

**YATES COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
(A Discretely Presented Component Unit
of the County of Yates, New York)**

**Financial Statements as of
December 31, 2011 and 2010
Together with
Independent Auditors' Report**

Bonadio & Co., LLP
Certified Public Accountants

**YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)**

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INDEPENDENT AUDITORS' REPORT

March 21, 2012

To the Board of Directors of
Yates County Industrial Development Agency:

We have audited the accompanying financial statements of the business-type activities of Yates County Industrial Development Agency (the Agency), a New York Public Benefit Corporation and a discretely presented component unit of Yates County, New York as of and for the years ended December 31, 2011 and 2010, which collectively comprise the Agency's basic financial statements 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 audit.

We conducted our audits in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the 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 respective financial position of the business-type activities of Yates County Industrial Development Agency as of December 31, 2011 and 2010, and the respective change in financial position and cash flows, thereof for the years then ended in conformity with accounting principles generally accepted in the United States.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 21, 2012, on our consideration of the Yates County Industrial Development 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* and should be considered in assessing the results of our audit.

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INDEPENDENT AUDITORS' REPORT

(Continued)

Accounting principles generally accepted in the United States require that the management's discussion and analysis on pages 3 through 9 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, 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.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements of the Agency as a whole. The supplementary information in exhibits I through IV is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information in exhibits I through IV is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) (UNAUDITED) FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

Introduction

Our discussion and analysis of the Yates County Industrial Development Agency d/b/a Finger Lakes Economic Development Center's (the Agency) financial performance provides an overview of the Agency's financial activities for the years ended December 31, 2011 and 2010. It should be read in conjunction with the basic financial statements to enhance understanding of the Agency's financial performance, which immediately follows this section.

Financial Highlights

- The assets of the Agency exceeded liabilities at the close of the 2011 year by \$4,626,287 (net assets), an increase of \$158,522 from the prior year balance of \$4,467,765.
- Earned Operating Revenues of \$483,505 in 2011 decreased from 2010 revenues of \$591,663 by \$108,158, primarily due to a decrease in rental income of \$53,007 and a decrease in Empire Zone reimbursements of \$16,057.
- Non-operating revenues (expenses) of \$282,225 include funding for revolving loans totaling \$234,328.
- Certificates of deposits, held in reserve at December 31, 2011 were approximately \$540,000, compared to approximately \$539,000 at December 31, 2010.

In 1969, New York State adopted the Industrial Development Agency Act. The Act defines Industrial Development Agencies (IDA's) and sets forth their organization and powers. IDA's are independent public benefit corporations. They are created to promote, develop, encourage and assist industrial, manufacturing, warehousing, commercial, research and recreation facilities to advance job opportunities, health, and economic welfare of the people of the State of New York. Each IDA is a non-profit government at the request of one or more municipalities.

IDA's carry out their mandate by creating projects that offer financial incentives to attract, retain and expand businesses within their jurisdiction. To achieve these goals, an IDA can buy, sell and lease property and issue debt. Businesses wishing to obtain financial assistance typically apply to an IDA. The assistance granted to these businesses generally includes the issuance of a low interest Industrial Development Revenue Bond, and exemptions from real property tax, mortgage recording tax, and sales and use tax. The bonds issued are not obligations of the municipality or the State. As part of the transaction, the IDA generally takes title to the project's real property. In doing so, the IDA is not required to pay taxes or assessments on any property it acquires or that is under its jurisdiction, control, or supervision. Usually, this benefit is, in effect, passed through to the assisted business. A portion of the local real property tax exemption is usually recaptured in the form of payments in lieu of taxes (PILOTs). The assisted business typically agrees to make PILOTs, which generally are significantly less than the real property taxes that are abated on a sliding scale over a specific time period.

In many cases, the financing of an IDA-sponsored project takes the form of a lease-purchase agreement with the business. The IDA sells its bonds and uses the proceeds to acquire or construct the project for the business. Upon completion, the project is leased to the business for a term equal to the term of the IDA's bond issue. The annual payments from the business are then set at an amount sufficient to pay the annual principal and interest on the IDA bonds. Since IDA's are considered governmental agencies, property acquired by them or under their control has tax-exempt status. The business usually has the option to purchase the project for a nominal fee at the end of the financing term.

Financial Highlights (Continued)

IDA's may also provide financial assistance through "straight-lease" transactions. Under such arrangements, the IDA generally would take title to property of a project occupant, thereby entitling the property to sales, mortgage recording and property tax exemptions, with no additional financial assistance provided through the proceeds of the IDA bonds. These projects are typically financed through conventional means, outside of Agency involvement.

The Board of the Agency consists of seven members, and is appointed by the Yates County Legislature, as the original sponsoring municipality. Provisions of the General Municipal Law require each IDA to establish a uniform tax exemption policy with input from affected tax jurisdictions and to provide guidelines for claiming real property tax, mortgage recording tax, and sales tax exemptions. The IDA must also establish a procedure for deviation from its uniform tax exemption policy and provide written notification of the reasons for the deviation to affected taxing jurisdictions.

In 1993, legislation was passed altering the powers of IDA's. The main focus of the legislation addressed the issue of making IDA's more accountable by requiring them to:

- Submit written PILOT agreements, including payment allocation, to taxing jurisdictions;
- File real property tax exemptions with county chief executive officers and school districts;
- Submit data on outstanding projects annually to the New York State Comptroller's Office;
- Hold a public hearing for all projects in excess of \$100,000; and
- Adhere to the same conflict of interest code of ethics as municipalities.

The Public Authority Accountability Act of 2005 (PAAA) was signed into law on January 13, 2006. The primary purpose of the Act is to ensure greater efficiency, openness and accountability for New York's public authorities. By definition, IDA's are classified as public authorities under this Act. Included in the Act are statutes for the following:

- Reporting requirements, including annual reports, web sites and budget reports;
- Audit requirements, including audit reports, auditor restrictions and the creation of an audit committee;
- Board Member responsibilities, including mandatory training, separation of board & management, independent member test and financial disclosure;
- Establishment of a Governance Committee; and
- Codes, policies and guidelines to include Code of Ethics, Compensation, Whistle Blower, Travel, Real Property Acquisition, Real Property Disposition, Procurement, Investment and Indemnification Policies.

Financial Statements

The Agency is a public benefit corporation functioning under legislation passed by the State of New York; its volunteer Board members are appointed by the Yates County Legislature. The Agency functions much like a municipality with annual reporting requirements, uniform policies and financial safeguards required.

Financial Statements (Continued)

The Agency is required to report as a proprietary fund similar to private business. Financial statements are prepared on an accrual basis in accordance with generally accepted accounting principles put forth by the Governmental Accounting Standards Board (GASB). Revenues are recognized when earned, not received. Expenses are recognized when incurred, not when they are paid.

Affiliated Agencies

During 2010, two affiliated agencies began operations. Finger Lakes Horizon Economic Development Corporation (FLHEDC) was formed under the New York State Corporation Law and was funded by revenues received in prior years from the Empire Pipeline Project. Future receipts from the Empire Pipeline Project were assigned to FLHEDC to provide continued funding. FLHEDC loans money to start-up businesses to promote community and economic development and for the creation of jobs in Yates County. The Agency is the sole member of FLHEDC and officers of the Agency are members of the Board of FLHEDC. Yates County Capital Resource Corporation (CRC) was formed under the New York State Corporation Law to facilitate the financing of projects for non-profit organizations within the County. CRC was funded by the agency fees received from the issuance of a bond. The County is the sole member of FLHEDC and officers of the Agency are members of the Board of CRC. FLHEDC and CRC are both subject to PAAA and their assets, liabilities and activities are not included in the Agency's financial reports.

