

**ELMIRA URBAN RENEWAL AGENCY**

**Elmira, New York**

**FINANCIAL REPORT**

**December 31, 2014**

ELMIRA URBAN RENEWAL AGENCY  
TABLE OF CONTENTS  
DECEMBER 31, 2014

Independent Auditor's Report .....	1-2
Required Supplementary Information	
Management's Discussion and Analysis .....	3-3e
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position .....	4
Statement of Activities .....	5
Governmental Fund Financial Statements	
Balance Sheet - Governmental Fund .....	6
Reconciliation of Governmental Fund Balance Sheet to the Statement of Net Position .....	7
Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Fund .....	8
Reconciliation of Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities .....	9
Notes to Financial Statements .....	10-16
Reports Required Under Government Auditing Standards	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Basic Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	17-18

---

John H. Dietershagen, C.P.A.  
Jerry E. Mickelson, C.P.A.  
Thomas K. Van Derzee, C.P.A.  
Debbie Conley Jordan, C.P.A.  
Patrick S. Jordan, C.P.A.  
Duane R. Shoen, C.P.A.  
Lesley L. Horner, C.P.A.  
D. Leslie Spurgin, C.P.A.

---



**Ciaschi • Dietershagen • Little • Mickelson  
& Company, LLP**

*Certified Public Accountants and Consultants*

---

Frederick J. Ciaschi, C.P.A.

INDEPENDENT AUDITOR'S REPORT

Mayor and Members of the City Council  
City of Elmira  
Elmira, New York

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and fund information of the Elmira Urban Renewal Agency (the Agency), a component unit of the City of Elmira, New York, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

***Management's 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 from material misstatement.

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

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

- 1 -

---

**CORTLAND**

39 Church Street  
Cortland, New York 13045  
607-753-7439  
fax 607-753-7874

**ITHACA**

401 East State Street ~ Suite 500  
Ithaca, New York 14850  
607-272-4444  
fax 607-273-8372  
[www.cdlim.com](http://www.cdlim.com)

**WATKINS GLEN**

2 North Franklin Street, Suite 330  
Watkins Glen, New York 14891  
607-535-4443  
fax 607-535-6220

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and fund information of the Elmira Urban Renewal Agency (the Agency), as of December 31, 2014, and the respective changes in financial position, for the year then ended in accordance 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 the management's discussion and analysis on pages 3-3e be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2015 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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 Agency's internal control over financial reporting and compliance.



March 23, 2015  
Ithaca, New York

ELMIRA URBAN RENEWAL AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2014

Our discussion and analysis of the Elmira Urban Renewal Agency's (the Agency) financial performance provides an overview of the Agency's financial activities for the fiscal year ended December 31, 2014. Please read it in conjunction with the Agency's financial statements, which begin on page 4.

### FINANCIAL HIGHLIGHTS

- The fund recorded an increase in assigned fund balance of \$112,387 in 2014 and had a total fund balance at the end of the year of \$414,444.
- The Agency's total indebtedness decreased \$(100,000) during the current fiscal year.
- The assets of the Agency exceeded its liabilities at the close of the most recent fiscal year by \$203,256.
- During the year, the Agency had revenue from governmental programs and other revenues of \$199,063 greater than the \$9,063 expended on home and community services and interest on debt.

### USING THIS ANNUAL REPORT

This annual report consists of a series of basic financial statements. The Statement of Net Position and the Statement of Activities (on pages 4 and 5) provide information about the Agency as a whole and present a longer-term view of the Agency's finances. Governmental Fund financial statements start on page 6. For Governmental Activities, these statements tell how these services were financed in the short term, as well as what remains for future spending. Governmental Fund financial statements also report the Agency's operations in greater detail than the government-wide financial statements by providing information about the Agency's fund. Following these statements are notes that provide additional information that is essential to a full understanding of the data provided in the financial statements.

### Reporting the Agency as a Whole

Our analysis of the Agency as a whole begins on page 4, with the government-wide financial statements. The Statement of Net Position and the Statement of Activities report information about the Agency as a whole and about its activities in a way that helps answer the question of whether the Agency, as a whole, is better off or worse off as a result of the year's activities. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

These two statements report the Agency's net position and changes in it. One can think of the Agency's net position, the difference between assets and liabilities, as one way to measure the Agency's financial health, or financial position. Over time, increases or decreases in the Agency's net position are one indicator of whether its financial health is improving or deteriorating.

