are not included in these statements.

**1. Combined Statement of Net Position-All Fund Types**

The Combined Balance Sheet (page 9) shows the "assets" (what is owned), "liabilities" (what is owed) and the "net position" (the resources that would remain if all obligations were settled) of the Agency. The Statement categorizes assets to show that some assets are very liquid, such as cash and cash equivalents. Some assets are designated for certain purposes or reserved for emergencies and cash flow purposes. Some assets are available to fund budgets of the following year.

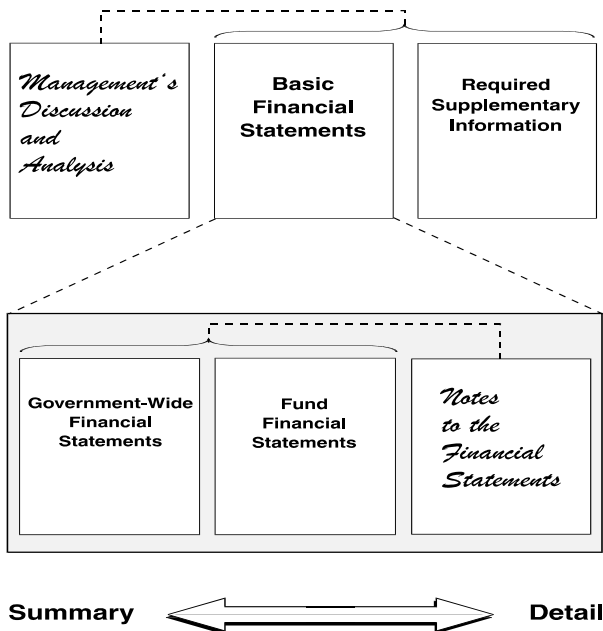
**2. Combined Statement of Revenue, Expenditures, and Changes in Net Position-All Fund Types**

The Combined Statement of Revenue Expenditures and Changes in Net Position (page 10) shows the amounts of program-specific and general Agency revenue used to support the Agency's various functions.

The two government-wide statements report the Agency's net position and how they have changed. Net Position – the difference between the Agency's assets and liabilities – is one way to measure the Agency's financial health or position. Over time, increases or decreases in the Agency's net position are an indicator of whether its financial position is improving or deteriorating, respectively. To assess the Agency's overall health additional non-financial factors also need to be considered.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

**Figure A-2 - Required Components of the Agency's Annual Financial Report**



**IV. Financial Analysis of the Agency as a Whole (continued)**

Revenue (continued)

- Revenue from application and administrative fees increased \$71,000 during the year ended December 31, 2014. This increase primarily resulted from an increase in administrative fees due to a few large transactions during the year.
- Revenue from interest income increased \$44,000 during the year ended December 31, 2014. This increase was primarily related to a number of new loans being issued during 2013 and 2014.
- During the year ending December 31, 2014 the IDA had a net gain from the sale of property of approximately \$58,000. In the prior year, the IDA recognized a \$127,000 net loss on the sale of property.

Expenses

The total cost of all programs and services of the Agency was approximately \$1,841,000. The Agency's expenses consist primarily of grant expenses, in-kind expenditures, depreciation, interest expense and general and administrative expenses.

The Agency's expenses are more thoroughly discussed as follows:

- The Agency's total costs were approximately \$1,841,000 during the year ended December 31, 2014 as compared with \$1,881,000 during the year ended December 31, 2013. This decrease in expenses was primarily the result of a decrease in industrial park expenses and grant expenses.
- The Agency's management and administration costs were approximately \$1,127,000 during the year ended December 31, 2014 as compared with \$1,116,000 during the year ended December 31, 2013. This increase in management and administration costs was mainly the result of an increase in payroll and maintenance and repairs expenses in 2014.
- The Agency's loan funds by their very design often function as a lender of last resort. Because of this, management is constantly challenged to evaluate its loan portfolio with respect to its collectability. At December 31, 2014, the Agency has reserved against potential uncollectible loans approximately as follows: \$142,000, \$490,000 and \$145,000 for the Chautauqua Revolving Loan Fund, the AI-Tech Trust Fund and CRIDC, respectively. Bad debt expense totaled \$ 248,000 and \$219,000 during the years ended December 31, 2014 and 2013, respectively.

**IV. Financial Analysis of the Agency as a Whole**

Net Position

The Agency's total entity-wide net position at December 31, 2014 was approximately \$13,847,000. This includes: capital assets, net of related debt of \$785,000, restricted net assets of \$12,692,000; and unrestricted net assets of \$370,000.

Revenue

The Agency's total revenue and other sources were approximately \$2,264,000 during the year ended December 31, 2014. The Agency also received approximately \$9,147,000 of pass-through revenue during the year ended December 31, 2014. The Agency acts as an intermediary for these funds, and appropriately recognizes each pass-through amount as an expenditure upon distribution.

Figure A-4 presents the major sources of revenue of the Agency. The most significant sources of governmental revenue in the Agency are more thoroughly discussed as follows:

- Rental revenue which represents approximately 25% of the Agency's total revenue decreased by \$99,000 during the year ended December 31, 2014. This decrease was primarily attributable to various rental properties being sold in the prior year and one tenant not making scheduled payments during the year.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

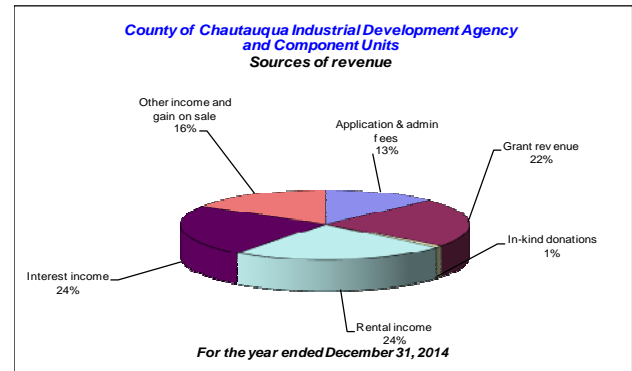
**Figure A-3 - Combined Statement of Net Position**

<i>County of Chautauqua Industrial Development Agency and Component Units</i>			
<i>Combined Statement of Net Position (in thousands of dollars)</i>			
	Total Government-wide		
	2014	2013	% Change
<b>Assets</b>			
Current and other assets	\$ 3,373	\$ 6,546	-48%
Capital assets, net	2,304	2,378	-3%
Other assets	13,947	12,784	9%
<b>Total assets</b>	<b>\$ 19,624</b>	<b>\$ 21,708</b>	<b>-10%</b>
<b>Liabilities</b>			
Current liabilities	\$ 521	\$ 4,465	-88%
Long-term liabilities	5,256	3,819	38%
<b>Total liabilities</b>	<b>5,777</b>	<b>8,284</b>	<b>-30%</b>
<b>Net Position</b>			
Invested in capital assets, net of related debt	685	547	25%
Restricted	12,692	12,574	1%
Unrestricted	470	303	55%
<b>Total net position</b>	<b>13,847</b>	<b>13,424</b>	<b>3%</b>
<b>Total liabilities and net position</b>	<b>\$ 19,624</b>	<b>\$ 21,708</b>	<b>-10%</b>

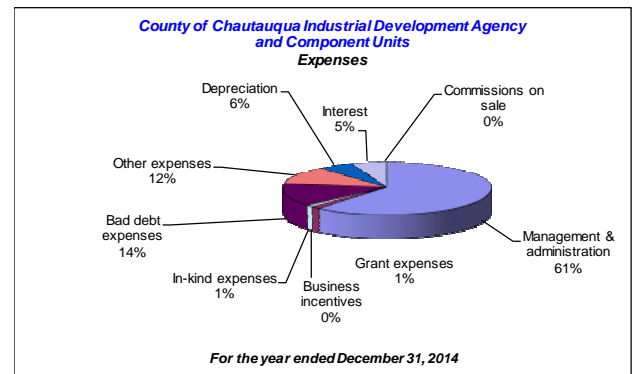
**Figure A-4 Statement of Revenue & Expenses**

<i>County of Chautauqua Industrial Development Agency and Component Units</i>			
<i>Changes in Net Position from Operating Results (in thousands of Dollars)</i>			
	Total Government-wide		
	2014	2013	% Change
<b>Revenue</b>			
Application & administration fees	\$ 289	\$ 218	33%
Grant income	507	205	147%
In-kind donations	21	19	8%
Rental income	548	647	-15%
Interest income	534	490	9%
Other income and gain (loss) on sale	365	373	-2%
<b>Total revenue</b>	<b>2,264</b>	<b>1,952</b>	<b>16%</b>
<b>Expenses</b>			
General and administrative	1,127	1,116	1%
Grant expenses	27	41	-34%
Business incentives	-	10	-100%
In-kind expenditures	21	18	14%
Bad debt expenses	248	219	13%
Other expenses	213	250	-15%
Depreciation	107	118	-9%
Interest expense	98	109	-10%
<b>Total expenses</b>	<b>1,841</b>	<b>1,881</b>	<b>-2%</b>
<b>Change in net assets</b>	<b>\$ 423</b>	<b>\$ 71</b>	

**Figure A-5 Sources of Revenue**



**Figure A-6 - Expenses**



**V. Financial Analysis of the Agency Funds**

**Industrial Development Agency (IDA)**

**Net Position**

During the current year, IDA general fund total revenue exceeded total expenses by \$55,000. Total net position increased from \$634,000 to \$689,000.