Summary of Operations and Changes in Net Assets

For the year ended December 31, 2011:

	Operating <u>Fund</u>	Revolving <u>Loan Fund</u>	Small Cities <u>Loan Fund</u>	2011 <u>Total</u>
Operating revenues	\$ 443,012	\$ 11,168	\$ 29,325	\$ 483,505
Operating expenses	<u>(606,731)</u>	<u>(339)</u>	<u>(138)</u>	<u>(607,208)</u>
Operating income	(163,719)	10,829	29,187	(123,703)
Non-operating revenues, net	<u>282,102</u>	<u>80</u>	<u>43</u>	<u>282,225</u>
Change in net assets before interfund management fee	118,383	10,909	29,230	158,522
Interfund management fee	<u>11,112</u>	<u>(11,112)</u>	<u>-</u>	<u>-</u>
Change in net assets	<u>\$ 129,495</u>	<u>\$ (203)</u>	<u>\$ 29,230</u>	<u>\$ 158,522</u>

Summary of Operations and Changes in Net Assets (Continued)

For the year ended December 31, 2010

	Operating Fund	Revolving Loan Fund	Small Cities Loan Fund	2010 Total
Operating revenues	\$ 546,299	\$ 11,380	\$ 33,984	\$ 591,663
Operating expenses	<u>(575,528)</u>	<u>(820)</u>	<u>-</u>	<u>(576,348)</u>
Operating income	(29,229)	10,560	33,984	15,315
Non-operating revenues, net	<u>22,019</u>	<u>45,524</u>	<u>176</u>	<u>67,719</u>
Change in net assets before Transfer and management fee	(7,210)	56,084	34,160	83,034
Non-operating revenues, net	(124,968)	-	-	(124,968)
Interfund management fee	<u>11,308</u>	<u>(11,308)</u>	<u>-</u>	<u>-</u>
Change in net assets	<u>\$ (120,870)</u>	<u>\$ 44,776</u>	<u>\$ 34,160</u>	<u>\$ (41,934)</u>

For the year ended December 31, 2009

	Operating Fund	Revolving Loan Fund	Small Cities Loan Fund	2009 Total
Operating revenues	\$ 603,777	\$ 12,570	\$ 33,372	\$ 649,719
Operating expenses	<u>(568,520)</u>	<u>(350)</u>	<u>-</u>	<u>(568,870)</u>
	35,257	12,220	33,372	80,849
Non-operating revenues	(36,973)	15,662	233	(21,078)
Interfund management fee	<u>11,046</u>	<u>(11,046)</u>	<u>-</u>	<u>-</u>
Change in net assets	<u>\$ 9,330</u>	<u>\$ 16,836</u>	<u>\$ 33,605</u>	<u>\$ 59,771</u>

Operating Revenues

The Agency's operating revenues for 2011 totaled \$483,505, which was a decrease of \$108,158 from the 2010 revenues of \$591,663. The decrease in revenues was predominately due to a \$53,007 decrease in rental income and a \$16,057 decrease in Empire Zone reimbursements. The Agency's operating revenues for 2010 totaled \$591,663, which was a decrease of \$58,056 from the 2009 revenues of \$649,719. The decrease in revenues was predominately due to the assignment of the Empire Pipeline Project revenue to FLHEDC, resulting in no revenue to the Agency in 2010 compared to \$127,500 in 2009.

The Agency's primary source of revenue has historically been from the rental of real property. Substantially all of the Agency's buildings are held for leasing. The Agency leases several office, manufacturing and storage spaces to various organizations under the terms of cancelable operating lease agreements. The leases require monthly payments ranging from \$50 to \$5,302 and expire at various dates.

Operating Revenues (Continued)

The Agency also earns fee income from the issuance of industrial revenue bonds, IDA lease transactions, and referral fees. Fee income is recorded as revenue when the project closes. Total fee income earned during 2011, 2010 and 2009 was approximately \$48,000, \$58,000, and \$22,000, respectively.

During 2008, the Agency entered into an agreement with Yates County to operate the County's Empire Zone on a cost reimbursement basis. Revenues earned in accordance with this agreement were \$55,000, \$71,057 and \$58,701 during 2011, 2010 and 2009, respectively.

The Agency also administers two community development revolving loan funds used to help finance local rehabilitation projects and make operating and capital loans to existing and potential new industries located or locating in Yates County, as well as a loan program to fund organic and viticulture projects within Yates County. As the loan funds are repaid, the program income generated can be re-loaned to other businesses in accordance with the grant provisions.

The components of the non-operating revenues (expenses) include grants to fund the revolving loan programs, interest earned on reserve accounts, and provisions for or recoveries of bad debts.

Operating Expenses

In general, the Agency's operating expenses consist of administration, operating and maintenance, contractual, and depreciation. Administrative expenditures consist primarily of salaries and benefits of Agency employees, along with expenditures associated with the daily activities. Contractual expenditures include expenditures for legal and other professional services as well as grant and program expenditures. Operating and maintenance, and depreciation expenses relate to the activities required to maintain the facilities and associated property of the Agency.

The Agency's operating expenses totaled \$607,208, \$576,348 and \$568,870 in 2011, 2010, and 2009, respectively. The increase in operating expenses of \$30,860 included an increase in salary expense of \$12,665 due to raises and increase in depreciation expense of \$6,386 due to depreciation expense incurred on approximately \$42,000 of additions in 2011. The increase in operating expenses of \$7,478 in 2010 included an increase in depreciation expense of \$6,308 due to depreciation expense incurred on approximately \$210,000 of additions in 2010. The increase in operating expenses of \$4,505 in 2009 included an increase in administrative expenses of \$29,612 due to the first full year of operation of the Empire Zone program; offset by a decrease in property maintenance expenses of \$17,723 and property taxes of \$9,589.

Other

It is important to note that neither the Revolving Loan Fund nor Small Cities Loan Fund is available to the Agency for operations.

Net Assets

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Invested in capital assets	\$ 2,532,427	\$ 2,659,201	\$ 2,612,623
Restricted	884,500	619,208	525,022
Unrestricted	<u>1,209,360</u>	<u>1,189,356</u>	<u>1,372,054</u>
Total net assets	<u>\$ 4,626,287</u>	<u>\$ 4,467,765</u>	<u>\$ 4,509,699</u>
Net change in net assets	<u>\$ 158,522</u>	<u>\$ (41,934)</u>	<u>\$ 59,771</u>

Net assets include the value of the Agency's investment in infrastructure, and funds for ongoing repairs/replacement and/or additions to this infrastructure, as well as for the operation of programs.

Net Assets (Continued)

The Agency's net assets consist of three components. The largest component, invested in capital assets, totaled \$2,532,427, 55% of the total net assets in 2011 and \$2,659,201, 60% of the total net assets in 2010. Invested in capital assets consists primarily of the land, buildings and machinery and equipment, which are not considered to be highly liquid.

The restricted net assets represent the balance in the revolving loan funds, which can be re-loaned to other local businesses who meet the initial grant requirements. The unrestricted net assets represent the monies available for the ongoing operations of the Agency.

Capital Assets

The Agency had \$2,260,668 and \$2,388,312 invested in a broad range of capital assets, including buildings and improvements machinery and equipment, net of accumulated depreciation at December 31, 2011 and 2010, respectively. The change in capital assets, net of accumulated depreciation, is reflected below:

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Investment in capital assets:			
Buildings and improvements, net	\$ 2,253,794	\$ 2,374,111	\$ 2,320,551
Equipment and furniture, net	<u>7,744</u>	<u>14,201</u>	<u>21,183</u>
	2,261,538	2,388,312	2,341,734
Investment in Horizon Business Park	<u>270,889</u>	<u>270,889</u>	<u>270,889</u>
Total net assets	<u>\$ 2,532,427</u>	<u>\$ 2,659,201</u>	<u>\$ 2,612,623</u>
Net increase (decrease)	<u>\$ (126,774)</u>	<u>\$ 46,578</u>	<u>\$ (110,996)</u>

The investment in capital assets increased by purchases in 2011 and 2010 predominantly consisting of improvements to the Keuka Business Park totaling approximately \$42,000 and \$210,000, respectively. The increase in investment in capital assets was offset by depreciation of approximately \$170,000 and \$163,000 in 2011 and 2010, respectively.

