Fiscal Year End Date: 12/31/2011

Board Member Summary

	Term Start	Term Expiration	Training As
Name	Date	Date	Per Sec 2824
Hildreth, Barbara	12/1/2009	Pleasure of Authority	Yes
Mante, Laurie	12/1/2009	Pleasure of Authority	Yes
Primeau, George	1/1/2008	Pleasure of Authority	Yes
McDonald, John T	1/1/2008	Pleasure of Authority	Yes
Perry, Mark	12/1/2009	Pleasure of Authority	Yes

Staff Summary

			Average
Category	Staff	Average Salary	Compensation
Administrative and Clerical	1	\$8,400	\$8,400
Executive	2	\$0	\$0
All Categories	3	\$2,800	\$2,800

Employees With Total Compensation Over \$100,000

This authority has indicated that it has no staff with total compensation over \$100,000.

Fiscal Year End Date: 12/31/2011

Summary Financial Information

Assets

Current Assets Cash and cash equivalents Investments Receivables, net Other assets	\$325,770 \$0 \$0 \$0
Total Current Assets	\$325,770
Noncurrent Assets Restricted cash and investments Long-term receivables, net Other assets	\$0 \$383,186 \$0
Capital Assets Land and other nondepreciable property Buildings and equipment Infrastructure Accumulated depreciation	\$25,000 \$0 \$0 \$0
Net capital assets	\$25,000
Total Noncurrent Assets	\$408,186
Total Assets	\$733,956

Fiscal Year End Date: 12/31/2011

Liabilities

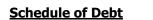
Current Liabilities	
Accounts payable Pension contribution payable	\$483 \$0
Other post-employment benefits	\$0 \$0
Accrued liabilities	\$ 0
Deferred revenues	\$33,063
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$33,546
Noncurrent Liabilities	
Pension contribution payable	\$0
Other post-employment benefits	\$0 #0
Bonds and notes payable Long Term Leases	\$0 \$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$0
Total Liabilities	\$33,546
Net Asset (Deficit)	
Net Assets	
Invested in capital assets, net of related debt	\$0
Restricted	\$546,819
Unrestricted	\$153,591
Total Net Assets	\$700,410
Total Liabilities & Net Assets	\$733,956

Fiscal Year End Date: 12/31/2011

SUMMARY STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS

Operating Revenues	
Charges for services	\$0
Rental & financing income	\$0
Other operating revenues	\$40,922
Total Operating Revenue	\$40,922
Operating Expenses	
Salaries and wages	\$8,400
Other employee benefits	\$1,110
Professional services contracts	\$22,330
Supplies and materials	\$0
Depreciation & amortization	\$0 #15 500
Other operating expenses	\$15,500
Total Operating Expenses	\$47,340
Operating Income (Loss)	(\$6,418)
Nonoperating Revenues	
Investment earnings	\$31,700
State subsidies/grants	\$0
Federal subsidies/grants	\$20,255
Municipal subsidies/grants	\$5,650
Public authority subsidies	\$25,000 \$25,000
Other nonoperating revenues	\$25,000
Total Nonoperating Revenue	\$107,605
Nonoperating Expenses	
Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$63,480
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$63,480
Income (Loss) Before Contributions	\$37,707
<u>Capital Contributions</u>	\$0
Change in net assets	\$37,707
Net assets, (deficit) beginning of year	\$662,703
Other net assets changes	\$0
Net assets, (deficit) at end of year	\$700,410

Cohoes Local Development Corporation Annual Report Fiscal Year End Date: 12/31/2011



This authority has indicated it had no debt outstanding.

Fiscal Year End Date: 12/31/2011

Real Property Transactions Summary

				Fair	
Property Description	Transaction Type	Purchaser / Seller	Est Fair Market Value	Market Desc	Purchase Sale Price
Vacant Lot/Undeveloped Land	ACQUISITION	Daugherty, Raymond	\$25,000	Appraisal	\$ 0
Vacant Lot/Undeveloped Land	ACQUISITION	City of COhoes	\$14,100	Appraisal	\$0

Fiscal Year End Date: 12/31/2011

Grant Information Summary

Number of Grants 7
Total Amount of Grant Award \$63,480

Loan Information Summary

Number of Loans Outstanding 38
Total Value of Loans \$1,005,357
Total Value of Loans Outstanding \$540,269

Bond Information Summary

This authority has indicated that it did not have any outstanding bonds during the reporting period.

Fiscal Year End Date: 12/31/2011

Procurement Summary

Number of Current Contracts	1
Total Value of Contracts	\$13,000
Total Amount Expended During Year	\$13,000