

CITY OF PORT JERVIS
INDUSTRIAL DEVELOPMENT AGENCY

(A COMPONENT UNIT OF THE
CITY OF PORT JERVIS, NEW YORK)

FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2010 AND 2009

WITH INDEPENDENT AUDITORS' REPORT

CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1-2
Comparative Statement of Net Assets	3
Comparative Statement of Activities	4
Comparative Statement of Cash Flows	5
Notes to Financial Statements	6-7
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

To the Board of Trustees of the
City of Port Jervis Industrial Development Agency:

We have audited the accompanying financial statements 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, 2010 and 2009 as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained on Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2010 and 2009 and the respective changes in its financial position and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

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 opinion on the financial statements is not affected by this missing information.

In accordance with Government Auditing Standards, we have also issued our report dated May 23, 2011 on our consideration of the 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 or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information for the year ended December 31, 2010 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audits of the basic financial statements and, accordingly, we express no opinion or provide any assurance on it.

O'Connor Davies Munns & Dobbins, LLP

O'Connor Davies Munns & Dobbins, LLP
May 23, 2011

CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

COMPARATIVE STATEMENT OF NET ASSETS
DECEMBER 31, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
ASSETS		
Cash and Equivalents	<u>\$ 26,347</u>	<u>\$ 26,280</u>
NET ASSETS		
Unrestricted	<u>\$ 26,347</u>	<u>\$ 26,280</u>

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, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Operating Revenues	\$ -	\$ -
Operating Expenses	<u>-</u>	<u>-</u>
Income from Operations	-	-
Non-Operating Revenues - Interest income	<u>67</u>	<u>74</u>
Net Change in Net Assets	67	74
Net Assets - Beginning of Year	<u>26,280</u>	<u>26,206</u>
Net Assets - End of Year	<u>\$ 26,347</u>	<u>\$ 26,280</u>

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, 2010 AND 2009

	<u>2010</u>	<u>2009</u>
Cash Flows From Investing Activities -		
Interest income	<u>\$ 67</u>	<u>\$ 74</u>
Net Increase in Cash and Equivalents	67	74
Cash and Equivalents - Beginning of Year	<u>26,280</u>	<u>26,206</u>
Cash and Equivalents - End of Year	<u><u>\$ 26,347</u></u>	<u><u>\$ 26,280</u></u>

See notes to financial statements.

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CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

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

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CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

NOTES TO FINANCIAL STATEMENTS (Concluded)

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, 2010.

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

Net Assets

Net assets represent the difference between assets and liabilities. Net assets are reported as restricted only when there are limitations imposed on their use. The net assets of the Agency are 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 May 23, 2011.

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.

CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
 (A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

SUPPLEMENTARY INFORMATION
 STATEMENT OF INDEBTEDNESS
 DECEMBER 31, 2010

<u>Project Name/Owner/Address</u>	<u>Purpose</u>	<u>Date of Issue</u>	<u>Maturity</u>	<u>Federal Tax Status</u>	<u>Interest Rate</u>
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, 2010	Payments	Outstanding Balance at December 31, 2010
\$ 15,000,000	\$ 6,555,000	\$ - (1)	\$ 6,555,000
<u>1,365,000</u>	<u>725,000</u>	<u>65,000</u>	<u>660,000</u>
<u><u>\$ 16,365,000</u></u>	<u><u>\$ 7,280,000</u></u>	<u><u>\$ 65,000</u></u>	<u><u>\$ 7,215,000</u></u>

CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
 (A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

SUPPLEMENTARY INFORMATION
 PAYMENTS IN LIEU OF TAXES
 DECEMBER 31, 2010

<u>Project Owner</u>	<u>Assessed Valuation Exemption</u>	<u>Payments in Lieu of Taxes</u>			
		<u>County</u>	<u>City</u>	<u>School</u>	<u>Total</u>
Mercy Community Hospital	Tax Exempt	\$ -	\$ -	\$ -	\$ -
Future Home Technology	\$ 1,880,750	\$ 17,176	\$ 28,053	\$ 51,762	\$ 96,991
100 River Road	\$ 765,000	\$ 380	\$ 1,124	\$ 2,222	\$ 3,726

CITY OF PORT JERVIS INDUSTRIAL DEVELOPMENT AGENCY
 (A COMPONENT UNIT OF THE CITY OF PORT JERVIS, NEW YORK)

SUPPLEMENTARY INFORMATION
 FULL TIME EQUIVALENT (FTE) JOBS CREATED AND RETAINED
 DECEMBER 31, 2010

<u>Project Name/Owner/Address</u>	<u>No. of FTE Employees at Location Before IDA Status</u>	<u>Original Estimate of Jobs to be Created</u>	<u>Original Estimate of Jobs to be Retained</u>	<u>No. of Current FTE Employees</u>	<u>No. of FTE Jobs Created During Fiscal Year</u>	<u>No. of FTE Jobs Retained During Fiscal Year</u>
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	50	45	-	45
100 River Road Port Jervis, NY 12771	40	-	-	45	-	45

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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**

**To the Board of Trustees of the
City of Port Jervis Industrial Development Agency:**

We have audited the financial statements of City of Port Jervis Industrial Development Agency ("the Agency") as of and for the year ended December 31, 2010, and have issued our report thereon dated May 23, 2011. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures 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 Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected on a timely basis.

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 a material weakness, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatements, 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*.

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

O'Connor Davies Munns & Dobbins, LLP

O'Connor Davies Munns & Dobbins, LLP

May 23, 2011



O'Connor Davies Munns & Dobbins, llp
ACCOUNTANTS AND CONSULTANTS

**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 (the "Agency's") 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, 2010. 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, 2010.

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 Munns & Dobbins, LLP

O'Connor Davies Munns & Dobbins, LLP
May 23, 2011