Long-Term Debt

The Agency has no long-term debt.

Future Factors

At the end of 2010, there were approximately 21 tenants at Keuka Business Park. As the primary source of revenue for the Agency, maintaining a strong tenant base is critical for financial solvency. For 2009, one tenant at the Keuka Business Park represented approximately 28% of the rental revenues generated at the facility.

Portions of the Keuka Business Park facility range from 35-50 years of age and require significant attention to annual maintenance and upkeep. As the facility ages, capital improvements will be required for roofs, surfacing parking areas, climate control components and other energy efficiency measures. It is critical that the Agency balance lease revenues and capital improvement expenses to best maintain the facility. A Facilities Capital Plan is updated annually in an attempt to anticipate future needs.

In order to prepare for future capital needs, operating expenses, and new programs, the Agency has accumulated significant cash investments. These funds have been invested in Certificate of Deposits, most of which are invested with a six-month rotating maturity date. All Agency investments are subject to the Investment Policy of the Agency and must be federally guaranteed.

Future Factors (Continued)

There are approximately 30 developable acres remaining in the Agency-owned Horizon Business Park. All revenues from the sale of property at Horizon Business Park are available for Agency operating expenses and improvements to Horizon Business Park.

The Agency managed four separate loan funds during 2011 and was very active in issuing loans. They believe that the trend will continue throughout 2012. During 2011, the Agency issued ten loans totaling \$868,300, compared to ten loans in 2010 totaling \$338,200 and compared to one loan in 2009 of \$100,000. The Agency uses stringent credit analysis of loan applicants, requires security agreements with loan clients to protect Agency investments, and continues to take an aggressive stance to recover loan proceeds from delinquent accounts. During 2011, collections were made in accordance with the established payment plans and therefore no reserve for doubtful loan payments was considered necessary at December 31, 2011.

During 2011, the Agency received a grant from the United States Department of Agriculture in the amount of \$99,900 to start a revolving loan fund and \$53,078 was received for loans issued and was recorded as program revenue. Under the terms of the grant, the Agency matches the funds received with loans from Agency reserves. In addition, the Agency was given permission to utilize an additional grant from New York State for loans totaling up to \$1,000,000 starting in 2012.

The Agency begins 2012 in a strong financial position due to the ability to reserve funds and manage those funds over the past few years. Keuka Business Park is near capacity and the demand for space for new and existing businesses continues to grow. Funding available through New York State and the United States Department of Agriculture, combined with the Agency's own resources, has provided a needed stimulus to the community. Also, the efforts of Agency management have resulted in the Agency becoming a major component of the economic development in the County. Management continues to have an optimistic outlook for the Agency.

Requests for Information

This financial report is designed to provide a general overview of the Yates County Industrial Development Agency's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Mr. Stephen Griffin, Chief Executive Officer
Yates County Industrial Development Agency
1 Keuka Business Park Suite 104
Penn Yan, New York 14527

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

STATEMENTS OF NET ASSETS
DECEMBER 31, 2011 AND 2010

	<u>2011</u>	<u>2010</u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 430,336	\$ 794,597
Certificates of deposit	540,128	539,256
Accounts receivable, net	23,886	91,518
Current portion of notes receivable, net	309,905	151,487
Prepaid expenses	<u>11,192</u>	<u>16,254</u>
Total current assets	<u>1,315,447</u>	<u>1,593,112</u>
CAPITAL ASSETS	<u>2,261,538</u>	<u>2,388,312</u>
OTHER ASSETS:		
Notes receivable, net of current portion	881,065	361,045
Investment in Horizon Business Park site	<u>270,889</u>	<u>270,889</u>
	<u>1,151,954</u>	<u>631,934</u>
Total assets	<u>\$ 4,728,939</u>	<u>\$ 4,613,358</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Accounts payable and accrued expenses	\$ 12,088	\$ 36,932
Deferred revenue	84,803	103,023
Compensated absences	<u>5,761</u>	<u>5,638</u>
Total current liabilities	<u>\$ 102,652</u>	<u>\$ 145,593</u>
NET ASSETS:		
Invested in capital assets	\$ 2,532,427	\$ 2,659,201
Restricted	884,500	619,208
Unrestricted	<u>1,209,360</u>	<u>1,189,356</u>
Total net assets	<u>\$ 4,626,287</u>	<u>\$ 4,467,765</u>

The accompanying notes are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

STATEMENTS OF REVENUE, EXPENSES AND CHANGE IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

	<u>2011</u>	<u>2010</u>
OPERATING REVENUE:		
Rental of real property	\$ 337,555	\$ 390,562
Bond service fees	48,145	57,885
Program income	42,430	45,364
Empire zone reimbursement	55,000	71,057
Other	375	26,795
	<u>483,505</u>	<u>591,663</u>
Total operating revenue		
OPERATING EXPENSES:		
Administration	305,683	287,856
Operating and maintenance	123,730	116,018
Contractual	8,109	9,174
Depreciation	169,686	163,300
	<u>607,208</u>	<u>576,348</u>
Total operating expenses		
OPERATING INCOME	<u>(123,703)</u>	<u>15,315</u>
NONOPERATING REVENUES (EXPENSES):		
Loan program grants	234,328	15,250
Interest income	2,206	10,792
Recovery of bad debts, net	23,604	44,305
Assessments	22,087	(2,628)
	<u>282,225</u>	<u>67,719</u>
Total nonoperating revenues (expenses), net		
CHANGE IN NET ASSETS BEFORE TRANSFER TO AFFILIATE	158,522	83,034
TRANSFER TO AFFILIATE	<u>-</u>	<u>(124,968)</u>
CHANGE IN NET ASSETS	158,522	(41,934)
NET ASSETS - beginning of year	<u>4,467,765</u>	<u>4,509,699</u>
NET ASSETS - end of year	<u>\$ 4,626,287</u>	<u>\$ 4,467,765</u>

The accompanying notes are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

	<u>2011</u>	<u>2010</u>
CASH FLOW FROM OPERATING ACTIVITIES:		
Cash received from providing services	\$ 585,853	\$ 635,214
Cash payments for other than personal services	(231,144)	(227,856)
Cash payments for personal services and benefits	<u>(215,062)</u>	<u>(198,180)</u>
Net cash flow from operating activities:	<u>139,647</u>	<u>209,178</u>
CASH FLOW FROM INVESTING ACTIVITIES:		
Decrease (increase) in certificates of deposit	(872)	469,277
Proceeds from loan program grants	234,328	15,250
Collection of notes receivable	171,642	86,499
Issuance of notes	(868,300)	(338,200)
Purchases of capital assets	(42,912)	(209,878)
Transfer to affiliate	-	(69,003)
Interest income	<u>2,206</u>	<u>10,792</u>
Net cash flow from investing activities	<u>(503,908)</u>	<u>(35,263)</u>
CHANGE IN CASH AND CASH EQUIVALENTS	(364,261)	173,915
CASH AND CASH EQUIVALENTS - beginning of year	<u>794,597</u>	<u>620,682</u>
CASH AND CASH EQUIVALENTS - end of year	<u>\$ 430,336</u>	<u>\$ 794,597</u>
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES:		
Operating income	\$ (123,703)	\$ 15,315
Adjustments to reconcile net income to net cash flow from operating activities:		
Depreciation	169,686	163,300
Changes in:		
Accounts receivable	91,236	32,243
Prepaid expenses	5,062	(3,818)
Accounts payable and accrued expenses	<u>(2,634)</u>	<u>2,138</u>
Net cash flow from operating activities	<u>\$ 139,647</u>	<u>\$ 209,178</u>

The accompanying notes are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2011 AND 2010

1. THE ORGANIZATION

The Yates County Industrial Development Agency d/b/a Finger Lakes Economic Development Center (the Agency) was created in 1975 by the Yates County Legislature for the purpose of encouraging economic growth in Yates County (the County). The Agency, although established by the Yates County Legislature, is a separate entity and operates independently of the County. It carries out its mandate by creating projects that offer incentives to attract, retain, and expand businesses in the County. These incentives include low interest financing and property tax exemptions. The Agency is a public benefit organization that is subject to The Public Authority Accountability Act of 2005.