In the Statement of Net Position and the Statement of Activities, all of the Agency's activities, which are governmental in nature, are reported in one column, including home and community services and interest on debt. Charges for services and state and federal grants finance most of these activities. The Agency is a component unit of the City of Elmira and is included as a discretely presented component unit in the City's financial statements.

ELMIRA URBAN RENEWAL AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

**Reporting the Agency's Fund**

**Governmental Fund Financial Statements**

Analysis of the Agency's Major Fund begins on page 6. The Governmental Fund financial statements provide detailed information about the most significant funds - not the Agency as a whole.

**Governmental Funds:** The Agency's services are reported as Governmental Funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using an accounting method called *modified accrual accounting*, which measures cash and all other financial assets that can be readily converted to cash. The Governmental Fund financial statements provide a detailed short-term view of the Agency's general governmental operations and the basic services it provides. Governmental Fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Agency's programs. The relationship (or differences) between Governmental *Activities* (reported in the government-wide financial statements) and Governmental *Funds* is explained in a reconciliation following the Governmental Fund financial statements.

**THE AGENCY AS A WHOLE**

Our analysis below focuses on net position (Figure 1).

**Figure 1**  
**Net Position**

	<b>Governmental Activities</b>		<b>2014 Increase (Decrease) over 2013</b>
	<b>2013</b>	<b>2014</b>	
<i>Current assets</i>	\$ 32,832	\$ 4,502	\$ (28,330)
<i>Noncurrent assets</i>	284,591	492,716	208,125
<b>Total Assets</b>	<b>317,423</b>	<b>497,218</b>	<b>(179,795)</b>
<i>Current liabilities</i>	103,230	188,962	85,732
<i>Noncurrent liabilities</i>	210,000	105,000	(105,000)
<b>Total Liabilities</b>	<b>313,230</b>	<b>293,962</b>	<b>(19,268)</b>
<i>Unrestricted net position</i>	4,193	203,256	199,063
<b>Total Net Position</b>	<b>\$ 4,193</b>	<b>\$ 203,256</b>	<b>\$ 199,063</b>

The Agency's net position for the fiscal year ended December 31, 2014 increased from \$4,193 to \$203,256. The increase is due to charges for services and other revenue of \$208,126 exceeding home and community and interest expenses of \$9,063 by \$199,063 in 2014. Current assets decreased \$(28,330) due to a decrease in unrestricted cash. The increase in noncurrent assets was the result of an increase in restricted cash. Restricted cash increased as a result of repayment of loans to the Agency in 2014 for previously reserved loans. Current liabilities increased by \$85,732 primarily due to an increase in the amount due to the City of Elmira. In addition, the noncurrent liabilities decreased by \$(105,000) due to debt reductions.

ELMIRA URBAN RENEWAL AGENCY  
 MANAGEMENT'S DISCUSSION AND ANALYSIS  
 (CONTINUED)  
 FOR THE YEAR ENDED DECEMBER 31, 2014

Our analysis in Figure 2 separately considers the operations of Governmental Activities.

**Figure 2**  
**Changes in Net Assets**

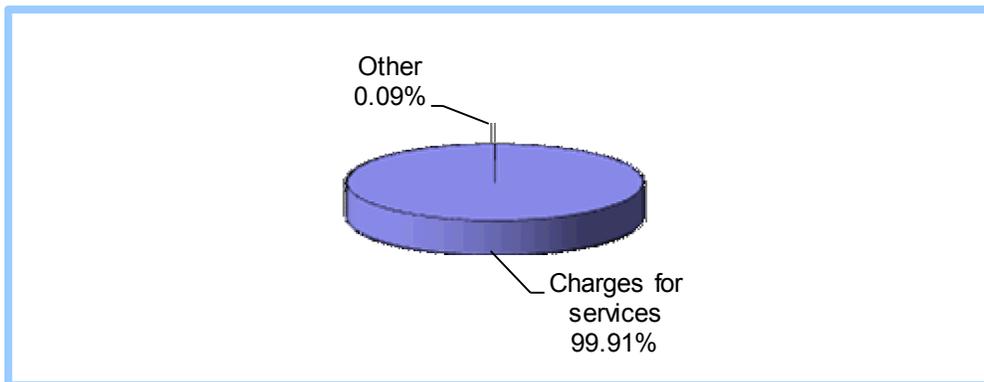
	<b>Governmental Activities</b>		<b>2014 (Decrease)Increase over 2013</b>
	<b>2013</b>	<b>2014</b>	
<b>REVENUES</b>			
<i>Program revenues:</i>			
Charges for services	\$ 9,117	\$ 207,940	\$ 198,823
<i>General revenues:</i>			
Other	364	186	(178)
<b>Total Revenues</b>	<b>9,481</b>	<b>208,126</b>	<b>198,645</b>
<b>PROGRAM EXPENSES</b>			
Home and community services	30,119	30	(30,089)
Interest on debt	12,284	9,033	(3,251)
<b>Total Expenses</b>	<b>42,403</b>	<b>9,063</b>	<b>(33,340)</b>
<b>(DECREASE) INCREASE IN NET POSITION</b>	<b>\$ (32,922)</b>	<b>\$ 199,063</b>	<b>\$ 231,985</b>