**Revenue**

During the current year, total general fund revenue and other sources were \$1,144,000 as compared with \$1,727,000 during 2013. This decrease was primarily the result of a decrease in grant income for Empire State Development Grants received in the prior year totaling \$500,000 passed through to SKF USA, Inc.

**Expenses**

During the current year, total general fund expenses were \$1,089,000 as compared with \$1,760,000 during 2013. This decrease was primarily the result of a decrease in industrial park expenses and grant expenses, including \$500,000 passed through to SKF USA, Inc.



**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

**V. Financial Analysis of the Agency Funds**

**Chautauqua Revolving Loan Fund (CRLF)**

The IDA operates a revolving loan fund which originated from grant revenue received from the Appalachian Regional Commission for the purpose of extending loans to companies for eligible energy improvements. This fund is operated on a revolving basis and is administered by the IDA.

Net Position

During the current year, the CRLF's total expenses exceeded total revenue by approximately \$4,000 causing total net position to decrease from \$579,000 to \$575,000.

Revenue

During the current year, total revenue of the CRLF was \$33,000 as compared with \$26,000 during 2013. This increase was primarily the result of an increase in the net gain on sale of property.

Expenses

During the current year, total expenses of the CRLF were \$37,000 as compared with \$43,000 during 2013. This decrease was attributable to a decrease in bad debt expense related to loan funds.

**AI-Tech Trust Fund**

The AI Tech Trust Fund was established as a result of a \$10,000,000 grant from the U.S. Economic Development Administration (EDA) to Chautauqua and Albany Counties. Pursuant to a letter dated April 20, 2006, the EDA authorized a transfer of the AI Tech Trust Fund to the IDA, which was previously administered by the Job Development Authority (JDA).

Net Position

During the current year, the AI-Tech Trust Fund total revenue exceeded total expenses by approximately \$121,000 causing total net position to increase from \$11,995,000 to \$12,116,000 as of December 31, 2014.

Revenue

During the current year, total revenue and other sources of AI-Tech Trust Fund was \$507,000 as compared with \$481,000 during the prior year. The increase was primarily the result of an increase in rental income related to a property held by the fund during the year.

**V. Financial Analysis of the Agency Funds  
(continued)**

**AI-Tech Trust Fund (continued)**

Expenses

During the current year, total expenses of the AI-Tech Trust Fund were \$385,000, as compared with \$305,000 during the prior year. This increase primarily resulted from an increase in bad debt expense in the current year.

**Chautauqua Region Industrial Development Corporation (CRIDC)**

Chautauqua Region Industrial Development Corporation was incorporated in 1986 under the Non-profit Corporation Law for the purpose of: relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, etc. The financial statements of CRIDC are treated as a blended component unit and are included in the audit report with the Industrial Development Agency.

Net Position

During the current year, the CRIDC's total revenue exceeded total expenses by approximately \$261,000 causing total net position to increase from \$200,000 to \$461,000.

Revenue

During the current year, total revenue of CRIDC was \$579,000 as compared with \$262,000 during 2013. This increase was primarily due to an increase in grant income related to a \$300,000 grant received.

Expenses

During the current year, total expenses of CRIDC were \$307,000 as compared with \$325,000 during 2013. This decrease related to a decrease in general and administrative expenses and bad debt expenses from the prior year.



**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

**V. Financial Analysis of the Agency Funds  
(continued)**

**Chautauqua County Capital Resource Corporation  
(CCCRC)**

The Chautauqua County Capital Resource Corporation was incorporated in 2011. The key focus of the Corporation is to assist not for profit institutions, manufacturing and industrial businesses to obtain access to low interest tax-exempt and non tax-exempt financing for their eligible projects as well as other projects within the County for the purpose of promoting economic development and reducing unemployment.

**Net Position**

During the current year, total expenses of the CCCRC exceeded total revenue by approximately \$12,000 causing total net position to decrease from \$17,000 to \$5,000.

**Revenue**

During the current year, the CCCRC did not report any revenue.

**Expenses**

During the current year, total expenses of CCCRC were approximately \$12,000. These expenditures consisted of general administrative fees.

**VI. Capital Asset and Debt Administration**

**Capital Assets**

As depicted in Figure A-7, as of December 31, 2014, the Agency and its component unit had invested approximately \$2,304,000 in a broad range of capital assets, including industrial parks, buildings and furniture and equipment. Capital additions made during the year ended December 31, 2014, totaled approximately \$33,000. More detailed information about the Agency's capital assets is presented in the notes of the financial statements.

**VI. Capital Asset and Debt Administration (continued)**

**Long-term Debt**

As depicted in Figure A-8, as of December 31, 2014, the Agency and its component units had approximately \$5,517,000 in bonds, notes payable and other liabilities, an increase of approximately \$1,442,000 as compared with the previous year. This increase was primarily the result of a new bond issued with Chautauqua County for the purchase of property in Dunkirk, NY. This increase was partially offset by paying off a Chautauqua County bond related to the purchase of property in Clymer, NY.

**Figure A-7 – Capital Assets**

<i>County of Chautauqua Industrial Development Agency and Component Units</i>			
<b>Capital Assets</b>			
	2014	2013	Change
Building	\$ 2,502	\$ 2,502	0%
SPEC Buildings	2,837	2,789	2%
Improvements	217	232	-6%
Equipment	119	119	0%
Accumulated depreciation	(3,371)	(3,264)	-3%
<b>Capital Assets - net</b>	<b>\$ 2,304</b>	<b>\$ 2,378</b>	<b>-3%</b>

**Figure A-8 – Long-term Debt**

<i>County of Chautauqua Industrial Development Agency and Component Units</i>			
<b>Long-term Debt</b>			
	2014	2013	Change
Bond - Stoneman Park SPEC Building	1,407	1,551	-9%
Bond - Chadwick Bay SPEC Building	1,707	1,781	-4%
Bond - Clymer Building	-	300	-100%
Bond - Dunkirk Building	2,000	-	n/a
Notes payable	250	276	-9%
Other bonds	153	167	-8%
<b>Total long-term debt</b>	<b>\$ 5,517</b>	<b>\$ 4,075</b>	<b>35%</b>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014**

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**VII. Factors Bearing on the Agency's Future**

At the time these financial statements were prepared and audited, the Agency was aware of the following existing circumstances that could significantly affect its financial health in the future:

- In future years, the Agency expects an increase in fee income due to the placement of wind farms throughout the County. Although placement of these wind farms has been delayed, management continues to project and expect an increase in fee income as a result of their placement.

**VIII. Contacting the Agency's Financial Management**

This financial report is designed to provide citizens, taxpayers, customers and investors and creditors with a general overview of the finances of the Agency 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:

County of Chautauqua Industrial Development Agency  
Mr. Kevin Sanvidge, Administrative Director/CEO  
Mr. Richard Dixon, CFO  
200 Harrison Street  
Jamestown, New York 14701

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
COMBINED STATEMENT OF NET POSITION - ALL FUNDS**

As of December 31, 2014

	CCIDA			Chautauqua County Capital Resource Corporation	CRIDC	(Memo Only) Total Reporting Entity
	Industrial Development Agency	Chautauqua Revolving Loan Fund	AI- Tech Trust Fund			
<b>Assets</b>						
<b>Current</b>						
Cash and cash equivalents	\$ 114,483	\$ 122,850	\$ 1,319,772	\$ 5,209	\$ 243,601	\$ 1,805,915
Accounts receivable	71,500	--	--	--	6,290	77,790
Allowance for uncollectible accounts receivable	(71,500)	--	--	--	--	(71,500)
Current portion, mortgage receivable	65,731	--	--	--	--	65,731
Current portion, notes receivable	--	150,535	1,287,100	--	57,265	1,494,900
Total current assets	<b>180,214</b>	<b>273,385</b>	<b>2,606,872</b>	<b>5,209</b>	<b>307,156</b>	<b>3,372,836</b>
<b>Property and equipment, net</b>	<b>1,997,456</b>	--	--	--	<b>306,450</b>	<b>2,303,906</b>
<b>Other assets</b>						
Notes receivable, net of current portion	--	443,895	10,000,615	--	380,635	10,825,145
Allowance for uncollectible notes receivable	--	(141,905)	(490,167)	--	(145,000)	(777,072)
Mortgage receivable, net of current portion	1,544,458	--	--	--	--	1,544,458
Security deposit paid	100,000	--	--	--	--	100,000
Cash held for purchase of real property for resale	1,900,000	--	--	--	--	1,900,000
Real property held for resale	323,853	--	--	--	30,488	354,341
Total other assets	<b>3,868,311</b>	<b>301,990</b>	<b>9,510,448</b>	--	<b>266,123</b>	<b>13,946,872</b>
	<b>\$ 6,045,981</b>	<b>\$ 575,375</b>	<b>\$ 12,117,320</b>	<b>\$ 5,209</b>	<b>\$ 879,729</b>	<b>\$ 19,623,614</b>
<b>Liabilities and Net Position</b>						
<b>Current liabilities</b>						
Accounts payable	\$ 13,919	\$ --	\$ 907	\$ 419	\$ 13,585	\$ 28,830
Accrued liabilities	42,432	--	--	--	--	42,432
Accrued interest	15,259	--	--	--	--	15,259
Unearned revenue	17,945	--	--	--	154,422	172,367
Current portion of long-term debt	235,998	--	--	--	26,146	262,144
Total current liabilities	<b>325,553</b>	--	<b>907</b>	<b>419</b>	<b>194,153</b>	<b>521,032</b>
<b>Long-term liabilities</b>						
Long-term debt, net of current portion	<b>5,031,182</b>	--	--	--	<b>224,321</b>	<b>5,255,503</b>
<b>Total liabilities</b>	<b>5,356,735</b>	--	<b>907</b>	<b>419</b>	<b>418,474</b>	<b>5,776,535</b>
<b>Net position</b>						
Invested in capital assets, net of related debt	598,587	--	--	--	86,471	685,058
Restricted	--	575,375	12,116,413	--	--	12,691,788
Unrestricted	90,659	--	--	4,790	374,784	470,233
Total net position	<b>689,246</b>	<b>575,375</b>	<b>12,116,413</b>	<b>4,790</b>	<b>461,255</b>	<b>13,847,079</b>
	<b>\$ 6,045,981</b>	<b>\$ 575,375</b>	<b>\$ 12,117,320</b>	<b>\$ 5,209</b>	<b>\$ 879,729</b>	<b>\$ 19,623,614</b>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY  
COMBINED STATEMENT OF REVENUE, EXPENDITURES AND  
CHANGES IN NET POSITION - ALL FUNDS**

