City of Port Jervis
Industrial Development Agency

(A Component Unit of the
City of Port Jervis, New York)

Financial Statements

Years Ended December 31, 2013 And 2012

City of Port Jervis Industrial Development Agency
(A Component Unit of the City of Port Jervis, New York)

Table of Contents

	Page
Independent Auditors' Report	1-2
Comparative Statement of Net Position	3
Comparative Statement of Activities	4
Comparative Statement of Cash Flows	5
Notes to Financial Statements	6-7
Required Supplementary Information:	
Statement of Indebtedness	8-9
Payments in Lieu of Taxes	10
Full Time Equivalents (FTE) Jobs Created and Retained	11
Report on Internal Controls over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	12-13
Independent Accountants' Report on Compliance with Section 2925(3)(1) of the New York State Public Authorities Law	14

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Independent Auditors' Report

The Board of Trustees of the
City of Port Jervis Industrial Development Agency

Report on the Financial Statements

We have audited the accompanying financial statements of net position of the City of Port Jervis Industrial Development Agency ("Agency") (a component unit of the City of Port Jervis, New York) as of and for the years ended December 31, 2013 and 2012, and the related notes to the financial statements, which collectively comprise the Agency's 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.

Auditors' 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 auditors' 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.

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Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency, as of December 31, 2013 and 2012, and the respective changes in financial position and cash flows thereof 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 requires that the Statement of Indebtedness, the Payment in Lieu of Taxes and the Full Time Equivalents (FTE) jobs created and retained 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.

Management has omitted Management's Discussion and Analysis, that accounting principles generally accepted in the United States of America requires to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinions on the financial statements are not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2014 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 1, 2014 on our consideration of the Agency's compliance with Section 2925(3)(1) of the New York State Public Authorities Law ("Law"). The purpose of that report is to describe the scope and results of our tests of compliance with the Law.

O'Connor Davies, LLP

O'Connor Davies, LLP
Harrison, New York
March 11, 2014

City of Port Jervis Industrial Development Agency
(A Component Unit of the City of Port Jervis, New York)

Comparative Statement of Net Position
December 31,

	2013	2012
ASSETS		
Cash and equivalents	$ 26,539	$ 26,476
NET POSITION		
Unrestricted	$ 26,539	$ 26,476

See notes to financial statements.

City of Port Jervis Industrial Development Agency
(A Component Unit of the City of Port Jervis, New York)

Comparative Statement of Activities
Years Ended December 31,

	2013	2012
OPERATING REVENUES		
Rental income	$ 12	$ 12
OPERATING EXPENSES	-	-
Income from Operations	12	12
NON-OPERATING REVENUES		
Interest income	51	53
Net Change in Net Position	63	65
NET POSITION		
Beginning of Year	26,476	26,411
End of Year	$ 26,539	$ 26,476

See notes to financial statements.

City of Port Jervis Industrial Development Agency
(A Component Unit of the City of Port Jervis, New York)

Comparative Statement of Cash Flows
Years Ended December 31,

	2013	2012
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received for administrative and other costs	$ 12	$ 12
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	51	53
Net Increase in Cash and Equivalents	63	65
CASH AND EQUIVALENTS		
Beginning of Year	26,476	26,411
End of Year	$ 26,539	$ 26,476
RECONCILIATION OF INCOME FROM OPERATIONS TO NET CASH FROM OPERATING ACTIVITIES		
Income from operations	$ 12	$ 12

See notes to financial statements.

Note 1 - Organization

The City of Port Jervis Industrial Development Agency ("Agency") was created in 1969 by the New York State Legislature under the provisions of Chapter 632 of the Laws of New York State. The Agency was established for the purpose of encouraging economic growth in the City of Port Jervis, New York ("City"). Members of the governing board of the Agency are appointed by the City Council of the City. The Agency is exempt from Federal, State and local income taxes.

Note 2 - Summary of Significant Accounting Policies

Financial Reporting Entity

The Agency has been identified as a component unit of the City. In accordance with the criteria enumerated in Governmental Accounting Standards Board ("GASB") Statement No. 14, the Agency's financial statements have been discretely presented in the City's financial statements.

Basis of Accounting

The accounting policies of the Agency conform to generally accepted accounting principles as applicable to governmental units. GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Agency reports its operations on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The Agency applies all applicable Financial Accounting Standards Board guidance issued after November 30, 1989 in its accounting and reporting.

Deposits and Risk Disclosure

Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and certificates of deposit with original maturities of less than three months.

The Agency's investment policies are governed by State statutes. The Agency has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposit accounts, time deposit accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury, U.S. Agencies, repurchase agreements and obligations of New York State or its political subdivisions.