The Agency is a discretely presented component unit of the County.

All governmental activities and functions performed for the Agency are its direct responsibility. No other governmental organizations have been included or excluded from the reporting entity.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared in conformity with accounting principles generally accepted in the United States. The Agency applies all applicable Governmental Accounting Standards Board (GASB) pronouncements as well as any Financial Accounting Standards Board (FASB) pronouncements issued on or before November 30, 1989, except for those that conflict with or contradict GASB pronouncements.

The Agency reports its activities within a proprietary fund type. Proprietary funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Fixed assets and long-term liabilities related to these activities are recorded within the fund.

Basis of Presentation

GASB requires the classification of net assets into three components as defined below:

- **Invested in Capital Assets, net of related debt** - consists of capital assets including restricted capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, notes or other borrowings, if any, that are attributable to the acquisition, construction, or improvement of those assets.
- **Restricted Net Assets** - consists of net assets with constraints placed on their 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 Net Assets** - all other net assets that do not meet the definition of "restricted net assets" or "invested in capital assets, net of related debt."

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Presentation (Continued)

Proprietary Funds are used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The Agency's proprietary funds include the following:

- **Operating Fund** - is used to account for the general operating activities of the Agency, including two restricted loan funds.
- **Revolving Loan Fund** - represents restricted net assets to be used for making loans to existing and potential new industries located or locating operations in Yates County.
- **Small Cities Loan Fund** - represents restricted net assets to be used for making loans to existing and potential new businesses focusing in the tourism industry located or locating operations in Yates County.

Interfund transactions have been eliminated in the financial statements.

Cash and Cash Equivalents

Cash and cash equivalents consist of bank demand deposit and money market accounts.

Accounts Receivable

Accounts receivable consists primarily of amounts due from customers for the rental of facilities. Management records an allowance for doubtful accounts based on past collection experience and an analysis of outstanding amounts. Amounts for which no payments have been received for several years are considered delinquent and when customary collection efforts are exhausted, the account is written off.

Notes Receivable

The Agency has entered into agreements with the Yates County Legislature to act as the Administrative Agency of Yates County for the administration of a Revolving Loan Fund and Small Cities Loan Fund. The purpose of these funds is to make operating and capital loans to existing and potential new industries located or locating operations in Yates County. These loans are made to create and retain jobs and expand the tax base.

The Agency has also entered into grant disbursement agreements with the Empire State Development Corporation and the United States Department of Agriculture to make loans to existing and potential businesses for capital expansion of the organic and viticulture market and other rural business expansion.

Notes receivable consists of outstanding loans from these loan funds. Management records an allowance for doubtful accounts based on past collection experience and an analysis of outstanding amounts. Amounts for which no payments have been received for several years are considered in default and when customary collection efforts are exhausted, the account is written off.

Capital Assets

Property and equipment purchased by the Agency is stated at cost, including interest capitalized during construction, where applicable. Depreciation is provided on the straight-line method over the estimated useful lives of the assets ranging from 3 to 40 years.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment in Horizon Business Park Site

In 1998, the Agency purchased vacant land for development and sale, known as the Horizon Business Park. This investment is recorded at historical cost. There were no sales in 2011 and 2010.

Deferred Revenue

Deferred revenue relates to a loan made in the Small Cities Loan Fund from grant proceeds received in a prior year. Revenue is realized when the principal payments of the loan are received.

Compensated Absences

As part of compensation, employees earn vacation days in varying amounts. A limited number of unused vacation days can be carried over to the subsequent year. In the event of termination or retirement, employees are entitled to payment for accumulated vacation leave, subject to certain maximum limitations. Estimated vacation leave is recorded as an expense when earned.

Revenue

The Agency's primary source of revenue is from the rental of real property. Substantially all of the Agency's buildings are held for leasing.

The Agency also earns fee income from the issuance of industrial revenue bonds, IDA lease transactions, and referral fees. Fee income is recorded as revenue when the financing closes.

Pension Plan

Employees of the Agency participate in the New York State and Local Employees' Retirement System, which is a cost-sharing multiple-employer retirement system.

Assessments

In 2010, all industrial development agencies in New York State were assessed a fee from the State of New York Department of Taxation and Finance (the Department) pursuant to Public Authorities Law Section 2975 for administrative services. The total fee assessed for the period April 1, 2010 to March 31, 2011 was \$29,450, of which \$22,087 was recorded as a liability at December 31, 2010. Since the 2010 assessment has not been collected by the Department, the Department's right to make these assessments has been challenged by industrial development agencies in New York State, and no assessments have been received for the period April 1, 2011 to March 31, 2012, the accrual was reversed at December 31, 2011 and the Agency recorded the reversal of \$22,087 as non operating revenues in 2011.

Income Taxes

The Agency is a not-for-profit public benefit corporation and is exempt from income taxes under the Internal Revenue Code.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Reclassifications

Certain amounts have been reclassified in the 2010 financial statements to conform to the current year presentation.

3. CASH AND CASH EQUIVALENTS AND CERTIFICATES OF DEPOSIT

Policies

The Agency follows a deposit and investment policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conform with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the investment officers, which consist of the Board Treasurer, Board Chairman and the Chief Executive Officer.

Agency monies must be deposited in commercial banks or trust companies located within and authorized to do business in New York State or with a private banker authorized to do business in New York State and maintaining a permanent capital of not less than \$1,000,000 in New York State. Permissible investments include special time deposit accounts, certificates of deposit and obligations of the United States or of federal agencies whose principal and interest payments are fully guaranteed by the federal government, or of New York State or in general obligations of the State's political subdivisions.

Collateral is required for deposits and certificates of deposit not covered by Federal Deposit Insurance Corporation (FDIC) insurance. Obligations that may be pledged as collateral are those identified in New York State General Municipal Law, Section 10 and outlined in the New York State Comptroller's Financial Management Guide.

Interest Rate Risk

Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Agency's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Agency's deposit and investment policy limits the Agency to the following types of investments:

- Special time deposits;
- Certificates of deposit;
- Obligations of the United States of America;
- Obligations of the State of New York;
- Obligations issued by political subdivisions of the State of New York, with the approval of the New York State Comptroller.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Agency's deposit and investment policy, all deposits of the Agency including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIA) shall be secured by a pledge of securities together with a security agreement and custodial agreement or a surety bond or letter of credit securing 100% of the Agency's funds.

3. CASH AND CASH EQUIVALENTS AND CERTIFICATES OF DEPOSIT (Continued)

Custodial Credit Risk (Continued)

At December 31, 2011 and 2010, cash and cash equivalents and certificates of deposit held by the Agency in financial institutions were \$970,464 and \$1,333,853, respectively. These accounts are not subject to significant investment risk relating to changing interest rates. The Agency's balances are collateralized as follows:

	<u>2011</u>	<u>2010</u>
FDIC insured	\$ 750,000	\$ 750,000
Collateral held for pledging bank by third-party custodian in the Agency's name	<u>1,843,524</u>	<u>2,031,974</u>
	<u>\$ 2,593,524</u>	<u>\$ 2,781,974</u>

4. ACCOUNTS RECEIVABLE

The operating fund accounts receivable at December 31, 2011 and 2010 consisted of rental charges receivable of \$473,886, and \$495,237, respectively, net of an allowance for doubtful accounts of \$450,000 and \$473,604 and expense reimbursements of \$0 and \$69,885, respectively.