Year ended December 31, 2014

	CCIDA			Chautauqua County Capital Resource Corporation	CRIDC	(Memo Only) Total Reporting Entity
	Industrial Development Agency	Chautauqua Revolving Loan Fund	AI- Tech Trust Fund			
<b>Revenue</b>						
Application and administration fees	\$ 263,347	\$ 2,350	\$ 23,752	\$ --	\$ --	\$ 289,449
Grant income	197,264	--	--	--	309,700	506,964
In-kind donations	20,508	--	--	--	--	20,508
Rental income	268,960	5,180	12,219	--	261,671	548,030
Interest income	49,518	20,685	461,995	--	1,607	533,805
Other income	300,422	--	--	--	6,375	306,797
<b>Total revenue</b>	<b>1,100,019</b>	<b>28,215</b>	<b>497,966</b>	<b>--</b>	<b>579,353</b>	<b>2,205,553</b>
<b>Expenditures</b>						
General and administrative	675,844	14,230	205,286	11,849	219,993	1,127,202
Grant expenses	12,157	--	--	--	14,650	26,807
Consultants	36,802	--	--	--	--	36,802
Industrial Park expenses	176,383	--	--	--	--	176,383
In-kind expenditures	20,508	--	--	--	--	20,508
Bad debt expense	--	22,914	180,167	--	45,000	248,081
Depreciation	79,406	--	--	--	27,468	106,874
<b>Total expenses</b>	<b>1,001,100</b>	<b>37,144</b>	<b>385,453</b>	<b>11,849</b>	<b>307,111</b>	<b>1,742,657</b>
<b>Excess (deficiency) of revenue over expenditures before financing sources and pass-throughs</b>	<b>98,919</b>	<b>(8,929)</b>	<b>112,513</b>	<b>(11,849)</b>	<b>272,242</b>	<b>462,896</b>
<b>Other financing sources (uses)</b>						
Net gain on sale of property	44,000	5,137	9,132	--	--	58,269
Interest expense	(87,691)	--	--	--	(10,566)	(98,257)
	<b>(43,691)</b>	<b>5,137</b>	<b>9,132</b>	<b>--</b>	<b>(10,566)</b>	<b>(39,988)</b>
<b>Pass-through transactions</b>						
Revenue - PILOT	9,146,985	--	--	--	--	9,146,985
Expenditures - PILOT	(9,146,985)	--	--	--	--	(9,146,985)
	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Excess (deficiency) of revenue and other sources over expenditures</b>	<b>55,228</b>	<b>(3,792)</b>	<b>121,645</b>	<b>(11,849)</b>	<b>261,676</b>	<b>422,908</b>
Net position, beginning	634,018	579,167	11,994,768	16,639	199,579	13,424,171
<b>Net position, ending</b>	<b>\$ 689,246</b>	<b>\$ 575,375</b>	<b>\$ 12,116,413</b>	<b>\$ 4,790</b>	<b>\$ 461,255</b>	<b>\$ 13,847,079</b>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINED STATEMENT OF CASH FLOWS - ALL FUNDS**

Year ended December 31, 2014

	CCIDA			Chautauqua County Capital Resource Corporation	CRIDC	(Memo Only) Total Reporting Entity
	Industrial Development Agency	Chautauqua Revolving Loan Fund	AI-Tech Trust Fund			
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>						
Cash received entities assisted	\$ 263,347	\$ 2,350	\$ 23,752	\$ --	\$ (6,290)	\$ 283,159
Grant income	185,107	--	--	--	309,700	494,807
Rental income	268,960	5,180	12,219	--	261,671	548,030
Cash received on PILOT's	9,146,985	--	--	--	--	9,146,985
Cash paid to contractors	(652,729)	(14,230)	(204,977)	(11,430)	(209,293)	(1,092,659)
Cash paid to employees	(333,390)	--	--	--	--	(333,390)
Cash payments on PILOTs	(13,263,030)	--	--	--	--	(13,263,030)
Cash payments to grantees	--	--	--	--	(14,650)	(14,650)
Other receipts	300,422	--	--	--	158,736	459,158
Interest paid	(89,102)	--	--	--	(10,566)	(99,668)
Interest received	49,518	20,685	461,995	--	1,607	533,805
<b>Net cash provided by (used in) operating activities</b>	<b>(4,123,912)</b>	<b>13,985</b>	<b>292,989</b>	<b>(11,430)</b>	<b>490,915</b>	<b>(3,337,453)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>						
Issuances of mortgages and notes receivable	--	(160,000)	(1,293,294)	--	(300,000)	(1,753,294)
Collections on mortgages and notes receivable	63,790	133,732	2,028,548	--	9,310	2,235,380
Transfer from (to) funds to satisfy property sale	--	59,890	(59,890)	--	--	--
Proceeds from sale of property	322,791	--	--	--	--	322,791
Capital expenditures	(32,765)	--	--	--	--	(32,765)
<b>Net cash provided by (used in) investing activities</b>	<b>353,816</b>	<b>33,622</b>	<b>675,364</b>	<b>--</b>	<b>(290,690)</b>	<b>772,112</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>						
Proceeds from issuance of bonds	2,000,000	--	--	--	--	2,000,000
Principal payments on long-term debt	(531,645)	--	--	--	(25,123)	(556,768)
<b>Net cash provided by (used in) investing activities</b>	<b>1,468,355</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>(25,123)</b>	<b>1,443,232</b>
<b>Net change in cash</b>	<b>(2,301,741)</b>	<b>47,607</b>	<b>968,353</b>	<b>(11,430)</b>	<b>175,102</b>	<b>(1,122,109)</b>
Cash, beginning of year	4,316,224	75,243	351,419	16,639	68,499	4,828,024
<b>Cash, end of year</b>	<b>\$ 2,014,483</b>	<b>\$ 122,850</b>	<b>\$ 1,319,772</b>	<b>\$ 5,209</b>	<b>\$ 243,601</b>	<b>\$ 3,705,915</b>
<b>Reconciliation of change in net position to net cash provided by (used in) operating activities:</b>						
Change in net position	\$ 55,228	\$ (3,792)	\$ 121,645	\$ (11,849)	\$ 261,676	\$ 422,908
Adjustments to reconcile change in net position to net cash provided by (used in) operating activities:						
Gain on sale of property, net	(44,000)	(5,137)	(9,132)	--	--	(58,269)
Depreciation and amortization	79,406	--	--	--	27,468	106,874
Bad debt expense	--	22,914	180,167	--	45,000	248,081
Change in operating assets and liabilities:						
Accounts receivable	--	--	--	--	(6,290)	(6,290)
Prepaid expenses	(100,000)	--	--	--	--	(100,000)
Due to other governments	(4,116,045)	--	--	--	--	(4,116,045)
Accounts payable	4,685	--	309	419	10,700	16,113
Accrued liabilities	10,382	--	--	--	--	10,382
Accrued interest	(1,411)	--	--	--	--	(1,411)
Unearned revenue	(12,157)	--	--	--	152,361	140,204
<b>Net cash provided by (used in) operating activities</b>	<b>\$ (4,123,912)</b>	<b>\$ 13,985</b>	<b>\$ 292,989</b>	<b>\$ (11,430)</b>	<b>\$ 490,915</b>	<b>\$ (3,337,453)</b>
<b>Supplemental Disclosure of Cash Flow Information:</b>						
Cash paid during the year for:						
Interest	\$ 89,102	\$ --	\$ --	\$ --	\$ 10,566	\$ 99,668
<b>Noncash Transactions</b>						
Establish note receivable related to property located at 759 Deer Street, Dunkirk, NY	\$ --	\$ --	\$ (165,000)	\$ --	\$ --	\$ (165,000)
Transfer title of 759 Deer Steet, Dunkirk, NY property to Advanced Production Group, LLC	--	59,890	105,110	--	--	165,000
Transfer from (to) funds to satisfy property sale	\$ --	\$ 59,890	\$ (59,890)	\$ --	\$ --	\$ --

See accompanying independent auditor's report and notes to financial statements.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

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

**I. Significant Accounting Policies**

The accompanying general purpose financial statements of the **County of Chautauqua Industrial Development Agency** have been prepared in conformity with accounting principles generally accepted in the United States of America for governments as prescribed by the Governmental Accounting Standards Board which is the standard setting body for establishing governmental accounting and financial reporting principles.

**A. Reporting Entity**

The **County of Chautauqua Industrial Development Agency** (the "Agency") was established as a public benefit corporation under Title I, Article 18A of General Municipal Law of the State of New York and signed into law by the Governor, March 22, 1972. The purpose of the Agency is to promote, develop, encourage, and assist in the acquiring, constructing and maintaining of industrial and manufacturing facilities. The Agency is exempt from federal and state income taxes. As required by generally accepted accounting principles, these financial statements present the County of Chautauqua Industrial Development Agency (the primary government) and its component units. The component units discussed in Note 2 are included in the Agency's reporting entity because of the significance of their operational and financial relationship with the Agency.