Total revenue increased by \$198,645. Charges for services increased \$198,823, primarily because Riverside Suites, LLC made a large loan payment in 2014 which was previously reserved as contrasted with no payment in 2013.

Overall, home and community program expenses were \$(30,089) less in 2014 than in 2013 primarily because in 2013, there were legal and consulting fees totaling \$30,100. Interest on debt decreased compared to 2013 as a result of normal scheduled interest payments on bonds.

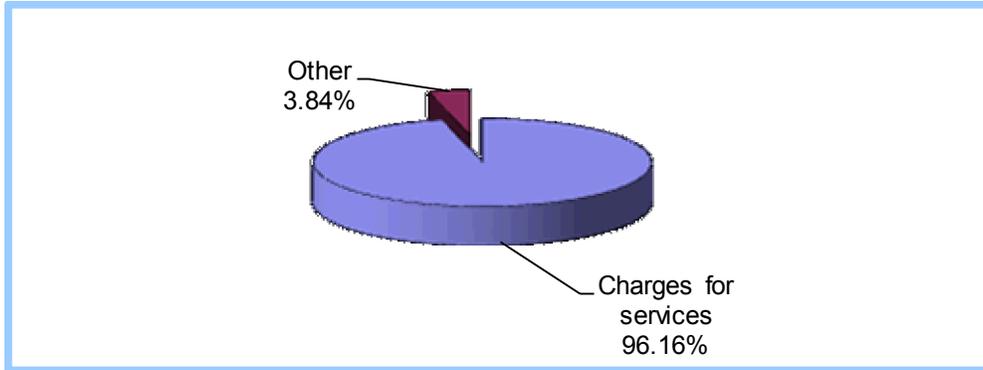
Figures 3 and 4 show revenue by source for 2014 and 2013.

**Figure 3**  
**Revenue by Source**  
**2014**



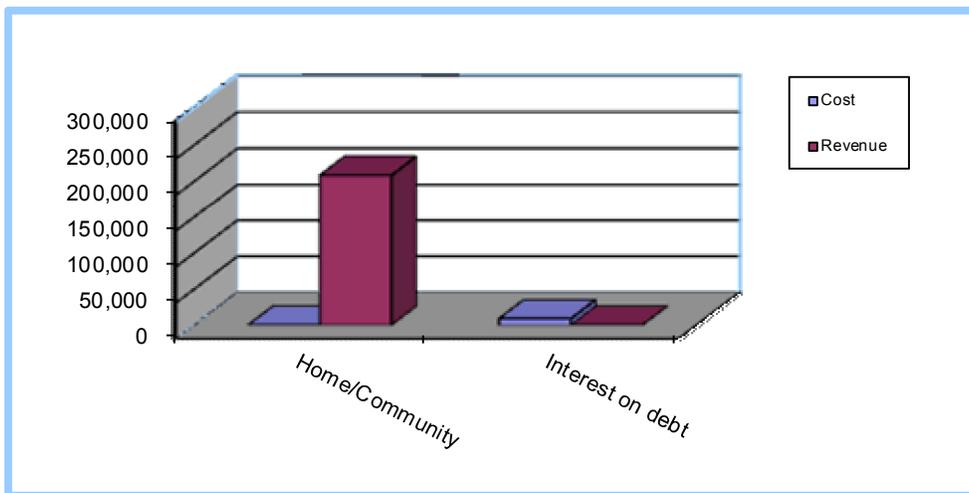
ELMIRA URBAN RENEWAL AGENCY  
 MANAGEMENT'S DISCUSSION AND ANALYSIS  
 (CONTINUED)  
 FOR THE YEAR ENDED DECEMBER 31, 2014