5. LOAN FUNDS AND NOTES RECEIVABLE

Principal maturities of notes receivable from various Yates County businesses, bearing interest at rates ranging from 1% to 4% and maturing at various dates through December 2016 at December 31, 2011 were as follows:

	<u>Operating Loan Fund</u>	<u>Small Cities Loan Fund</u>	<u>Revolving Loan Fund</u>		
	<u>Note Receivable</u>	<u>Note Receivable</u>	<u>Notes Receivable</u>	<u>Accrued Interest</u>	<u>Total</u>
2012	\$ 125,511	\$ 87,718	\$ 96,676	\$ -	\$ 309,905
2013	127,107	77,421	97,697	-	302,225
2014	128,746	54,372	69,952	4,074	257,144
2015	123,789	41,077	37,895	-	202,761
2016	<u>90,139</u>	<u>12,362</u>	<u>16,434</u>	<u>-</u>	<u>118,935</u>
	595,292	272,950	318,654	4,074	1,190,970
Current portion	<u>(125,511)</u>	<u>(87,718)</u>	<u>(96,676)</u>	<u>-</u>	<u>(309,905)</u>
	<u>\$ 469,781</u>	<u>\$ 185,232</u>	<u>\$ 221,978</u>	<u>\$ 4,074</u>	<u>\$ 881,065</u>

5. LOAN FUNDS AND NOTES RECEIVABLE (Continued)

Loans are considered to be non-performing when, based on current information and events, there is substantial doubt regarding the Agency's ability to collect the scheduled payments of principal or interest when due according to the terms of the loan agreement.

At December 31, 2011 and 2010, there were no loans considered to be non-performing based on collectability; therefore, an allowance for uncollectible notes was not considered necessary.

6. CAPITAL ASSETS

Capital asset balances and activity for the year ended December 31, 2011, were as follows:

	Balance at <u>12/31/10</u>	<u>Additions</u>	<u>Retirements</u>	Balance at <u>12/31/11</u>
Capital assets that are depreciated:				
Buildings and improvements	\$ 5,194,260	\$ 42,912	\$ -	\$ 5,237,172
Equipment and furniture	<u>181,713</u>	<u>-</u>	<u>-</u>	<u>181,713</u>
	<u>5,375,973</u>	<u>42,912</u>	<u>-</u>	<u>5,418,885</u>
Less: Accumulated depreciation:				
Buildings and improvements	(2,820,149)	(163,229)	-	(2,983,378)
Equipment and furniture	<u>(167,512)</u>	<u>(6,457)</u>	<u>-</u>	<u>(173,969)</u>
	<u>(2,987,661)</u>	<u>(169,686)</u>	<u>-</u>	<u>(3,157,347)</u>
Total depreciable assets, net	<u>\$ 2,388,312</u>	<u>\$ (126,774)</u>	<u>\$ -</u>	<u>\$ 2,261,538</u>

Capital asset balances and activity for the year ended December 31, 2010, were as follows:

	Balance at <u>12/31/09</u>	<u>Additions</u>	<u>Retirements</u>	Balance at <u>12/31/10</u>
Capital assets that are depreciated:				
Buildings and improvements	\$ 4,984,382	\$ 209,878	\$ -	\$ 5,194,260
Equipment and furniture	<u>181,713</u>	<u>-</u>	<u>-</u>	<u>181,713</u>
	<u>5,166,095</u>	<u>209,878</u>	<u>-</u>	<u>5,375,973</u>
Less: Accumulated depreciation:				
Buildings and improvements	(2,663,831)	(156,318)	-	(2,820,149)
Equipment and furniture	<u>(160,530)</u>	<u>(6,982)</u>	<u>-</u>	<u>(167,512)</u>
	<u>(2,824,361)</u>	<u>(163,300)</u>	<u>-</u>	<u>(2,987,661)</u>
Total depreciable assets, net	<u>\$ 2,341,734</u>	<u>\$ 46,578</u>	<u>\$ -</u>	<u>\$ 2,388,312</u>

7. INVESTMENT IN HORIZON BUSINESS PARK SITE

The following is a summary of the activity for the year ended December 31, 2011:

<u>Description</u>	<u>Balance at January 1</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at December 31</u>
Investment in Horizon Business Park Site	<u>\$ 270,889</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 270,889</u>

The following is a summary of the activity for the year ended December 31, 2010:

<u>Description</u>	<u>Balance at January 1</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at December 31</u>
Investment in Horizon Business Park Site	<u>\$ 270,889</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 270,889</u>

8. LINE-OF-CREDIT

The Agency has an annually renewable line-of-credit agreement with a bank that allows for borrowings up to \$100,000. Amounts borrowed bear interest at the prime rate. During 2011 and 2010 the Agency had no activity on the line-of-credit.

9. RENTAL PROPERTY

The Agency leases several office, manufacturing and storage spaces to various organizations under the terms of cancellable operating lease agreements. The leases require monthly payments ranging from \$50 to \$5,302 and expire on various dates through 2021. Aggregate committed monthly lease payments as of December 31, 2011 were approximately \$27,000. One tenant represented approximately 21% and 28% of the rental revenues during 2011 and 2010, respectively.

10. EMPLOYEE RETIREMENT PLAN

The Agency participates in the New York State and Local Employees' Retirement System (the System), which is a cost-sharing multiple-employer retirement system. The System provides retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the System. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the System and for the custody and control of its funds. The System issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, Gov. Alfred E. Smith State Office Building, Albany, NY 12244.

10. EMPLOYEE RETIREMENT PLAN (Continued)

The System is noncontributory for employees who joined prior to July 27, 1976. Employees who joined the System after July 27, 1976, and prior to January 1, 2010, contribute 3% of their salary, except that employees in the System more than ten years are no longer required to contribute. Employees who join after January 1, 2010, contribute 3% of their salary throughout their active membership. Under the authority of the NYSRSSL, the Comptroller shall certify annually the rates expressed as proportions of payroll of members, which shall be used in computing the contributions required to be made by employers to the pension accumulation fund.

The Agency is required to contribute at an actuarially determined rate. The required contributions for the year ended December 31, 2011, 2010 and 2009, were \$24,212, \$18,528, and \$13,058, respectively. The Agency's contributions to the System were equal to 100 percent of the contributions required for each year.

11. AFFILIATED AGENCIES AND TRANSFER

During 2010, two affiliated agencies began operations. Finger Lakes Horizon Economic Development Corporation (FLHEDC) was formed under the New York State Not-for-Profit Corporation Law and was funded by the transfer of funds available from revenues received in a prior year from the Empire Pipeline Project totaling \$124,968 and consisted of cash of \$69,003 and notes receivable of \$55,965. Future receipts from the Empire Pipeline Project were assigned to FLHEDC to provide continued funding. FLHEDC operates an unrestricted loan fund for start-up businesses to promote community and economic development and creation of jobs in Yates County. The Agency is the sole member of FLHEDC and officers of the Agency are members of the Board of FLHEDC. Yates County Capital Resource Corporation (CRC) was formed under the New York State Corporation Law to facilitate the financing of projects for non-profit organizations within the county. CRC was funded by the agency fees received from the issuance of a bond. The County is the sole member of FLHEDC and officers of the Agency are members of the Board of CRC. Both FLHEDC and CRC are public benefit organizations that are subject to The Public Authority Accountability Act of 2005 and their assets, liabilities and activities are not included in the Agency's financial statements.

12. CONDUIT FINANCING

In connection with its efforts to promote economic growth in Yates County, the Agency has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entities served by the bond issuance. The Agency is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

The terms of these transactions generally provide for reductions in property taxes paid by recipients of the financing in return for commitments to provide jobs and other economic benefits for the County of Yates.

12. CONDUIT FINANCING (Continued)

Bond service fees earned were \$48,145 and \$57,885 during the years ended December 31, 2011 and 2010, respectively.