**B. Basis of Accounting**

The Agency's accounts are maintained on an accrual basis whereby revenue is recognized when earned and expenses are recorded when incurred.

**C. Fund Accounting**

The Agency uses funds to report on its financial position and the results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

**General Operating Fund**

The general operating fund of the Agency is used to account for all financial transactions except those required to be accounted for and reported in another fund.

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

**C. Fund Accounting (continued)**

**AI-Tech Loan Funds**

Pursuant to a letter dated April 20, 2006, the Economic Development Authority (EDA) authorized a transfer of the AI Tech Trust Fund to the **County of Chautauqua Industrial Development Agency**, which previously served as a project packager assisting local industry in preparing the loan packages and recommending local industries for loans from the fund. Beginning in September 2006, the Agency began reviewing and approving loans from the Trust Fund, and otherwise performing all administrative functions for the Fund that had previously been performed by the Job Development Authority. The Agency reports the assets and liabilities of the AI Tech Trust Fund as a special revenue fund in its financial statements.

**Chautauqua County Capital Resource Corporation**

This entity assists with the issuance of tax-exempt financing to qualifying organizations. The Corporation receives fees associated with the financing.

**Chautauqua Revolving Loan Fund**

The Chautauqua Revolving Loan Fund originated from grant revenue received from the Appalachian Regional Commission for the purpose of extending loans to companies for eligible energy improvements. This fund is now operated on a revolving basis and is administered by the **County of Chautauqua Industrial Development Agency**. As principal and interest is repaid, the proceeds are used to extend financing to other companies. The Agency has developed new standards for advancing proceeds from the fund. These standards have the broader purpose of fostering both job growth as well as the retention of existing jobs, by assisting existing business and industry or for the purpose of providing seed capital to start-up ventures.

**Chautauqua Region Industrial Development Corporation**

The Agency has a component unit, the Chautauqua Region Industrial Development Corporation (CRIDC) which is further described in Note 2 of the financial statements.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

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

**D. Cash and Cash Equivalents**

The Agency includes all highly liquid investments with original maturities of 90 days or less in cash and cash equivalents on the accompanying balance sheet. Bank balances are collateralized through the Federal Deposit Insurance Corporation and with securities held by the pledging financial institution's trust department in the Agency's name. As of December 31, 2014, the Agency was fully collateralized.

**E. Investments**

Short-term investments consist of certificates of deposit with maturities greater than 90 days.

**F. Fair Value of Financial Instruments**

The Agency has a number of financial instruments, none of which are held for trading purposes. Management estimates that the fair value of all financial instruments at December 31, 2014, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet.

**G. Industrial Development Revenue Bonds and Civic Facility Bonds**

Industrial development revenue bonds issued by the Agency are secured by the properties which are leased to companies and are retired by lease payments. Civic facility bonds issued by the Agency include facilities owned or operated by New York State Not-for-Profit Corporations. The industrial development revenue and civic facility bonds are not obligations of the Agency, County, or State. The Agency does not record the assets or liabilities resulting from any such bond issuance in its financial statements since its primary function is to arrange the financing between the borrowing companies and the bondholders and funds arising from the issuance are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administrative fees from the borrowing companies. Such administrative fee income is recognized immediately upon receipt after issuance of the bonds.

In May 2009, the Agency formed a non-profit organization under the name of Chautauqua County Capital Resource Corporation (CCCRC). This entity has the ability to provide such financing to non-profit organizations in the future.

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

**H. Tax Lease Program**

The Agency maintains tax lease and PILOT (payment in lieu of tax) programs. These programs are offered to companies who acquire, construct or substantially renovate facilities suitable for manufacturing, warehousing, research and development and other industrial purposes. Under the tax lease program, title to the property is conveyed to the Agency through the term of the lease agreement. Transfer of title removes the property from the tax rolls and the project assumes a tax-exempt nature, abating real property taxes, sales tax and mortgage taxes. A lease is written between the company as lessee and the **County of Chautauqua Industrial Development Agency** as lessor, which specifies that the company will retain operational control of the project. At the end of the lease term, title to the assets is returned to the company. The Agency does not record assets acquired under the lease program since the Agency's primary function is to provide state and local tax benefits to the lessee. The Agency receives lease administrative fees from the lessee for providing the service.

Both the PILOT and tax lease programs are governed by New York State statute. The Agency has the local authority to offer real property tax abatement as an inducement for industrial development projects. The Agency can affix the tax abatement discount at a rate necessary to satisfactorily complete a project. Under special circumstances defined by NYS statute, the Agency has the authority to also provide real property tax abatement to both commercial and/or retail projects located within areas designated to be of high distress. The Agency has a standard PILOT program for qualified projects, qualified projects that are also adaptive re-use projects and tourism destination projects. The real property tax abatement is for a period not to exceed ten years and the percentage of abatement ranges from 0% to 100% depending on the type of project. The PILOT agreement is the instrument by which the discounted tax payments to be made are structured. All taxing jurisdictions receive payments in the same proportion as if the entire tax amount were paid.

A PILOT agreement and tax lease can run concurrently, but are not required to be used together. It is possible to structure a tax lease agreement without an accompanying PILOT.

The Agency's PILOT program generated \$9,146,985 in 2014 for local municipalities.

**I. Property and Equipment**

Property and equipment are stated at cost, less accumulated depreciation. Depreciation is calculated on the straight-line method for buildings and an accelerated method for equipment over the estimated useful asset life which ranges from three to thirty-nine years.



**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

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

**J. Real Property Held for Resale**

The Agency has valued the real property held for resale at cost.

Original real property, net of sales	\$ 442,752
Subsequent additions and improvements-IDA	200,000
Subsequent additions and improvements-CRLF	54,753
Subsequent additions and improvements-AI Tech	95,978
Subsequent disposals- IDA	(288,321)
Subsequent disposals- AI Tech	(95,978)
Subsequent disposals- CRLF	(54,753)
Total Real Property Held for Resale	<u>\$ 354,431</u>

In December of 2014 the Agency established a bond payable to the County of Chautauqua related to the purchase of a property in Dunkirk, NY which will be included as real property held for resale once purchased. The Agency has recorded a deposit paid of \$100,000 related to the pending purchase of this property as of December 31, 2014.

**K. Use of Estimates**

Management uses estimates and assumptions in preparing the financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenditures. Actual results could differ from those estimates.

**L. Total Columns on Financial Statements**

The columns of the general purpose financial statements are captioned "Memorandum Only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations or changes in financial position in conformity with generally accepted accounting principles.

**M. Income Tax Status**

CRIDC is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code and from New York State income taxes under Article 7-A of the Executive Law and New York Estates, Powers, and Trusts Law. Therefore, no provision has been made for federal or New York State income taxes in the accompanying financial statements. In addition, the Agency qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an Agency other than a private foundation under Section 509(a)(2).

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

**M. Income Tax Status (continued)**

CRIDC has assessed its filing status under the sections of the Internal Revenue Code and New York State Executive Law referenced above and concluded that the Agency meets the requirements to be considered a public charity. Tax filings that remain subject to examination by taxing authorities include years 2011 and later.

The Chautauqua Capital Resource Corporation (CCCRC) is a corporation that was established to assist the County in issuing tax exempt bonds in furtherance of its purposes. The bonds issued on behalf of the County by the Corporation will be treated as tax-exempt as defined under Internal Revenue Service Code 103.

**NOTE 2 - COMPONENT UNITS**

**Chautauqua Region Industrial Development Corporation (CRIDC)**

The Board of Chautauqua Region Industrial Development Corporation (CRIDC) consists of all members of the *County of Chautauqua Industrial Development Agency's* Board of Directors.

CRIDC was incorporated in 1986 under Section 402 of the Not-for-Profit Corporation Law. The purposes of the Corporation are: the relieving and reducing of unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area, lessening the burdens of government, and acting in the public interest.

The Corporation was formed to replace the Jamestown Area Development Corporation which was created as a for-profit corporation and as such could not properly act as a conduit between the *County of Chautauqua Industrial Development Agency* and the New York Job Development Authority. The Corporation operates the incubator project located at a building it owns, also known as the Riverside Industrial Center.

The financial statements of CRIDC are treated as a blended component unit and are included in this audit report for the year ended December 31, 2014.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 2 - COMPONENT UNITS (CONTINUED)**

**Chautauqua County Capital Resource Corporation (CCCRC)**

The Board of the Chautauqua County Capital Resource Corporation (CCCRC) consists of all members of the *County of Chautauqua Industrial Development Agency's* Board of Directors.

The Chautauqua County Capital Resource Corporation (CCCRC) is a local development corporation formed under Section 1411 of the New York State Not-for-Profit Corporation Law. The Corporation undertakes projects either on its own behalf ("Corporation Projects"), or for the benefit of an applicant ("Applicant Projects"). According to the NFPCCL and the Incorporation Certificate, the Corporation can undertake any project that promotes community and economic development and the creation of jobs in the non-profit and for-profit sectors for the citizens of Chautauqua County (the "County") by developing and providing programs for not-for profit institutions, manufacturing and industrial businesses and other entities to access low interest tax exempt and non-tax-exempt financing for their eligible projects, as well as projects and activities within the County for the purpose of relieving and reducing unemployment, bettering and maintaining job opportunities, carrying on scientific research for the purpose of aiding the County by attracting new industry to the County or by encouraging the development of, or retention of, an industry in the County, and lessening the burdens of government and acting in the public interest.