**Figure 4**  
**Revenue by Source**  
**2013**



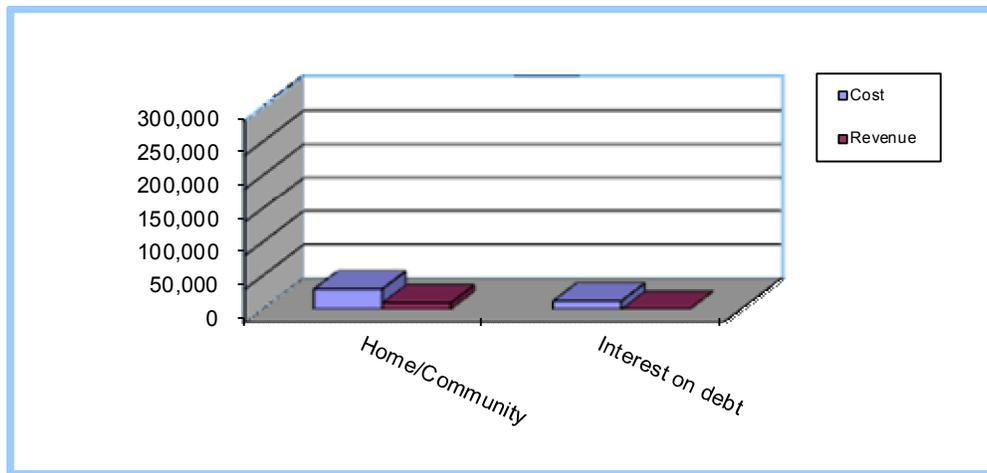
The cost of all Governmental Activities this year was \$9,063. The Agency's governmental program revenues included fees for services of \$207,940. The Agency also had interest earnings of \$186. The total cost less revenues generated by activities, or the net cost, for each of the Agency's programs is presented below. The net cost shows the financial burden for these services.

**Figure 5**  
**Net Program Cost**  
**Governmental Activities**  
**2014**



ELMIRA URBAN RENEWAL AGENCY  
 MANAGEMENT'S DISCUSSION AND ANALYSIS  
 (CONTINUED)  
 FOR THE YEAR ENDED DECEMBER 31, 2014

**Figure 6**  
**Net Program Cost**  
**Governmental Activities**  
**2013**



**THE AGENCY'S FUND**

As the Agency completed the year, its Governmental Fund, as presented in the Balance Sheet on page 6, reported a fund balance of \$414,444, which is \$112,387 greater than last year's fund balance of \$302,057.

The increase in the fund balance of \$112,387 is primarily the result of approximately \$217,000 revenue recognized from repayment of outstanding loans offset by debt principal and interest payments of \$110,075.

Figure 7 shows the changes in fund balance for the year for the Agency's Governmental Fund.

**Figure 7**  
**Governmental Fund**  
**Fund Balances at Year Ending**

			<b>2014 Increase over 2013</b>
	<b>2013</b>	<b>2014</b>	
<i>Special Revenue Fund</i>	\$ 302,057	\$ 414,444	\$ 112,387
<b>Totals</b>	<b>\$ 302,057</b>	<b>\$ 414,444</b>	<b>\$ 112,387</b>

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets**

The Agency has no material capital assets.

ELMIRA URBAN RENEWAL AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

**Debt Administration**

The Agency's long-term debt decreased by \$(100,000), bringing total debt to \$210,000 as of December 31, 2014, as shown in Figure 8.

**Figure 8**  
**Major Outstanding Debt at Year Ending**

	<i>Governmental Activities</i>		<i>2014 (Decrease) from 2013</i>
	<i>2013</i>	<i>2014</i>	
Statutory Installment Bond	\$ 310,000	\$ 210,000	\$ (100,000)
<b>Totals</b>	<b>\$ 310,000</b>	<b>\$ 210,000</b>	<b>\$ (100,000)</b>

**FUTURE FACTORS**

The City and STEG have been successful in marketing the Hudson Street site for development. In February 2010, Aldi's purchased 2.007 acres to build an approximately 15,000 square foot retail store on the site which opened in June 2010. The Elmira Urban Renewal Agency received \$377,000 from the sale of the site. The Elmira Urban Renewal Agency and 3107 Group, LLC closed on the sale of the remaining 1.298 acres to construct a Family Dollar store on July 31, 2012. The net proceeds from the sale were \$170,085 and these funds will be used to reduce the \$500,000 Elmira Urban Renewal Agency Bond Anticipation Note. In 2008, the City entered into a Development and Option Agreement with Ellicott Development for the adjacent former Hygeia Refrigeration site to construct a New York State Division of Parole building and a proposed 15,000 square foot office building. The New York State Division of Parole building has been completed.

Currently, there are no projects planned for the near future.

**CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the Elmira Urban Renewal Agency's finances and to show the Agency's accountability for the money it receives. If you have questions about this report or need any additional financial information, contact the City of Elmira Chamberlain's office, at 317 East Church Street, Elmira, NY 14901.

ELMIRA URBAN RENEWAL AGENCY  
STATEMENT OF NET POSITION  
DECEMBER 31, 2014

**ASSETS**

Current Assets:	
Cash and cash equivalents, unrestricted	\$ 3,502
Other receivables, net	<u>1,000</u>
Total Current Assets	<u>4,502</u>
 Noncurrent Assets:	
Restricted cash and cash equivalents	<u>492,716</u>
Total Noncurrent Assets	<u>492,716</u>
 Total Assets	<u>497,218</u>

**LIABILITIES**

Current Liabilities:	
Interest payable	<u>2,188</u>
Due to City	<u>81,774</u>
Current portion of long-term liabilities:	
Bonds payable	<u>105,000</u>
Total Current Liabilities	<u>188,962</u>
 Noncurrent Portion of Long-term Liabilities:	
Bonds payable	<u>105,000</u>
Total Noncurrent Liabilities	<u>105,000</u>
 Total Liabilities	<u>293,962</u>

**NET POSITION**

Unrestricted	<u>203,256</u>
 Total Net Position	<u>\$ 203,256</u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
<b><u>FUNCTIONS/PROGRAMS</u></b>					
Governmental Activities:					
Home and community services	\$ <u>30</u>	\$ <u>207,940</u>	\$ _____	\$ _____	\$ <u>207,910</u>
Interest on debt	<u>9,033</u>	_____	_____	_____	<u>(9,033)</u>
Total Governmental Activities	\$ <u><u>9,063</u></u>	\$ <u><u>207,940</u></u>	\$ <u><u>-0-</u></u>	\$ <u><u>-0-</u></u>	<u>198,877</u>

**GENERAL REVENUES**

Use of money and property	<u>186</u>
Total General Revenues	<u>186</u>
Change in Net Position	<u>199,063</u>
Net Position - Beginning of Year	<u>4,193</u>
Net Position - Ending of Year	\$ <u><u>203,256</u></u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
 BALANCE SHEET  
 GOVERNMENTAL FUND  
DECEMBER 31, 2014

	<u>Special Revenue Fund</u>
<b><u>ASSETS</u></b>	
Assets:	
Cash and cash equivalents - Unrestricted	\$ 3,502
- Restricted	<u>492,716</u>
Other receivables, net	<u>1,000</u>
Total Assets	<u>\$ 497,218</u>
<b><u>LIABILITIES</u></b>	
Liabilities:	
Due to City	<u>81,774</u>
Total Liabilities	<u>81,774</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>	
Deferred Inflows of Resources:	
Unavailable revenue - Loans receivable	<u>1,000</u>
Total Deferred Inflows of Resources	<u>1,000</u>
<b><u>FUND BALANCE</u></b>	
Fund Balance:	
Assigned	<u>414,444</u>
Total Fund Balance	<u>414,444</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 497,218</u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
RECONCILIATION OF GOVERNMENTAL FUND BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2014

Total Governmental Fund Balance	\$ <u>414,444</u>
Amounts reported for Governmental Activities in the Statement of Net Position are different because:	
Unavailable revenue - loans receivable is not available to pay for current period expenditures and, therefore, is a deferred inflow of resources in the funds.	<u>1,000</u>
Certain accrued expenses reported in the Statement of Net Position do not require the use of current financial resources and, therefore, are not reported as liabilities in Governmental Funds.	
Accrued interest payable	<u>(2,188)</u>
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	<u>(210,000)</u>
Net Position of Governmental Activities	\$ <u><u>203,256</u></u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GOVERNMENTAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>Special Revenue Fund</u>
<b><u>REVENUES</u></b>	
Program service revenue	\$ <u>222,306</u>
Use of money and property	<u>186</u>
Total Revenues	<u>222,492</u>
 <b><u>EXPENDITURES</u></b>	
Current:	
Home and community services	<u>30</u>
Total Home and Community Services	<u>30</u>
Debt service:	
Principal	<u>100,000</u>
Interest	<u>10,075</u>
Total Debt Service	<u>110,075</u>
Total Expenditures	<u>110,105</u>
Excess of Revenue	<u>112,387</u>
Net Change in Fund Balance	<u>112,387</u>
Fund Balance, Beginning	<u>302,057</u>
Fund Balance, Ending	<u>\$ 414,444</u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
 RECONCILIATION OF GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2014

