

# **Community Improvement Corporation of Geneva**

**Financial Statements  
December 31, 2012**





# Dave Yost • Auditor of State

Board of Trustees  
Community Improvement Corporation of Geneva  
44 N. Forest Street  
P.O. Box 724  
Geneva, Ohio 44041

We have reviewed the *Independent Auditor's Report* of the Community Improvement Corporation of Geneva, Ashtabula County, prepared by Ciuni & Panichi, Inc., for the audit period January 1, 2012 through December 31, 2012. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Community Improvement Corporation of Geneva is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

May 20, 2013

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# Community Improvement Corporation of Geneva

For the Year Ended December 31, 2012

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## Independent Auditor's Report

To the Board of Trustees  
Community Improvement Corporation of Geneva

We have audited the accompanying financial statements of the Community Improvement Corporation of Geneva ("CIC") (a nonprofit organization and component unit of the City of Geneva), which is comprised of the statement of financial position as of December 31, 2012, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

To the Board of Trustees  
Community Improvement Corporation of Geneva

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the CIC as of December 31, 2012, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2013, on our consideration of the CIC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CIC's internal control over financial reporting and compliance.

*Cini & Panichi, Inc.*

Cleveland, Ohio  
April 29, 2013

# Community Improvement Corporation of Geneva

## Statement of Financial Position

**December 31, 2012**

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### Assets

Assets:

Current assets:

Cash and cash equivalents	\$	49,025
Cash held as fiscal agent		59,534
Loans receivable, current		<u>10,737</u>
Total current assets		119,296

Non-current assets:

Capital assets and property held for sale or development, net of accumulated depreciation		114,326
Loans receivable, net of current		<u>13,273</u>
Total non-current assets		<u>127,599</u>
Total assets	\$	<u><u>246,895</u></u>

### Liabilities and Net Assets

Liabilities:

Current:

Accounts payable	\$	1,051
Deposits for purchase of land		3,000
Due to other governments		3,475
Funds held as fiscal agent		<u>59,534</u>
Total current liabilities		67,060

Long-term:

Due to other governments		<u>44,558</u>
Total liabilities		111,618

Net assets:

Unrestricted		<u>135,277</u>
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Total liabilities and net assets	\$	<u><u>246,895</u></u>
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The accompanying notes are an integral part of these financial statements

# Community Improvement Corporation of Geneva

## Statement of Activities

**For the Year Ended December 31, 2012**

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Unrestricted net assets:

Public support and revenues:

Contributions	\$	57,256
Interest income		78
Other		<u>8,523</u>
Total public support and revenues		65,857

Expenses and losses:

Economic development		82,500
Accounting and auditing		5,230
Depreciation		2,733
Fundraising		219
Other		<u>639</u>
Total expenses and losses		<u>91,321</u>

Change in unrestricted net assets (25,464)

Unrestricted net assets at beginning of year 160,741

Unrestricted net assets at end of year \$ 135,277

The accompanying notes are an integral part of these financial statements

# Community Improvement Corporation of Geneva

## Statement of Cash Flows

**For the Year Ended December 31, 2012**

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	<u>Unrestricted</u>
Cash flows from operating activities:	
Change in net assets	\$ (25,464)
Adjustments to reconcile change in net assets to net cash used by operating activities:	
Depreciation	2,733
Changes in operating assets and liabilities:	
Increase in loans receivable	(16,956)
Increase in accounts payable	907
Increase in deposits for purchase of land	3,000
Decrease in due to other governments	(10)
Decrease in funds held for fiscal agent	<u>184</u>
Net cash used by operating activities	(35,606)
Cash flows from investing activities:	
Proceeds from sale of capital assets	<u>53,153</u>
Net cash provided by investing activities	<u>53,153</u>
Net change in cash	17,547
Cash and cash equivalents and held as fiscal agent at beginning of year	<u>91,012</u>
Cash and cash equivalents and held as fiscal agent at end of year	\$ <u><u>108,559</u></u>

The accompanying notes are an integral part of these financial statements

# Community Improvement Corporation of Geneva

## Notes to the Financial Statements

**December 31, 2012**

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### **Note 1: Summary of Significant Accounting Policies**

The summary of significant accounting policies is presented to assist the reader in understanding and evaluating the financial statements of the Community Improvement Corporation of Geneva (“CIC”).

#### *Nature of Activities*

The CIC was incorporated in July 1997 by the City of Geneva (“the City”) under Sections 1724.01 et seq. of the Ohio Revised Code. The CIC is a separate body politic having power to act as an individual entity to carry out powers given to it under state statute. The CIC is a legally separate, non-profit organization, served by a 15 member board composed of City officials and community representatives.

The CIC was created to advance, encourage, and promote the industrial, economic, commercial, and civic development of Geneva and the territory surrounding Geneva in whatever way and by such means as will improve the normal growth, employment opportunities, and stability of employment in existing industries. The CIC is empowered with the ability to carry out the actions it considers necessary to achieve its mission.

#### *Basis of Presentation*

The CIC prepares its financial statements in accordance with the not-for-profit entity related provisions of the standards set by the Financial Accounting Standards Board (“FASB”) which established the FASB Accounting Standards Codification (“ASC”) as the single source of authoritative accounting principles generally accepted in the United States of America.