Additionally, the Corporation was created as a public instrumentality of the County. Accordingly, when the Corporation issues debt which is intended to be federally tax-exempt and which qualifies as federally tax-exempt debt, the interest payable on such Tax-Exempt Bonds is excludable from the gross income of the holders thereof for federal income tax. This exemption of interest from certain income taxation allows the Corporation to borrow at lower interest rates, thus lowering the cost of borrowing for a project.

The financial statements of CCCRC are treated as a blended component unit and are included in this audit report for the year ended December 31, 2014.

**NOTE 3 – ACCOUNTS RECEIVABLE**

As of December 31, 2014, the Agency had an outstanding balance in accounts receivable of \$77,790 as compared with \$37,500 in the prior year. Both the prior year and current year accounts receivable balances were mostly related to tenants rent receivable. The Agency had a reserve for uncollectible receivables in the amount of \$71,500 and \$37,500 as of December 31, 2014 and 2013, respectively.

**NOTE 4 - PROPERTY AND EQUIPMENT**

Property and equipment consist of the following at December 31, 2014:

	<b>2013 Balance</b>	<b>Additions</b>	<b>Deletions</b>	<b>2014 Balance</b>
IDA:				
Building	\$ 203,667	\$ --	\$ --	\$ 203,667
Furniture and equipment	118,980	--	--	118,980
SPEC building:				
Stoneman Park	2,804,292	32,765	--	2,837,057
Improvements	102,401	--	--	102,401
West End Improvements	53,848	--	--	53,848
Other improvements	61,148	--	--	61,148
	<u>3,344,336</u>	<u>32,765</u>	<u>--</u>	<u>3,377,101</u>
Less: accumulated depreciation	(1,300,239)	(79,406)	--	(1,379,645)
	<u>2,044,097</u>	<u>(46,641)</u>	<u>--</u>	<u>1,997,456</u>
CRIDC:				
Building	2,297,919	--	--	2,297,919
Less: accumulated depreciation	(1,964,001)	(27,468)	--	(1,991,469)
	<u>333,918</u>	<u>(27,468)</u>	<u>--</u>	<u>306,450</u>
Total	<u>\$ 2,378,015</u>	<u>\$ (74,109)</u>	<u>\$ --</u>	<u>\$ 2,303,906</u>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 4 - PROPERTY AND EQUIPMENT (CONTINUED)**

In 2006, the CCIDA sold a building (Chadwick Bay Spec Building) to a Company and assumed a mortgage note receivable. At the time CCIDA also had an outstanding note payable to Chautauqua County related to bonds issued for the construction of the property. In 2010, the Company defaulted on the note receivable and Chautauqua County, who held a first position on the mortgage, foreclosed on the property and took title to it. On February 22, 2012, Chautauqua County transferred title to the property back to the CCIDA and a note payable in the amount of \$1,816,765 was assumed by CCIDA. On June 25, 2013 the CCIDA sold the building and established a \$1,700,000 promissory note from the purchaser of the building. The promissory note calls for monthly principal and interest payments in the amount of \$9,428 per month and the note matures in July 2033. In doing so, CCIDA modified the terms of their bond with Chautauqua County to a rate of 2.274% from 3.00% and a term of 21.5 years from 31.5 years.

The Agency is leasing the Stoneman Park Facility to a tenant who has an option to buy clause. Depreciation expense relating to property and equipment was \$79,406 for the IDA and \$27,468 for the CRIDC during the year ended December 31, 2014.

**NOTE 5 - INDUSTRIAL PARK EXPENSES**

These costs include Chadwick Bay Industrial Water District charges, South County Industrial Park real estate taxes, engineering and related development expenses of the Industrial Park.

**NOTE 6 - UNEARNED REVENUE**

Unearned revenue of the *County of Chautauqua Industrial Development Agency* includes special projects grant income received but not yet disbursed and other income received but not yet earned.

During 2007, the Agency received a grant in the amount of \$208,000 from New York State Dormitory Authority related to railroad improvements. In 2008, the Agency incurred expenditures relating to the grant of \$176,961. The Agency did not incur any expenditures relating to the grant in 2009 and 2010. However, the Agency incurred expenditures of \$15,845 in 2011, leaving an unexpended amount of \$15,194 which remained in unearned revenue at December 31, 2014.

During 2014, the CRIDC received two grants totaling \$150,000 related to the Chautauqua Lake and Watershed Management Alliance. It is anticipated that a new Corporation, that is separate from the IDA and related entities, will be formed during 2015 to carry the mission of the grants. CRIDC intends to transfer such funds once the new Corporation is established at which time the grants will be recognized as revenue and a corresponding expenditure will be recorded.

**NOTE 6 - UNEARNED REVENUE (CONTINUED)**

During 2009 and 2006, the Agency received \$250,000 and \$600,000, respectively, from the County of Chautauqua for improving economic conditions in the town of Ripley, NY through the origination of programs and activities aimed at stimulating job creation and retention, and making capital improvements. During the period July 1, 2006 through December 31, 2013, the Agency expended \$835,092, related to this project. Costs incurred in the 2014 totaled \$12,157. At December 31, 2014, \$2,751 of the grant amount received remains unspent and recorded as unearned revenue.

**NOTE 7 - DUE TO OTHER GOVERNMENTS**

As described in Note 1, the Agency maintains PILOT programs. In these programs payments are received from companies and passed through to local municipalities. On December 23, 2013, the Agency received \$4,116,000 from a company which was distributed to the municipalities in January 2014 and therefore this amount was recorded as an amount due to other governments as of December 31, 2013. Similar payments were received and distributed prior to December 31, 2014.

**NOTE 8 - USE OF FACILITIES**

The Riverside Industrial Center, a 107,000 square foot building owned by CRIDC (component unit) is being used as an incubator facility for emerging companies and is also leased to other not-for-profit organizations. The Agency utilized office space in the Riverside Industrial Center with rent of \$1,853 per month being paid on its behalf by the County of Chautauqua. The future minimum payments on non-cancellable leases to be received by CRIDC are as follows:

2015	\$ 118,674
2016	55,968
2017	<u>22,232</u>
	<u>\$ 196,874</u>

The Stoneman Park Facility, a SPEC building owned by the Agency, is being leased to various companies. One of the companies leasing the space has committed to a non-cancellable lease. The future minimum payments on that non-cancellable lease to be received by the Agency total \$38,500 during 2015.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 9 - CONTINGENCIES**

The Agency receives funding from federal, state and local governmental sources. This funding is dependent on current economic conditions and community needs as defined by the governmental units. The contracts related to these programs could be terminated or significantly reduced with minimal notice.

Disallowances, if any, as a result of audit by a grantor may become liabilities of the Agency. Management believes that no material disallowances will result from any audits by grantor agencies.

**NOTE 10 - NOTES RECEIVABLE**

**Chautauqua Revolving Loan Fund**

Kiebler Recreation, LLC, 5% interest bearing note receivable, \$1,415, per month including interest through July 1, 2013. Loan is currently nonperforming and the CRLF is working with owner to secure payments.	\$ 49,646
Circle Mechanical, Inc., 4% interest bearing note receivable, \$1,289 per month including interest through October 1, 2014.	12,658
SolEpoxy Inc., 4% interest bearing note receivable, \$1,381, per month including interest through January 1, 2016.	17,544
DigEdition, 4% interest bearing note receivable, \$1,025 per month including interest through August 1, 2018.	44,941
Shaant Industries, Inc., 4% interest bearing note receivable, \$1,025 per month including interest through August 1, 2019.	52,290
Muldowney Development, Inc., 4% interest bearing note receivable, \$575 per month including interest through November 1, 2017.	22,006
EMC FinTech, 4% interest bearing note receivable, \$888 per month including interest through December 1, 2019.	48,243
Digitell, Inc., 4% interest bearing note receivable, \$617 per month including interest through April 1, 2017.	16,462
Credit Bureau of Jamestown, (loan awarded during 2013), 4% interest bearing note receivable, \$1,381 per month including interest through December 1, 2018. Entered into an interest only agreement through March 1, 2015.	71,595
Shaant Industries, Inc., (loan awarded during 2013), 4% interest bearing note receivable, \$1,105 per month including interest through December 1, 2018.	48,939

**NOTE 10 - NOTES RECEIVABLE (CONTINUED)**

**Chautauqua Revolving Loan Fund (Continued)**

Jamestown MVP, LLC, (loan awarded during 2013), 4% interest bearing note receivable, \$1,025 per month including interest through December 1, 2018.	\$ 57,336
Lakeside Fire Services Corp., (loan awarded during 2014), 4% interest bearing note receivable, \$526 per month including interest through April 1, 2019.	26,801
Moonlight Electric of Jamestown LLC, (loan awarded during 2014), 4% interest bearing note receivable, \$368 per month including interest through April 1, 2019.	17,558
Johnson Machine and Fibre Company, Inc., (loan awarded during 2014), 4% interest bearing note receivable, \$1,381 per month including interest through January 1, 2020.	75,000
MC Flatbed and Towing Service, (loan awarded during 2014), 4% interest bearing note receivable, \$645 per month including interest through July 1, 2019.	<u>33,411</u>
Subtotal	594,430
Less: reserve	<u>(141,905)</u>
Subtotal	452,525
Less: current portion	<u>(150,535)</u>
Long-term portion - Chautauqua Revolving Loan Fund	<u>\$ 301,990</u>
 <b><u>AI-Tech Trust Fund</u></b>	
GEI, Inc., 5% interest bearing note receivable, \$1,842 per month including interest through July 1, 2020.	\$ 114,577
CRIDC, 4% interest bearing note receivable, \$2,974 per month. Interest only through December 31, 2010, then \$2,974 per month including interest through April 1, 2023.	250,467
Chautauqua Utilities, 4% note receivable, \$5,030 per month including principle, through April 1, 2022. Entered into an interest only agreements for period from November 1, 2009 through June 1, 2014.	574,451
Chautauqua Energy, Inc., 5% interest bearing note receivable, \$3,907 per month including interest through November 1, 2022.	305,953
International Ordnance Technologies, Inc. 5% interest bearing note receivable, \$3,182 per month including interest through June 1, 2014.	81,147