Net Change in Fund Balance - Total Governmental Fund	\$ <u>112,387</u>
<p>Amounts reported for Governmental Activities in the Statement of Activities are different because:</p>	
<p>Revenues in the Statement of Activities which do not provide current financial resources are not reported as revenues in the funds. This is the change in unavailable revenue - loans receivable.</p>	<u>(14,366)</u>
<p>Bond proceeds provide current financial resources to Governmental Funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the Governmental Funds, but the repayment reduces long-term liabilities in the Statement of Net Position. This is the amount of repayment of debt principal.</p>	<u>100,000</u>
<p>Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in Governmental Funds.</p>	
<p>Decrease in accrued interest payable</p>	<u>1,042</u>
<p>Change in Net Position of Governmental Activities</p>	<u>\$ <u>199,063</u></u>

See Independent Auditor's Report and Notes to Financial Statements

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2014

Note 1 - Summary of Significant Accounting Policies

The basic financial statements of the Elmira Urban Renewal Agency (the Agency) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

A. Reporting Entity

The Elmira Urban Renewal Agency is a public benefit corporation established in 1966 by special act of the State Legislature to carry out municipal urban renewal programs generally funded by federal grants. In 1974, this agency was also designated as the Community Development Agency responsible for administering federal community development block grants on behalf of the City of Elmira. The Agency is governed by a Board of Commissioners comprised of the Mayor and City Council members. The City Manager serves in an ex-officio capacity and the Community Development Director serves as the Secretary. The City is ultimately responsible for the proper disposition of grant funds and any debt incurred by the Agency. Because of the close governing, administrative and financial relationship with the City, the Agency is considered to be a component unit of the City of Elmira for financial reporting purposes, and the Agency's financial information is presented within the City's financial statements as of December 31, 2014 and for the year then ended.

B. Basic Financial Statements

The Agency's basic financial statements include both Government-wide (reporting the Agency as a whole) and Governmental Fund financial statements (reporting the Agency's Major Fund). Both the Government-wide and Governmental Fund financial statements categorize primary activities as either Governmental or Business-type. The Agency's home and community services are classified as Governmental Activities. The Agency has no Business-type Activities.

1. Government-wide Financial Statements

The Government-wide financial statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of activities for the Agency. This Government-wide focus is more on the sustainability of the Agency as an entity and the change in the Agency's net assets resulting from the current year's activities.

In the government-wide Statement of Net Position, Governmental Activities are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The Agency's net position is reported in three parts - net investment in capital assets; restricted; and unrestricted. The Agency first utilizes restricted resources to finance qualifying activities.

The Statement of Activities reports both the gross and net cost for each of the Agency's functions or programs. Gross expenses are direct expenses, including depreciation, specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. These expenses are offset by program revenues - charges paid by the recipient of the goods or services offered by the program, grants, and contributions that are restricted to meeting the program or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Agency, with certain limited exceptions. The net cost represents the extent to which each function or program is self-financing or draws from the general revenues of the City.

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

The financial transactions of the Agency are reported in an individual fund in the Governmental Fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund equity, revenues, and expenditures or expenses. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

The Agency records its transactions in the funds described below:

a. Governmental Funds:

Governmental Funds are those through which most governmental functions are financed. The acquisition, use and balances of expendable financial resources, and the related liabilities are accounted for through Governmental Funds. The measurement focus of the Governmental Funds is based upon determination of financial position and changes in financial position. The following is the Agency's Governmental Fund:

1) Special Revenue Fund

Accounts for the proceeds of specific revenue sources legally restricted to expenditures for specified purposes. The following Special Revenue Fund is reported as a Major Fund:

Urban Renewal Fund - Used to account for monies distributed by the federal government and expended pursuant to rules and regulations as set forth by the Department of Housing and Urban Development and other federal agencies and for related program income and charges for services.

C. Basis of Accounting/Measurement Focus

Basis of accounting refers to when revenues and expenditures and the related assets and liabilities are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus. Measurement focus is the determination of what is measured, i.e. expenditures or expenses.

1. Accrual Basis

The Government-wide financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly all of the Agency's assets and liabilities, including capital assets, as well as infrastructure assets and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred.

2. Modified Accrual Basis

Under this basis of accounting, revenues are recorded when measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Material revenues that are accrued include state and federal aid and certain user charges. All other revenues deemed collectible within one year after year end are recognized as revenues in the current year.

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

If expenditures are the prime factor for determining eligibility, revenues from federal and state grants are accrued when the expenditure is made. Expenditures are recorded when incurred. In the governmental fund, the cost of capital assets is recognized as an expenditure when incurred.