At December 31, 2011 and 2010, bonds outstanding related to projects with which the Agency was involved were \$8,665,331 and \$10,434,706, respectively, maturing at various dates through December 1, 2022.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

COMBINING STATEMENT OF NET ASSETS
DECEMBER 31, 2011

	Operating Fund	Revolving Loan Fund	Small Cities Loan Fund	Total
ASSETS				
CURRENT ASSETS:				
Cash and cash equivalents	\$ 307,977	\$ 61,000	\$ 61,359	\$ 430,336
Certificates of deposit	540,128	-	-	540,128
Accounts receivable, net	23,886	-	-	23,886
Current portion of notes receivable, net	125,511	96,676	87,718	309,905
Due (to) from other fund	299	(299)	-	-
Prepaid expenses	11,192	-	-	11,192
	<u>1,008,993</u>	<u>157,377</u>	<u>149,077</u>	<u>1,315,447</u>
Total current assets				
	<u>2,261,538</u>	<u>-</u>	<u>-</u>	<u>2,261,538</u>
CAPITAL ASSETS				
OTHER ASSETS:				
Notes receivable, net of current portion	469,781	226,052	185,232	881,065
Investment in Horizon Park site	270,889	-	-	270,889
	<u>740,670</u>	<u>226,052</u>	<u>185,232</u>	<u>1,151,954</u>
Total assets	<u>\$ 4,011,201</u>	<u>\$ 383,429</u>	<u>\$ 334,309</u>	<u>\$ 4,728,939</u>
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES:				
Accounts payable and accrued expenses	\$ 12,088	\$ -	\$ -	\$ 12,088
Deferred revenue	50	-	84,753	84,803
Compensated balances	5,761	-	-	5,761
	<u>17,899</u>	<u>-</u>	<u>84,753</u>	<u>102,652</u>
Total current liabilities				
	<u>\$ 17,899</u>	<u>\$ -</u>	<u>\$ 84,753</u>	<u>\$ 102,652</u>
NET ASSETS:				
Invested in capital assets	\$ 2,532,427	\$ -	\$ -	\$ 2,532,427
Restricted	251,515	383,429	249,556	884,500
Unrestricted	1,209,360	-	-	1,209,360
	<u>3,993,302</u>	<u>383,429</u>	<u>249,556</u>	<u>4,626,287</u>
Total net assets				
	<u>\$ 3,993,302</u>	<u>\$ 383,429</u>	<u>\$ 249,556</u>	<u>\$ 4,626,287</u>

The accompanying notes are an integral part of these exhibits.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

COMBINING STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2011

	Operating Fund	Revolving Loan Fund	Small Cities Loan Fund	Total
OPERATING REVENUE:				
Rental of real property	\$ 337,555	\$ -	\$ -	\$ 337,555
Bond service fees	48,145	-	-	48,145
Program income	1,937	11,168	29,325	42,430
Empire zone reimbursement	55,000	-	-	55,000
Other	375	-	-	375
	<u>443,012</u>	<u>11,168</u>	<u>29,325</u>	<u>483,505</u>
Total revenue				
OPERATING EXPENSES:				
Administration	305,206	339	138	305,683
Operating and maintenance	123,730	-	-	123,730
Contractual	8,109	-	-	8,109
Depreciation	169,686	-	-	169,686
	<u>606,731</u>	<u>339</u>	<u>138</u>	<u>607,208</u>
Total expenses				
OPERATING INCOME	<u>(163,719)</u>	<u>10,829</u>	<u>29,187</u>	<u>(123,703)</u>
NONOPERATING REVENUES:				
Loan program grants	234,328	-	-	234,328
Interest income	2,083	80	43	2,206
Recovery of bad debts, net	23,604	-	-	23,604
Assessments	22,087	-	-	22,087
	<u>282,102</u>	<u>80</u>	<u>43</u>	<u>282,225</u>
Total nonoperating revenues				
CHANGE IN NET ASSETS BEFORE INTERFUND MANAGEMENT FEE	118,383	10,909	29,230	158,522
INTERFUND MANAGEMENT FEE	<u>11,112</u>	<u>(11,112)</u>	<u>-</u>	<u>-</u>
CHANGE IN NET ASSETS	129,495	(203)	29,230	158,522
NET ASSETS - beginning of year	<u>3,863,807</u>	<u>383,632</u>	<u>220,326</u>	<u>4,467,765</u>
NET ASSETS - end of year	<u>\$ 3,993,302</u>	<u>\$ 383,429</u>	<u>\$ 249,556</u>	<u>\$ 4,626,287</u>

The accompanying notes are an integral part of these exhibits.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2011

	Operating Fund	Revolving Loan Fund	Small Cities Loan Fund	Total
CASH FLOW FROM OPERATING ACTIVITIES:				
Cash received from providing services	\$ 545,360	\$ 11,168	\$ 29,325	\$ 585,853
Cash payments for other than personal services	(219,555)	(11,451)	(138)	(231,144)
Cash payments for personal services and benefits	<u>(215,062)</u>	<u>-</u>	<u>-</u>	<u>(215,062)</u>
Net cash flow from operating activities	<u>110,743</u>	<u>(283)</u>	<u>29,187</u>	<u>139,647</u>
CASH FLOW FROM INVESTING ACTIVITIES:				
Increase (decrease) in certificates of deposit	(872)	-	-	(872)
Proceeds from loan program grants	234,328	-	-	234,328
Collection of notes receivable	40,041	101,471	30,130	171,642
Issuance of notes	(564,900)	(153,400)	(150,000)	(868,300)
Purchases of capital assets	(42,912)	-	-	(42,912)
Interest income	<u>2,083</u>	<u>80</u>	<u>43</u>	<u>2,206</u>
Net cash flow from investing activities	<u>(332,232)</u>	<u>(51,849)</u>	<u>(119,827)</u>	<u>(503,908)</u>
CHANGE IN CASH AND CASH EQUIVALENTS	(221,489)	(52,132)	(90,640)	(364,261)
CASH AND CASH EQUIVALENTS - beginning of year	<u>529,466</u>	<u>113,132</u>	<u>151,999</u>	<u>794,597</u>
CASH AND CASH EQUIVALENTS - end of year	<u>\$ 307,977</u>	<u>\$ 61,000</u>	<u>\$ 61,359</u>	<u>\$ 430,336</u>
RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES:				
Operating income	\$ (163,719)	\$ 10,829	\$ 29,187	\$ (123,703)
Adjustments to reconcile net income to net cash flow from operating activities:				
Depreciation	169,686	-	-	169,686
Changes in:				
Accounts receivable	91,236	-	-	91,236
Prepaid expenses	5,062	-	-	5,062
Accounts payable and accrued expenses	(2,634)	-	-	(2,634)
Transfer to operating fund	<u>11,112</u>	<u>(11,112)</u>	<u>-</u>	<u>-</u>
Net cash flow from operating activities	<u>\$ 110,743</u>	<u>\$ (283)</u>	<u>\$ 29,187</u>	<u>\$ 139,647</u>

The accompanying notes are an integral part of these exhibits.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Yates, New York)

SCHEDULE OF BOND INDEBTEDNESS AND RELATED PROJECT REPORTING INFORMATION (INCLUDED ON SUBSEQUENT PAGES)
FOR THE YEAR ENDED DECEMBER 31, 2011

<u>Name of Project</u>	<u>Principal Amount of Issue</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Outstanding Beginning of Year</u>	<u>Issued During Year</u>	<u>Paid During Year</u>	<u>Outstanding End of Year</u>
Soldiers & Sailors Hospital	\$ 1,300,000	5/1996	5/2016	\$ 176,042	\$ -	\$ 32,500	\$ 143,542
Clinton Crest Nursing Home	\$ 1,300,000	9/1998	8/2018	681,056	-	72,448	608,608
Soldiers & Sailors Hospital	\$ 9,050,000	6/1999	9/2021	5,521,720	-	373,517	5,148,203
Coach & Equipment	\$ 3,593,000	5/2000	N/A	1,113,309	-	1,113,309	-
Soldiers & Sailors Hospital	\$ 4,590,000	12/2000	9/2021	<u>2,942,579</u>	<u>-</u>	<u>177,601</u>	<u>2,764,978</u>
				<u>\$ 10,434,706</u>	<u>\$ -</u>	<u>\$ 1,769,375</u>	<u>\$ 8,665,331</u>

The accompanying notes are an integral part of these exhibits.