The CIC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets, based upon the existence or absence of donor-imposed restrictions. The CIC does not have any temporarily restricted or permanently restricted net assets as of December 31, 2012.

#### *Basis of Accounting*

The financial statements of the CIC have been prepared on the accrual basis of accounting. Due to the nature and significance of the CIC’s relationship to the City, the CIC is presented as a component unit of the City.

#### *Contributions*

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions.

#### *Use of Estimates*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

# Community Improvement Corporation of Geneva

## Notes to the Financial Statements (continued)

**December 31, 2012**

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### **Note 1: Summary of Significant Accounting Policies (continued)**

#### ***Cash and Cash Equivalents***

For purposes of the statements of cash flows, the CIC considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

#### ***Loans Receivable***

The CIC has loaned money to various city businesses. Payments of principle and interest are due monthly and are not secured. The loans range in interest rate from 1.63% to 3.25%. The carrying amount of loans receivable is reduced by an allowance that reflects management's best estimate of the amounts that will not be collected. Management individually reviews loans receivable balances that are not current and based on an assessment of current creditworthiness, estimates the portion, if any, of the balance that will not be collected. At December 31, 2012, all amounts are deemed collectible, however, \$1,218 of loans receivable are greater than 180 days past due.

#### ***Capital Assets***

All purchased capital assets and other property are stated at cost. Donated property is capitalized at estimated fair value at the date of donation.

The CIC capitalizes asset purchases having a cost of \$500 or more. The CIC depreciates the capital assets other than land using the straight line method based on the estimated useful lives of the assets of ten years.

#### ***Income Taxes***

The CIC has qualified for a tax exemption under Section 501c(3) of the Internal Revenue Code, and accordingly, no provision for federal income tax has been recorded in the accompanying financial statements.

Income taxes are accounted for under the provisions of the "Income Taxes" topic of the FASB ASC. Uncertain income tax positions are evaluated at least annually by management. The CIC classifies interest and penalties related to income tax matters as income tax expense in the accompanying financial statements. As of December 31, 2012, the CIC has identified no uncertain income tax positions and has incurred no amounts for income tax penalties and interest for the year then ended.

The CIC believes it is no longer subject to examinations by the Internal Revenue Service for fiscal years prior to December 31, 2009.

# Community Improvement Corporation of Geneva

## Notes to the Financial Statements (continued)

**December 31, 2012**

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### **Note 1: Summary of Significant Accounting Policies (continued)**

#### *Functional Allocation of Expenses*

The costs of providing various programs and related supporting services have been summarized on a functional basis within the notes to the financial statements. Accordingly, certain costs have been allocated to the appropriate programs and supported services.

#### *Subsequent Events*

In preparing these financial statements, the CIC has evaluated events and transactions for potential recognition or disclosure through April 29, 2013, the date the financial statements were available to be issued.

### **Note 2: Concentrations**

At December 31, 2012, the carrying amount of CIC's deposits was \$108,559, and the bank balance was \$111,884, which was covered by Federal depository insurance.

### **Note 3: Related Parties**

Five of the 15 trustees serving the CIC are elected or appointed officials of the City of Geneva as mandated by the Ohio Revised Code with only the City Manager being specified.

In prior years, the City of Geneva transferred two land parcels to the CIC. The amount outstanding as due to the City at December 31, 2012 is \$44,558, which is included in "Due to Other Governments" on the statement of financial position. Once the CIC sells the land to either a developer or business, the CIC will pay the City this balance.

### **Note 4: Capital Assets**

The CIC's property and equipment consist of the following at December 31, 2012:

Land	\$	107,600
Equipment		27,330
Less: accumulated depreciation		<u>(20,604)</u>
Total	\$	<u><u>114,326</u></u>

The CIC's land was donated by the City of Geneva and outside donors.

# Community Improvement Corporation of Geneva

## Notes to the Financial Statements (continued)

**December 31, 2012**

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### **Note 5: Functional Classification of Expenses**

Expenses by function for the year ended December 31, 2012 were as follows:

Program services	\$	85,233
General and administrative		5,869
Fundraising		<u>219</u>
Total expenses	\$	<u><u>91,321</u></u>

### **Note 6: Subsequent Events**

Subsequent to December 31, 2012, a non-profit entity signed an extension on their option agreement granting them the option to purchase a parcel of property from the CIC for a purchase price of \$63,600. As consideration for the extension on the option agreement, CIC received an additional \$1,000, and the non-profit has until May 1, 2013 to exercise the extended option.

**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 Trustees  
Community Improvement Corporation of Geneva

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Community Improvement Corporation of Geneva (the "CIC"), a component unit of the City of Geneva, which comprise the statement of financial position as of December 31, 2012, the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 29, 2013.

**Internal Control over Financial Reporting**

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Board of Trustees  
Community Improvement Corporation of Geneva

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the CIC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of the report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and do not provide an opinion on the effectiveness of the CIC's internal control or compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Ciuni & Parichi, Inc.*

Cleveland, Ohio  
April 29, 2013



# Dave Yost • Auditor of State

**COMMUNITY IMPROVEMENT CORPORATION OF GENEVA**

**ASHTABULA COUNTY**

**CLERK'S CERTIFICATION**

**This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.**

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
JUNE 4, 2013**