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 10 - NOTES RECEIVABLE (CONTINUED)**

**AI-Tech Trust Fund (continued)**

Falconer Enterprises, LLC, 5% interest bearing note receivable, \$3,182 per month, including interest through June 1, 2018.	\$ 122,369
Jamestown Development Corporation, 4% interest bearing note receivable, \$7,593 per month including interest through March 1, 2015.	22,671
Jamestown Mattress Company, Inc., 4% interest bearing note receivable, \$3,029 per month including interest through February 1, 2025.	303,391
Kiebler Recreation LLC, 5% interest bearing note receivable, \$1,887 per month including interest through July 1, 2013. Loan is currently nonperforming and the CRLF is working with owner to secure payments.	66,195
Lightning Circuits International, Inc. 4% interest bearing note receivable, \$2,025 per month including interest through September 1, 2015.	134,177
Lightning Circuits, Inc., 5% interest bearing note receivable, \$822 per month including interest through June 1, 2012.	27,426
Lightning Circuits, Inc., 5% interest bearing note receivable, \$228 per month including interest through July 1, 2012.	7,826
Superior Grinding, Inc., 5% interest bearing note receivable, \$2,442 per month including interest through September 1, 2014. CCIDA restricted terms with the company during 2014 and they are making scheduled payments.	42,269
Yaw Oil Company, Inc., 4% interest bearing note receivable, \$3,151 per month including interest through November 1, 2024.	309,126
KMPD, LLC, 4% interest bearing note receivable, \$547 per month including interest through April 1, 2016.	8,505
Johnson Machine and Fibre, (new loan awarded in 2104) 4% interest bearing note receivable, \$460 per month including interest through January 1, 2020.	25,000
Chautauqua Hotel, 4% interest bearing note receivable, \$4,438 per month including interest through June 1, 2024.	420,343
Tube Fabrication Co., Inc., 4% interest bearing note receivable, \$1,367 per month including interest through February 1, 2017.	33,988
Chautauqua Precision, 4% interest bearing note receivable, \$2,146 per month including interest through September 1, 2020.	130,402

**NOTE 10 - NOTES RECEIVABLE (CONTINUED)**

**AI-Tech Trust Fund (continued)**

ECR International, 4% interest bearing note receivable, \$9,116 per month including interest through June 1, 2015.	\$ 54,064
Harson Inc., 4% interest bearing note receivable, \$847 per month including interest through June 1, 2017. Loan is currently nonperforming and the CCIDA is working with owner to secure payments.	34,629
Muldowney Development Inc., 4% interest bearing note receivable, \$1,367 per month including interest through October 1, 2017.	71,978
Paradise Yacht and Cruises Inc, 4% interest bearing note receivable, \$1,024 per month including interest through October 1, 2015.	13,492
Robert White (Lakeside Capital), 4% interest bearing note receivable, \$6,698 per month including interest through December 1, 2017.	226,856
Bloomquist Landscaping Inc., 4% interest bearing note receivable, \$916 per month including interest through April 1, 2018.	34,242
DigEdition 4% interest bearing note receivable, \$1,025 per month including interest through July 1, 2018.	44,941
EMC FinTech 4% interest bearing note receivable, \$1,367 per month including interest through July 1, 2018.	54,673
Filegar Cutting Tech, 4% interest bearing note receivable, \$1,476 per month including interest through August 1, 2015.	11,634
Hamburg Kasturi, 4% interest bearing note receivable, \$6,698 per month including interest through March 1, 2016.	53,804
Jamestown MVP, 4% interest bearing note receivable, \$3,000 per month including interest through March 1, 2031.	429,594
MW Johnson, 4% interest bearing note receivable, \$1,033 per month including interest through January 1, 2015.	1,030
Rem-Tronics, 4% interest bearing note receivable, \$3,000 per month including interest through July 1, 2031.	435,812
Shaant Industries, Inc., 4% interest bearing note receivable, \$1,842 per month including interest through February 1, 2016.	45,794
Weber Knapp, Inc., 4% interest bearing note receivable, \$4,050 per month including interest through September 1, 2021.	286,836



**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 10 - NOTES RECEIVABLE (CONTINUED)**

**AI-Tech Trust Fund (continued)**

Jamestown MVP, LLC, 4% interest bearing note receivable, \$3,030 per month including interest through June, 1 2032.	\$ 457,063
Container Testing Solutions, Inc., 4% interest bearing note receivable, \$1,105 per month including interest through April, 1 2017.	29,493
Rainbow Parrot, Inc., 4% interest bearing note receivable, \$1,295 per month including interest through February 1, 2017.	149,444
McDharmon LLC, 4% interest bearing note receivable, \$6,060 per month including interest through April 1, 2032.	908,091
Digitell, Inc., 4% interest bearing note receivable, \$1,225 per month including interest through April 1, 2017.	32,693
Credit Bureau of Jamestown, 4% interest bearing note receivable, \$1,842 per month including interest through December 1, 2018. Entered into an interest only agreement through March 1, 2015.	95,460
Gren Ventures LLC, 4% interest bearing note receivable, \$4,086 per month including interest through April 1, 2033.	522,683
Scott's Peak 'n Peek, LLC, 4% interest bearing note receivable, \$2,806 per month including interest through May 1, 2033.	438,306
Ruhlman Industrial Properties, 4% interest bearing note receivable, \$5,639 per month including interest through February 1, 2033.	872,689
RAE Foods Inc. 1, 4% interest bearing notes receivable, \$5,731 per month including interest through October 1, 2020. Loans 2 and 3 were segregated from Loan 1 and combined with Loans 4-6 in 2014. Loan is currently nonperforming and the CCIDA is working with owner to secure payments.	86,243
RAE Foods Inc. 2-6, 4% interest bearing note receivable, \$1,205 per month including interest through December 1, 2015. In 2014 consolidated Loans 2 and 3 with Loans 4-6. Loan is currently nonperforming and the CCIDA is working with owner to secure payments.	500,868
The Stannard Group, 4% interest bearing note receivable, \$4,556 per month including interest through January 1, 2024.	415,818
East Main Complex, LLC, 4% interest bearing note receivable, \$3,939 per month including interest through April 1, 2033. Loan is currently nonperforming and the CCIDA is working with owner to secure payments.	624,644
Beichner Waste Services Inc., (loan awarded during 2014), 4% interest bearing note receivable, \$1,000 per month including interest through January 1, 2035.	68,994

**NOTE 10 - NOTES RECEIVABLE (CONTINUED)**

**AI-Tech Trust Fund (continued)**

Counter Act, Inc., (loan awarded during 2014), 4% interest bearing note receivable, \$4,050 per month including interest through May 1, 2024.	\$ 380,793
Erie Shore Holdings, LLC, (loan awarded during 2014), 4% interest bearing note receivable, \$1,030 per month including interest through November 1, 2029.	137,172
Jack's Repair Shop, Inc., (loan awarded during 2014), 4% interest bearing note receivable, \$1,110 per month including interest through September 1, 2029.	148,165
Advanced Production Group, LLC, (loan awarded during 2014), 4% interest bearing note receivable, \$1,000 per month including interest through January 1, 2035.	165,000
NULIFE Glass NY, Inc., (loan awarded during 2014), 4% interest bearing note receivable, \$7,027 per month including interest through February 1, 2018.	250,434
Scott's Enterprises, (loan awarded during 2014), 4% interest bearing note receivable, \$1,657 per month including interest through December 1, 2029.	<u>224,000</u>
Subtotal	11,287,715
Less: reserve	<u>(490,167)</u>
Subtotal	10,797,548
Less: current portion	<u>(1,287,100)</u>
Long-term portion - AI-Tech Trust Fund	<u>\$ 9,510,448</u>

As of December 31, 2014, the Agency had commitments to issue a note to AgriAmerica, LLC totaling \$136,000.

**CRIDC Economic Development Program**

Empire Specialty Cheese Co. LLC, (loan awarded during 2014), 2% interest bearing note receivable, \$2,619 per month including interest through October 1, 2019.	\$ 292,900
Less: current portion	<u>(57,265)</u>
Long-term portion - CRIDC	<u>\$ 235,635</u>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 11 – CONVERTIBLE PROMISSORY NOTES**

**CRIDC Economic Development Program**

During the year-ended December 31, 2009, CRIDC was awarded a \$125,000 grant from the Chautauqua County Industrial Development Agency for the purposes of encouraging economic opportunities and job creation in Chautauqua County.

During 2010 through 2012, the Agency utilized the funds from the grant to issue convertible promissory notes to tenants of the SUNY Incubator building located in Dunkirk, New York. Unless the promissory notes are converted into shares of each Company's capital stock pursuant to the agreement, the outstanding principal along with accrued and unpaid interest shall be due and callable on a specified date.