IDA Projects

1.

General Project Information

Project Code: 570110002A
Project Type: Straight Lease
Project Name: 240 North Avenue, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,200,000.00
Benefited Project Amount: \$1,200,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/20/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 240 North Avenue
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 29
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000
Annualized salary Range of Jobs to be Created: 19,000 To: 35,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: 240 North Avenue, LLC
Address Line1: 4 Centre Drive
Address Line2:
City: ORCHARD PARK
State: NY
Zip - Plus4: 14127
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

2.

General Project Information

Project Code: 57010601A
Project Type: Straight Lease
Project Name: AES, Greenidge, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$11,000,000.00
Benefited Project Amount: \$11,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/15/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2006

or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:

Notes: Acquisition and installation of
equipment for new emission upgrades to
power plant. We were mediator between
AES and municipalites to prevent a lawsu

Location of Project

Address Line1: 590 Plant Road
Address Line2:
City: DRESDEN
State: NY
Zip - Plus4: 14441
Province/Region:
Country: USA

Applicant Information

Applicant Name: AES Greenidge, LLC
Address Line1: 590 Plant Road
Address Line2: PO Box 187
City: DRESDEN
State: NY
Zip - Plus4: 14441
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$297,860.9
Local Property Tax Exemption: \$168,908.46
School Property Tax Exemption: \$528,500
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$995,269.36
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$297,860.9	\$297,860.9
Local PILOT:	\$168,908.46	\$168,908.46
School District PILOT:	\$528,500	\$528,500
Total PILOTS:	\$995,269.36	\$995,269.36

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 48
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be
created.(at Current market rates): 70,000
Annualized salary Range of Jobs to be Created: 70,000 To: 70,000
Original Estimate of Jobs to be Retained: 48
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 70,000
Current # of FTEs: 22
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (26)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 4102011
Project Type: Straight Lease
Project Name: BWF Holdings, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$2,210,000.00
Benefited Project Amount: \$2,210,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 05/18/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 10/05/2011

or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:

Notes: Construction of multi commodity tasting facility. There are no jobs listed as of yet, as the project is still under construction.

Location of Project

Address Line1: 5428 Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Applicant Information

Applicant Name: BWF Holdings, LLC
Address Line1: 22 Castle Street
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$88,400
Local Sales Tax Exemption: \$88,400
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$14,400
Total Exemptions: \$191,200.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$191,200

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 11
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 57010501A
Project Type: Straight Lease
Project Name: CASP, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$900,000.00
Benefited Project Amount: \$900,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/21/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 07/22/2003

or Leasehold Interest:
Year Financial Assitance is 2020

planned to End:
Notes: Construction of new addition and
installation of equipment for addition
to manufacturing facility of low acid
dairy products. Amounts for property tax

Location of Project

Address Line1: PO BOX 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: CASP, LLC
Address Line1: PO Box 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 7
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be
created.(at Current market rates): 52,000
Annualized salary Range of Jobs to be Created: 52,000 To: 52,000
Original Estimate of Jobs to be Retained: 7
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 52,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (7)

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

5.

General Project Information

Project Code: 57010303A
Project Type: Straight Lease
Project Name: CASP, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$3,200,000.00
Benefited Project Amount: \$3,200,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/20/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 08/04/2005

or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

Notes: Construction and purchase of equipment
for a new facility to process low acid
dairy products. Property taxes
submitted on Project #57010801A. FTE and

Location of Project

Address Line1: PO BOX 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: CASP, LLC
Address Line1: PO Box 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be
created.(at Current market rates): 52,000
Annualized salary Range of Jobs to be Created: 52,000 To: 52,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 52,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

6.

General Project Information

Project Code: 57010801A
Project Type: Straight Lease
Project Name: CASP, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$527,500.00
Benefited Project Amount: \$527,500.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/16/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/2008

or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

Notes: Construction of a wastewater treatment facility. This project rolls 57010303A and 57010501A to one.

Location of Project

Address Line1: PO Box 217
Address Line2: Horizon Business Park
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: CASP, LLC
Address Line1: PO Box 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$21,891.44
Local Property Tax Exemption: \$59,488.33
School Property Tax Exemption: \$37,189.47
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$118,569.24
Total Exemptions Net of RPTL Section 485-b: \$81,396.26

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$294.99	\$294.99
Local PILOT:	\$639.19	\$639.19
School District PILOT:	\$668.03	\$668.03
Total PILOTS:	\$1,602.21	\$1,602.21

Net Exemptions: \$116,967.03

Project Employment Information

of FTEs before IDA Status: 10
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
Original Estimate of Jobs to be Retained: 10
Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,500
Current # of FTEs: 31
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 57019801A
Project Type: Bonds/Notes Issuance
Project Name: Clinton Crest Manor

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$1,300,000.00
Benefited Project Amount: \$1,300,000.00
Bond/Note Amount: \$1,300,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/20/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 09/30/1998
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:

Notes: To refinance current debt to better
serve the elderly adult care facility.

Location of Project

Address Line1: 411 Clinton Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Harpending House, Inc.
Address Line1: 411 Clinton Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 7
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 7
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 22,900
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: Yes

IDA Projects

8.

General Project Information

Project Code: 57010001A
Project Type: Bonds/Notes Issuance
Project Name: Coach & Equipment Manufacturing

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$3,593,000.00
Benefited Project Amount: \$3,593,000.00
Bond/Note Amount: \$3,593,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Taxable

Not For Profit: No
Date Project Approved: 01/17/2000
IDA Took Title Yes

to Property:
Date IDA Took Title 05/03/2000

or Leasehold Interest:
Year Financial Assitance is 2020

planned to End:
Notes: To build a new manufcturing facility to
process bus bodies.

Location of Project

Address Line1: PO Box 36
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Coach & Equipment Manufacturing Co
Address Line1: PO Box 36
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,307.58
Local Property Tax Exemption: \$26,359.06
School Property Tax Exemption: \$18,392.26
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$55,058.90
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,878.91	\$6,878.91
Local PILOT:	\$19,055.16	\$19,055.16
School District PILOT:	\$12,476.62	\$12,476.62
Total PILOTS:	\$38,410.69	\$38,410.69

Net Exemptions: \$16,648.21

Project Employment Information

of FTEs before IDA Status: 79
Original Estimate of Jobs to be created: 16
Average estimated annual salary of jobs to be
created.(at Current market rates): 22,000
Annualized salary Range of Jobs to be Created: 22,000 To: 22,000
Original Estimate of Jobs to be Retained: 79
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 22,000
Current # of FTEs: 111
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 32

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 57010403A
Project Type: Straight Lease
Project Name: Dundee Foods LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,300,000.00
Benefited Project Amount: \$1,300,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2004

or Leasehold Interest:
Year Financial Assitance is 2020

planned to End:
Notes: Reconstruction and renovation of a closed facility to produce vinegars and other food processing.

Location of Project

Address Line1: 815 West Whitney Road
Address Line2:
City: FAIRPORT
State: NY
Zip - Plus4: 14450
Province/Region:
Country: USA

Applicant Information

Applicant Name: LiDestri Foods/Dundee Foods
Address Line1: 815 West Whitney Road
Address Line2:
City: FAIRPORT
State: NY
Zip - Plus4: 14450
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,551
Local Property Tax Exemption: \$3,655
School Property Tax Exemption: \$8,140.83
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$13,346.83
Total Exemptions Net of RPTL Section 485-b: \$3,916.16

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,543.36	\$2,543.36
Local PILOT:	\$885.68	\$885.68
School District PILOT:	\$5,158.41	\$5,158.41
Total PILOTS:	\$8,587.45	\$8,587.45

Net Exemptions: \$4,759.38

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 14,600
Annualized salary Range of Jobs to be Created: 14,600 To: 35,360
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 13,026
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information _____

Project Code: 57010707A
Project Type: Straight Lease
Project Name: Empire Pipeline

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$35,600,000.00
Benefited Project Amount: \$35,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/18/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 07/26/2007
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: "Acquisition, construction & equipping on land 24" pipe for natural gas pipeline." Pipeline not completed until after taxable status date.