D. Deferred Inflows of Resources

In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future periods and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting which qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental fund balance sheet. The governmental fund reports unavailable revenues from loans receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

E. Cash and Cash Equivalents

For financial statement purposes, cash on hand, demand deposits, and all highly liquid investments of three months or less are considered as cash equivalents. Agency monies must be deposited in Federal Deposit Insurance Corporation (FDIC)-insured commercial banks or trust companies that are designated as official depositories of the City. The Agency is authorized to use demand accounts and certificates of deposit.

F. Use of Estimates

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

G. Equity Classifications

1. Government-wide Financial Statements

Equity is classified as net position and displayed in three components:

- Net investment in capital assets - Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted - Consists of resources with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or 2) law through constitutional provisions or enabling legislation.
- Unrestricted - Consists of all other resources that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

2. Governmental Fund Financial Statements

The Agency follows Governmental Accounting Standards Board (GASB) Statement Number 54, "Fund Balance Reporting and Governmental Fund Type Definitions." GASB Statement Number 54 classifies fund balance to reflect spending constraints on resources, rather than availability for appropriation. This approach is intended to provide users more consistent and understandable information about a fund's net resources.

Constraints are broken into five classifications: nonspendable, restricted, committed, assigned, and unassigned. These classifications serve to inform readers of the financial statements of the extent to which the government is bound to honor any constraints on specific purposes for which resources in a fund can be spent.

- **Nonspendable:** Consists of assets inherently nonspendable in the current period either because of their form or because they must be maintained intact; including prepaid items, inventories, long-term portions of loans receivable, financial assets held for resale, and endowment principal.
- **Restricted:** Consists of amounts subject to legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments and enforced externally; or through constitutional provisions or enabling legislation.
- **Committed:** Consists of amounts subject to a purpose constraint imposed by formal action of the government's highest level of decision-making authority, the Board of Commissioners, prior to the end of the fiscal year, which requires the same level of formal action to remove said constraint.
- **Assigned:** Consists of amounts subject to a purpose constraint representing an intended use established by the government's highest level of decision-making authority, or their designated body or official. Assigned fund balance represents the residual amount of fund balance.
- **Unassigned:** The unassigned classification should only be used to report a deficit balance resulting from overspending amounts restricted, committed, or assigned for specific purposes.

H. Restricted Resources

When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, it is the Agency's policy to apply restricted funds before unrestricted funds, unless otherwise prohibited by legal requirements.

Certain assets are classified on the balance sheet as restricted because their use is limited. The proceeds of bond and note sales can only be used for the stated purpose of the borrowing. Community Development Block Grant Funds must be used only for approved programs.

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

Note 2 - Detail Notes

A. Cash and Cash Equivalents

The Agency's investment policies are governed by State statutes. In addition, the Agency follows the City's own written investment policy. Agency monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the State that are designated as official depositories of the City. The Agency is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the United States Treasury, United States Agencies where payment of principal and interest are guaranteed by the United States, repurchase agreements, and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit. Deposits must be fully secured by insurance of the FDIC or by obligations pledged as collateral which must be obligations of the United States and its agencies, or obligations of the State or its municipalities. Collateral must be delivered to the Agency or a custodial bank with which the Agency has entered into a written custodial agreement. The agreement outlines the basic responsibilities of the bank for securities pledged to secure time deposits. The custodial agreement provides collateral securities are held separate from the assets of the custodial bank; the custodian takes possession of the securities exclusively for the Agency; the securities are free of any claims against the trading bank; and any claims of the custodian are subordinate to the claims of the local government.

The written investment policy requires that repurchase agreements be purchased from banks located within the State and that underlying securities must be obligations of the Federal government. Underlying securities must have a market value of at least 100% of the cost of the repurchase agreement.

Deposits and investments are valued at cost plus accrued interest.

The Agency's total financial institution (bank) balances at December 31, 2014, were \$496,218, with a carrying value of \$496,218. Deposits at year end were entirely covered by federal deposit insurance or collateralized with securities held by the pledging financial institution's trust department or agent in the Agency's name.

B. Other Receivables

Other receivables at December 31, 2014 are as follows:

Riverside Suites Project	\$	25,369
Other accounts receivable		1,000
Total other receivables		<u>26,369</u>
Less: Allowance for doubtful accounts		<u>(25,369)</u>
Total Other Receivables, Net	\$	<u><u>1,000</u></u>

As of December 31, 2012, a deferral of \$227,914 related to the Riverside Suites Project receivable was reclassified to allowance for doubtful accounts because Riverside Suites failed to pay scheduled principal payments in July 2012 and April 2013. A recovery of \$202,545 was received during 2014.