As of December 31, 2014, the Agency had convertible promissory notes receivable outstanding of:

Dunkirk Bio-electric, Ltd. (note issued in 2010), 4% interest bearing convertible note receivable with maturity date of December 20, 2013.	\$ 30,000
Advanced Conversion Technology, LLC. (note issued in 2010), 4% interest bearing convertible note receivable with maturity date of July 27, 2013.	15,000
SellingHive Corporation (note issued in 2010), 4% interest bearing convertible note receivable with maturity date of July 27, 2013.	15,000
SellingHive Corporation (note issued in 2011), 4% interest bearing convertible note receivable with maturity date of May 15, 2014.	15,000
Haledyne Corporation (note issued in 2011), 4% interest bearing convertible note receivable with maturity date of June 16, 2014.	30,000
Henlie, Inc. (note issued in 2011), 4% interest bearing convertible note receivable with maturity date of June 3, 2014.	20,000
Henlie, Inc. (note issued in 2012), 4% interest bearing convertible note receivable with maturity date of March 28, 2015.	<u>20,000</u>
Subtotal	145,000
Less: reserve	<u>(145,000)</u>
Subtotal	--
Less: current portion	<u>--</u>
Long-term portion - CRIDC	<u>\$ --</u>

**NOTE 12 - LONG-TERM DEBT**

**Industrial Development Agency**

Bonds payable to County of Chautauqua enabled the Agency to acquire 32 acres of land adjoining the South County Park. Non-interest bearing, payable July 1, 1997 or upon disposition of the acquired land. \$ 20,700

Bond payable to County of Chautauqua with an interest rate of 3%. Proceeds to be used to acquire Talcott Street property in Dunkirk, NY. Payable on December 1, 2016 or upon disposition of the acquired property. 2,000,000

Bond payable to County of Chautauqua. Proceeds used for construction of the Stoneman Industrial Park SPEC Building. Payable \$99,591 semi-annually beginning February 20, 2002, with interest at 3% - 5% accruing as of August 20, 2001, compounded semi-annually. The Agency made interest only payments during 2002 through 2004. The Agency made interest only payments during 2011. The bond matures August 20, 2021. 1,407,325

Bond payable to County of Chautauqua with an annual interest rate of 5%. Proceeds used for the construction of a new aircraft storage hangar. Payable on January 15, 2016 or upon disposition of the acquired property. 131,880

Bond payable to County of Chautauqua with interest at 2.274%. Proceeds used for construction of the Chadwick Bay Industrial Park SPEC Building. The Agency made interest only payments from March 22, 2012 through June 25, 2013. Monthly principal and interest payments totaling \$9,428 began July 25, 2013. The bond matures July 25, 2033. 1,707,275

Subtotal 5,267,180

Less: current portion (235,998)

Long-term debt – IDA \$ 5,031,182

**Chautauqua Region Industrial Development Corporation**

Note payable to AI-Tech Trust Fund, payable \$2,974 per month with interest at 4% per annum. The note matures on April 1, 2023. \$ 250,467

Less: current portion (26,146)

Long-term debt – IDA \$ 224,321



**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 12 - LONG-TERM DEBT (CONTINUED)**

**Maturities**

At December 31, 2014, debt service requirements are as follows:

	Principal	Interest	Total
<b>CCIDA</b>			
2015	\$ 235,998	\$ 145,489	\$ 381,487
2016	2,244,945	138,545	2,383,490
2017	252,184	71,364	323,548
2018	259,969	63,952	323,921
2019	268,166	56,282	324,448
2020-2024	1,132,187	166,051	1,298,238
2025-2029	493,398	72,292	565,690
2030-2033	380,333	15,698	396,031
	<u>\$ 5,267,180</u>	<u>\$ 729,673</u>	<u>\$ 5,996,853</u>
<b>CRIDC</b>			
2015	\$ 26,146	\$ 9,543	\$ 35,689
2016	27,212	8,478	35,690
2017	28,320	7,369	35,689
2018	29,474	6,215	35,689
2019	30,675	5,014	35,689
2020-2023	108,640	7,399	116,039
	<u>\$ 250,467</u>	<u>\$ 44,018</u>	<u>\$ 294,485</u>

The IDA and CRIDC incurred interest expense in the amounts of \$87,691 and \$10,566 during 2014, respectively.

**NOTE 13 - PASS-THROUGH TRANSACTIONS**

The Agency's responsibility regarding these transactions is to pass-through funds received to the primary recipients. Pass-through transactions are recorded as income or liabilities when received and expenses and reduction of liabilities when paid.

Loans from the New York Urban Development Corporation and other similar governmental units are required to be directed through an industrial development agency before reaching the intended government or private recipient. The Agency has received and disbursed the following funds resulting from this pass-through income during 2014:

**NOTE 13 - PASS-THROUGH TRANSACTIONS (CONTINUED)**

IDA	Receipts	Disbursements
<b>State, County and Local Grants:</b>		
<b>Pilot Program</b>		
Pilot payments collected from businesses and remitted to local governments		
	<u>\$ 9,146,985</u>	<u>\$ 9,146,985</u>

**NOTE 14 - DONATED SERVICES**

The employees of the County of Chautauqua Department of Economic Development provide administrative, accounting and other support services for the Agency. The value of donated services included in these financial statements as revenue and corresponding expenses for the year ended December 31, 2014 totaled \$20,508.

**NOTE 15 - INTERAGENCY TRANSACTIONS**

During the current year, the Agency's general fund charged costs to administer the loan funds which were recorded as expenditures in the applicable loan funds. These costs are included within general and administrative expenses in the combined statement of revenue, expenditures and changes in net position while the corresponding revenue was recognized by the IDA in other income. Costs were allocated as follows:

Revolving Loan Fund	\$ 14,191
CRIDC Fund	21,791
AI-tech Loan Fund	<u>180,830</u>
	<u>\$ 216,812</u>

As of December 31, 2014, the AI-tech Trust Fund had an outstanding note receivable from CRIDC in the amount of \$250,467.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2014**

**NOTE 16 - RESTRICTED NET POSITION**

The amounts restricted as of December 31, 2014 include:

<u>Chautauqua Revolving Loan Fund</u>	
Revolving Loan funds	\$ 575,375
<hr/>	
<u>AI Tech Trust Fund</u>	
AI Tech funds	\$ 12,116,413

**NOTE 17 – SUBSEQUENT EVENTS**

Subsequent events were evaluated through March 3, 2015, which is the date the financial statements were available to be issued.

**NOTE 18 – FAIR VALUE MEASUREMENTS**

Certain assets and liabilities of the Agency are reported at fair value in the accompanying statements of financial position. A fair value hierarchy exists that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy consists of three broad levels. Level 1 inputs on the hierarchy consist of unadjusted quoted prices in active markets and have the highest priority. Level 2 inputs consist of quoted prices in active markets for similar assets or liabilities or quoted prices in inactive markets for identical or similar assets or liabilities. Level 3 inputs have the lowest priority. The Agency uses appropriate valuation techniques based on available inputs to measure the fair value of assets and liabilities.

When estimating the fair value of notes and mortgage receivable, while management presents the receivables for financial purposes in the aggregate, they assess them individually in the portfolio. The Agency establishes the fair market value by considering the value of the loan portfolio and establishes an allowance for doubtful accounts that is sufficient to cover any anticipated losses. Part of the evaluation is to consider historical trends of collection on loans, the quality of the loan recipients and general economic conditions in the geographic area in which the majority of the Agency's loan recipients do business in. The loans and mortgage receivable are considered to be Level 3 inputs.

**NOTE 18 – FAIR VALUE MEASUREMENTS (CONTINUED)**

The table below presents information about the changes in receivables for 2014.

	<u>Chautauqua Revolving Loan Fund</u>	<u>AI-Tech Trust Fund</u>
Beginning balance	\$ 449,171	\$ 11,547,971
New loans made	160,000	1,293,294
Principal payments received	(133,732)	(2,028,548)
Bad debt expense	(22,914)	(180,167)
Adjustment to allowance	--	164,998
Ending balance	<u>\$ 452,525</u>	<u>\$ 10,797,548</u>

	<u>CRIDC Convertible Promissory Notes &amp; Notes Receivable</u>	
Beginning balance	\$	47,210
New loans made		300,000
Principal payments received		(9,310)
Bad debt expense		(45,000)
Adjustment to allowance		--
Ending balance	<u>\$</u>	<u>292,900</u>

The geographic area in which the majority of the Agency's loan recipients do business in is western New York and the economic conditions of the region could be a factor in risk of loss. Each note has a varying position on collateral held by the Agency, which includes real property, equipment, other business assets and personal guarantees. The Agency evaluates the amount of loss due to credit risk when establishing reserves for uncollectible balances.