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 100% of all deposits not covered by Federal deposit insurance. These agreements authorize the obligations that may be pledged as collateral. Such obligations include, among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB Statement No. 40 directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held

Note 2 - Summary of Significant Accounting Policies (Continued)

by the pledging financial institution's trust department but not in the Agency's name. The Agency's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2013.

The Agency was invested only in the above mentioned obligations and, accordingly, was not exposed to any interest rate or credit risk.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted only when there are limitations imposed on its use. The Net position of the Agency is classified as unrestricted.

Use of Estimates

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

Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is March 11, 2014.

Note 3 - Industrial Revenue Bond and Note Transactions

Certain industrial development revenue bonds and notes are secured by property which is leased to companies and the bonds are retired by lease payments. The bonds and notes are not obligations of the Agency or the State of New York. The Agency does not record the assets or liabilities resulting from completed bond and note issues in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from the borrowing companies. The fee received by the Agency is one-half of one percent on the first $10 million of loans and one-eighth of one percent for any amount of borrowing in excess of $10 million. Such administrative fee income is recognized immediately upon the issuance of bonds and/or notes.

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City of Port Jervis Industrial Development Agency
(A Component Unit of the City of Port Jervis, New York)

Required Supplementary Information
Statement of Indebtedness
December 31, 2013

Project Name/Owner/Address	Purpose	Date of Issue	Maturity	Federal Tax Status	Interest Rate
Mercy Community Hospital AKA Bon Secours Hospital East Main Street Port Jervis, NY 12771	Services	12/1997	11/2016	Tax Exempt	5.00 %
Future Home Technology 33 Ralph Street Port Jervis, NY 12771	Manufacturing	05/1999	05/2017	Tax Exempt	3.95
Total					

(1) No bond payments to be made until November, 2016.

Original Issue Value	Outstanding Balance at January 01, 2013	Payments		Outstanding Balance at December 31, 2013
$ 15,000,000	$ 6,555,000	$ -	(1)	$ 6,555,000
1,365,000	520,000	70,000		450,000
$ 16,365,000	$ 7,075,000	$ 70,000		$ 7,005,000

City of Port Jervis Industrial Development Agency
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Required Supplementary Information
Payments in Lieu of Taxes
December 31, 2013

Project Owner	Assessed Valuation Exemption	Payments in Lieu of Taxes			
		County	City	School	Total
Mercy Community Hospital	Tax Exempt	$ -	$ -	$ -	$ -
Future Home Technology	$1,880,750	$ 8,137	$ 13,422	$ 22,517	$ 44,076
100 River Road	$ 765,000	$ 1,140	$ 3,373	$ 6,665	$ 11,178

City of Port Jervis Industrial Development Agency
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Supplementary Information
Full Time Equivalent (Fte) Jobs Created And Retained
December 31, 2013

Project Name/Owner/Address	No. of FTE Employees at Location Before IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	No. of Current FTE Employees	No. of FTE Jobs Created During Fiscal Year	No. of FTE Jobs Retained During Fiscal Year
Mercy Community Hospital AKA Bon Secours Hospital East Main Street Port Jervis, NY 12771	200	25	225	225	-	225
Future Home Technology 33 Ralph Street Port Jervis, NY 12771	50	10	60	60	-	60
100 River Road Port Jervis, NY 12771	40	-	40	28	-	28

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Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Independent Auditors' Report

The Board of Trustees of the
City of Port Jervis Industrial Development Agency

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 City of Port Jervis Industrial Agency ("Agency") as of and for the years ended December 31, 2013 and 2012, and the related notes to the financial statements, which collectively comprise the Agency's financial statements, and have issued our report thereon dated March 11, 2014.

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.

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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 results of that testing, and not to provide an opinion on the effectiveness of the Agency'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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

O'Connor Davies, LLP

O'Connor Davies, LLP
Harrison, New York
March 11, 2014

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Independent Accountants' Report on Compliance with Section 2925(3)(1) of the New York State Public Authorities Law

The Board of Trustees of the
City of Port Jervis Industrial Development Agency

We have examined the City of Port Jervis Industrial Development Agency's ("Agency") compliance with Section 2925(3)(1) of the New York State Public Authorities Law and Part 201 of Title Two of the New York Code of Rules and Regulations during the year ended December 31, 2013. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining on a test basis evidence supporting the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements during the year ended December 31, 2013.

This report is intended solely for the information and use of management, the Board of Trustees, officials of the City of Port Jervis and the Office of the State Comptroller of the State of New York. It is not intended to be and should not be used by anyone other than these specified parties.

O'Connor Davies, LLP

O'Connor Davies, LLP
Harrison, New York
March 11, 2014

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