ELMIRA URBAN RENEWAL AGENCY  
NOTES TO FINANCIAL STATEMENTS  
(CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

C. Liabilities

1. Short-term Debt

Liabilities for Bond Anticipation Notes (BANs) are generally issued to fund various improvements. Principal payments on BANs must be made annually.

The notes or renewal thereof may not extend more than two years beyond the original date of issue unless a portion is redeemed within two years and within each 12 month period thereafter. State law requires BANs issued for capital purposes be converted to long-term obligations within five years after the original issue date. However, BANs issued for assessable improvement projects may be renewed for periods equivalent to the maximum life of the permanent financing, provided stipulated annual reductions of principal are made. No BANs were issued or redeemed during the year.

2. Long-term Debt

a. Installment Bonds Debt

The Agency borrows money in order to carry out various projects or improvements. This enables the cost of these projects or improvements to be borne by the present and future taxpayers receiving the benefit of the projects or improvements.

b. Changes in Long-term Debt

The following is a summary of changes in long-term debt for the year ended December 31, 2014:

	Payable at 01/01/14	Additions	Deletions	Payable at 12/31/14	Amount Due Within One Year
Installment Bond	\$ 310,000	\$ -0-	\$ 100,000	\$ 210,000	\$ 105,000
Total	\$ 310,000	\$ -0-	\$ 100,000	\$ 210,000	\$ 105,000

c. Summary of Installment Bonds

As of December 31, 2014, Installment Bonds, including issue and maturity dates and interest rates, consisted of the following:

Description of Issue	Date of Issue	Final Maturity	Interest Rate	Payable to Maturity
2011 Statutory Installment Bond	05/2011	09/2016	3.250%	\$ 210,000
Total Serial Bonds				\$ 210,000

ELMIRA URBAN RENEWAL AGENCY  
 NOTES TO FINANCIAL STATEMENTS  
 (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2014

d. Future Debt Service Requirements

The following table summarizes the Agency's future debt service requirements as of December 31, 2014:

Year	Installment Bond	
	Principal	Interest
2015	\$ 105,000	\$ 6,825
2016	105,000	3,412
Total	\$ 210,000	\$ 10,237

Interest expense on long-term debt is calculated as follows:

Interest paid	\$ 10,075
Less interest accrued at December 31, 2013	(3,230)
Add interest accrued at December 31, 2014	2,188
Interest Expense	\$ 9,033

Note 3 - Summary of Significant Commitments and Contingencies

State and Federally Assisted Programs

The Agency receives many different state and federal grants to be used for specific purposes. These grants are generally conditioned on compliance with certain statutory, regulatory, and/or contractual requirements. The Agency makes every effort to comply with all applicable requirements. However, because these grants are audited from time to time, it is possible the Agency will be required, upon audit, to repay portions of the grant monies received and recorded as revenue in a prior year. Agency officials do not anticipate material grant-in-aid disallowances, and no provision, therefore, is reflected in the basic financial statements.

---

John H. Dietershagen, C.P.A.  
Jerry E. Mickelson, C.P.A.  
Thomas K. Van Derzee, C.P.A.  
Debbie Conley Jordan, C.P.A.  
Patrick S. Jordan, C.P.A.  
Duane R. Shoen, C.P.A.  
Lesley L. Horner, C.P.A.  
D. Leslie Spurgin, C.P.A.

---



## Ciaschi • Dietershagen • Little • Mickelson & Company, LLP

*Certified Public Accountants and Consultants*

---

Frederick J. Ciaschi, C.P.A.

### 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

Mayor and Members of the City Council  
City of Elmira  
Elmira, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and fund information of Elmira Urban Renewal Agency (the Agency), a component unit of the City of Elmira, New York, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 23, 2015.

#### **Internal Control Over Financial Reporting**

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

- 17 -

---

#### CORTLAND

39 Church Street  
Cortland, New York 13045  
607-753-7439  
fax 607-753-7874

#### ITHACA

401 East State Street ~ Suite 500  
Ithaca, New York 14850  
607-272-4444  
fax 607-273-8372  
[www.cdIm.com](http://www.cdIm.com)

#### WATKINS GLEN

2 North Franklin Street, Suite 330  
Watkins Glen, New York 14891  
607-535-4443  
fax 607-535-6220

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency'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 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.

A handwritten signature in cursive script that reads "Lisa Dietershagen, Little, Minkler & Company, LLP".

March 23, 2015  
Ithaca, New York