***SUPPLEMENTARY INFORMATION***

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF OTHER INCOME AND GENERAL AND ADMINISTRATIVE**  
**EXPENSES - ALL FUNDS**

Schedule 1

Page 23

Year ended December 31, 2014

	CCIDA			Chautauqua County Capital Resource Corporation	CRIDC	(Memo Only) Total Reporting Entity
	Industrial Development Agency	Chautauqua Revolving Loan Fund	AI-Tech Trust Fund			
<b>Other Income</b>						
Gas royalties	\$ 933	\$ --	\$ --	\$ --	\$ --	\$ 933
Community fee, BFI	55,377	--	--	--	--	55,377
Other income	244,112	--	--	--	6,375	250,487
<b>Total other income</b>	<b>\$ 300,422</b>	<b>\$ --</b>	<b>\$ --</b>	<b>\$ --</b>	<b>\$ 6,375</b>	<b>\$ 306,797</b>
<b>General and Administrative Expenses</b>						
Payroll and benefits	\$ 433,511	\$ --	\$ --	\$ --	\$ --	\$ 433,511
Publicity and promotion	34,351	--	--	11,827	--	46,178
Rent	22,232	--	--	--	--	22,232
Insurance	12,544	--	575	--	27,138	40,257
Office and postage	17,201	40	80	--	51	17,372
Meeting expense	10,372	--	1,502	--	--	11,874
Professional fees	61,212	14,191	180,643	--	55,372	311,418
Repairs and maintenance	--	--	3,796	--	32,156	35,952
Utilities	12,684	--	9,876	--	80,138	102,698
Dues and subscriptions	9,230	--	--	--	--	9,230
Miscellaneous	36,324	(1)	2,841	--	8,250	47,414
Travel	25,711	--	1,725	--	630	28,066
Taxes	--	--	4,248	--	15,806	20,054
Other	472	--	--	22	452	946
<b>Total general and administrative</b>	<b>\$ 675,844</b>	<b>\$ 14,230</b>	<b>\$ 205,286</b>	<b>\$ 11,849</b>	<b>\$ 219,993</b>	<b>\$ 1,127,202</b>

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF TAX-EXEMPT BONDS**

**Schedule 2**  
**Page 24**

As of December 31, 2014

	<b>Loan ID</b>	<b>Original Amount</b>	<b>Outstanding Principal</b>	<b>Date of Issuance</b>	<b>Date of Maturity</b>	<b>Interest Rate</b>
<b>Tax-exempt bonds</b>						
<b>County of Chautauqua Industrial Development Agency:</b>						
JCC Development Corporation	0601-07-01A	\$ 12,045,000	\$ 11,545,000	2007	2037	Variable
The Gerry Homes	0601-00-03A	15,100,000	8,730,000	2000	2032	Variable
Lutheran Social Services	0601-05-05A	300,000	63,560	2005	2016	Variable
Lutheran Social Services	0601-05-05B	5,500,000	3,732,082	2005	2026	Variable
Resource Center	0601-93-02A	5,560,000	1,635,907	1993	2019	Variable
JCC Foundation Inc.	0601-07-02A	3,345,000	2,540,000	2007	2027	Variable
NRG Power Corporation	0601-09-01	58,500,000	58,500,000	2009	2042	Variable
Covenant Manor Appartments	0601-14-01	4,440,000	4,440,000	2014	2054	Variable
<b>Chautauqua County Capital Resource Corporation:</b>						
Jamestown Center City Development Co.	0601-13-01A	\$ 20,235,000	\$ 20,235,000	2013	2031	Variable
Women's Christian Association of Jamestown, NY	10-881712	29,030,000	26,005,000	2011	2035	Variable

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Schedule 3**  
**Page 25**

Year ended December 31, 2014

Project Title	Federal CFDA Number	Agency or Pass-through Number	Federal loans outstanding	Cash and Cash Equivalents	New Loans Disbursed	Expenditures
<b>U.S. Department of Commerce:</b>						
<i>Direct Award:</i>						
Economic Adjustment Assistance	11.307	N/A	\$ 11,287,715	\$ 1,319,772	\$ 1,293,294	\$ 385,453
<b>U.S. Department of Housing &amp; Urban Development:</b>						
<i>Passed through NYS Office of Community Renewal:</i>						
Community Development Block Grant	14.218	222ED792-13	292,900	N/A	300,000	9,700
<b>Total Federal Awards</b>			<b>\$ 11,287,715</b>	<b>\$ 1,319,772</b>	<b>\$ 1,293,294</b>	<b>\$ 395,153</b>

**Note 1 - Basis of Presentation**

The accompanying Schedule of Expenditures of Federal Awards includes the Federal grant activity of the County of Chautauqua Industrial Development Agency and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

See accompanying independent auditor's report.

***SPECIAL REPORTS***



**INDEPENDENT AUDITOR'S 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**  
***County of Chautauqua Industrial Development Agency***  
**Jamestown, New York**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of ***County of Chautauqua Industrial Development Agency*** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Agency and its component units' basic financial statements and have issued our report thereon dated March 3, 2015.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered ***County of Chautauqua Industrial Development Agency's*** internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of ***County of Chautauqua Industrial Development Agency's*** internal control. Accordingly, we do not express an opinion on the effectiveness of ***County of Chautauqua Industrial Development Agency's*** internal control.

A deficiency in internal control over financial reporting 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 to those charged with governance.

Our consideration of the 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, during our audit we did not identify any deficiencies in internal controls over that we consider to be material weaknesses. However, material weaknesses may exist and have not been identified.

***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether ***County of Chautauqua 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 grants, 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*.

***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 result 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.

***Other Communications on Internal Control***

We noted other matters involving internal control over financial reporting that we have reported to management of **County of Chautauqua Industrial Development Agency** in a separate letter dated March 3, 2015.

*Buffamante Whipple Buttafaro PC*

**BUFFAMANTE WHIPPLE BUTTAFARO, P.C.**

**Jamestown, New York  
March 3, 2015**

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

**To the Board of Directors**  
***County of Chautauqua Industrial Development Agency***  
**Jamestown, New York**

***Report on Compliance for Each Major Federal Program***

We have audited ***County of Chautauqua Industrial Development Agency*** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of ***County of Chautauqua Industrial Development Agency's*** major federal programs for the year ended December 31, 2014. ***County of Chautauqua Industrial Development Agency's*** major federal programs are identified in the Summary of Audit Results section of the accompanying Schedule of Findings and Questioned Costs.

***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of ***County of Chautauqua Industrial Development Agency's*** major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with generally accepted auditing standards in the United States of America; the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about ***County of Chautauqua Industrial Development Agency's*** compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide legal determination on ***County of Chautauqua Industrial Development Agency's*** compliance.

***Opinion on Each Major Federal Program***

In our opinion, the ***County of Chautauqua Industrial Development Agency*** complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2014.

***Report on Internal Control Over Compliance***

Management of ***County of Chautauqua Industrial Development Agency*** is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered ***County of Chautauqua Industrial Development Agency's*** internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the ***County of Chautauqua Industrial Development Agency's*** internal control over compliance.

***Report on Internal Control Over Compliance (continued)***

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

Our consideration of internal control over compliance 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 compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in the internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

***Purpose of this Report***

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

***Other Communications on Internal Control***

We noted certain matters involving the internal control structure and its operation that we have reported to the management of the Agency in a separate letter dated March 3, 2015.

*Buffamante Whipple Buttafaro PC*

**BUFFAMANTE WHIPPLE BUTTAFARO, P.C.**

**Jamestown, New York  
March 3, 2015**

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**YEAR ENDED DECEMBER 31, 2014**

**I. SUMMARY OF CURRENT YEAR AUDIT RESULTS**

1. The independent auditor's report expresses an unmodified opinion on the financial statements of the **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation.
2. There were no deficiencies relating to the audit of the financial statements as described in the 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."
3. No instances of noncompliance material to the financial statements of **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, were disclosed during the audit as described in the Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with "Government Auditing Standards".
4. There were no deficiencies disclosed during the audit of the major federal award programs of **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, as reported in the Report on Compliance with Requirements Applicable to Each Major Federal Program and Internal Control over Compliance in Accordance with OMB Circular A-133.
5. The auditor's report on compliance for major federal award programs for **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, expresses an unqualified opinion.
6. Audit findings of major programs that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 are reported in this Schedule.
7. The programs tested as major programs include:

Name	CFDA#	Program Type	Amount
Economic Adjustment Assistance Grant	11.307	Type A	\$ 11,287,715
Community Development Block Grant	14.218	Type A	309,700
Total federal assistance			<u>\$ 11,597,415</u>
Percent of total Federal award programs Tested			<u>100%</u>

8. The threshold for distinguishing Type A programs was \$300,000.
9. **County of Chautauqua Industrial Development Agency** and its component units, the Chautauqua Region Industrial Development Corporation and the Chautauqua County Capital Resource Corporation, was determined to be a low-risk auditee.
10. The Economic Adjustment Assistance Grant amount is equal to the total loans outstanding as of December 31, 2014.

**COUNTY OF CHAUTAUQUA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**YEAR ENDED DECEMBER 31, 2014**

**II. FINANCIAL STATEMENT AUDIT – FINDINGS**

**A. INTERNAL CONTROL OVER FINANCIAL REPORTING**

**Year ended December 31, 2014**

There are no internal control over financial reporting findings reported upon during the fiscal year ended December 31, 2014.

**Year ended December 31, 2013**

There were no internal control over financial reporting findings reported upon during the fiscal year ended December 31, 2013.

**B. COMPLIANCE AND OTHER MATTERS**

**Year ended December 31, 2014**

There are no instances of noncompliance reported upon during the year ended December 31, 2014.

**Year ended December 31, 2013**

There were no instances of noncompliance reported upon during the year ended December 31, 2013.

**III. MAJOR FEDERAL AWARD PROGRAMS AUDIT - FINDINGS AND QUESTIONED COSTS**

**A. COMPLIANCE**

**Year ended December 31, 2014**

There are no instances of noncompliance reported upon during the year ended December 31, 2014.

**Year ended December 31, 2013**

There were no instances of noncompliance reported upon during the year ended December 31, 2013.

**B. INTERNAL CONTROLS OVER COMPLIANCE**

**Year ended December 31, 2014**

There are no findings related to internal control over compliance are reported upon during the fiscal year ended December 31, 2014.

**Year ended December 31, 2013**

There were no findings related to internal control over compliance are reported upon during the fiscal year ended December 31, 2013.