Location of Project _____

Address Line1: 6363 Main Street
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221 - 5887
Province/Region:
Country: USA

Applicant Information _____

Applicant Name: Empire State Pipeline
Address Line1: 6363 State Pipeline
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221 5887
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information _____ 10.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$35,805.68
Local Property Tax Exemption: \$66,606.59
School Property Tax Exemption: \$133,987.72
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$236,399.99
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information _____

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$35,805.68	\$35,805.68
Local PILOT:	\$66,606.59	\$66,606.59
School District PILOT:	\$133,987.72	\$133,987.72
Total PILOTS:	\$236,399.99	\$236,399.99

Net Exemptions: \$0

Project Employment Information _____

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status _____

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 57010302A
Project Type: Straight Lease
Project Name: Esperanza Properties, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$4,000,000.00
Benefited Project Amount: \$2,188,080.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/21/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2003

or Leasehold Interest:
Year Financial Assitance is 2015

planned to End:
Notes: "Rehabilitate a historic landmark into
an upper scale inn, restaurarant and
banquet hall". The mortgage recording
tax was for a refinance for upgrades and

Location of Project

Address Line1: 3456 Rt. 54A
Address Line2:
City: BLUFF POINT
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Applicant Information

Applicant Name: Esperanza Properties, LLC
Address Line1: 3456 Rt. 54A
Address Line2:
City: BLUFF POINT
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$18,204.41
Local Property Tax Exemption: \$6,875.47
School Property Tax Exemption: \$29,211.64
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$54,291.52
Total Exemptions Net of RPTL Section 485-b: \$2,642.59

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,742.16	\$12,742.16
Local PILOT:	\$4,812.48	\$4,812.48
School District PILOT:	\$24,696.58	\$24,696.58
Total PILOTS:	\$42,251.22	\$42,251.22

Net Exemptions: \$12,040.3

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be
created.(at Current market rates): 12,105
Annualized salary Range of Jobs to be Created: 12,105 To: 12,105
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 12,105
Current # of FTEs: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

12.

General Project Information

Project Code: 57019903A
Project Type: Straight Lease
Project Name: Glenora Wine Cellars, Inc.

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$6,086,265.00
Benefited Project Amount: \$6,086,265.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/19/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 12/21/1999
or Leasehold Interest:
Year Financial Assitance is 2010
planned to End:

Notes: Construction of a lodging facility and
conference center.

Location of Project

Address Line1: 5435 Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Applicant Information

Applicant Name: Glenora Wine Cellars, Inc
Address Line1: 5435 Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$21,091.25
Local Property Tax Exemption: \$13,331.98
School Property Tax Exemption: \$37,316.2
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$71,739.43
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$21,091.25	\$21,091.25
Local PILOT:	\$13,331.98	\$13,331.98
School District PILOT:	\$37,316.2	\$37,316.2
Total PILOTS:	\$71,739.43	\$71,739.43

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 12
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be
created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
Original Estimate of Jobs to be Retained: 12
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 40,000
Current # of FTEs: 35
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 23

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

13.

General Project Information

Project Code: 57010301A
Project Type: Bonds/Notes Issuance
Project Name: Keuka College

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$9,800,000.00
Benefited Project Amount: \$9,800,000.00
Bond/Note Amount: \$9,800,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/17/1991
IDA Took Title Yes
to Property:
Date IDA Took Title 08/22/1991

or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:

Notes: Reconstruction and equipment for
rehabilitation of building on college
campus.

Location of Project

Address Line1: Central Ave.
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Applicant Information

Applicant Name: Keuka College
Address Line1: Central Avenue
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 173
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 173
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 41,500
Current # of FTEs: 173
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

14.

General Project Information

Project Code: 57010402A
Project Type: Bonds/Notes Issuance
Project Name: Keuka College

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$1,200,000.00
Benefited Project Amount: \$1,200,000.00
Bond/Note Amount: \$1,200,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/19/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 09/14/2000
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:

Notes: Reconstruction and equipment for
rehabilitation of building on college
campus.

Location of Project

Address Line1: Central Ave.
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Applicant Information

Applicant Name: Keuka College
Address Line1: Central Avenue
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 151
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 151
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 41,500
Current # of FTEs: 151
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

15.

General Project Information

Project Code: 57010701A
Project Type: Bonds/Notes Issuance
Project Name: Keuka College

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$10,000,000.00
Bond/Note Amount: \$10,000,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/28/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 05/02/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:

Notes: Renovation of historic Ball Hall on the
Keuka College Campus.

Location of Project

Address Line1: Central Avenue
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Applicant Information

Applicant Name: Keuka College
Address Line1: Central Avenue
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 184
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 184
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 41,500
Current # of FTEs: 184
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

16.

General Project Information

Project Code: 57010901A
Project Type: Straight Lease
Project Name: Lake Street Plaza/Seancony LP

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$170,550.00
Benefited Project Amount: \$170,550.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/23/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 07/10/2008
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: This projet was for construction of a department store. The Plaza owner leases to the department store. The Plaza owner has no employees in NYS. The

Location of Project

Address Line1: 220 Lake Street Plaza
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Seancony LP
Address Line1: 2304 Brodhead Rd.
Address Line2:
City: ALIQUIPPA
State: PA
Zip - Plus4: 15001
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,172.26
Local Property Tax Exemption: \$3,184.7
School Property Tax Exemption: \$1,990.93
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$6,347.89
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,156.94	\$16,156.94
Local PILOT:	\$51,559.64	\$51,159.64
School District PILOT:	\$0	\$0
Total PILOTS:	\$67,716.58	\$67,316.58

Net Exemptions: -\$61,368.69

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 22,000
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

17.

General Project Information

Project Code: 57011001A
Project Type: Straight Lease
Project Name: New Beginnings

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$600,000.00
Benefited Project Amount: \$600,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/17/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 03/29/2010

or Leasehold Interest:
Year Financial Assitance is 2013

planned to End:
Notes: 39 Lot House Development in Village of Dundee.

Location of Project

Address Line1: 9 Brown Blvd.
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Applicant Information

Applicant Name: Paul A. Brown
Address Line1: 4571 Pre Emption Road
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$960
Local Property Tax Exemption: \$607
School Property Tax Exemption: \$1,819
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,386.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$3,386

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 720
Annualized salary Range of Jobs to be Created: 720 To: 18,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 2,845.25
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

18.

General Project Information

Project Code: 57010902A
Project Type: Straight Lease
Project Name: Oak Hill Bulk Foods, Inc.

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$352,500.00
Benefited Project Amount: \$352,500.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/02/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 07/02/2009

or Leasehold Interest:
Year Financial Assitance is 2020

planned to End:
Notes: Expansion of a bulk food store and
addition of a cafe.

Location of Project

Address Line1: 3173 Route 14A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Oak Hill Bulk Foods, Inc.
Address Line1: 3173 Route 14A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,297
Local Property Tax Exemption: \$560
School Property Tax Exemption: \$2,303
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$4,160.00
Total Exemptions Net of RPTL Section 485-b: \$890.93

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$406.5	\$406.5
Local PILOT:	\$175.42	\$175.42
School District PILOT:	\$722.04	\$722.04
Total PILOTS:	\$1,303.96	\$1,303.96

Net Exemptions: \$2,856.04

Project Employment Information

of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be
created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 16,000 To: 24,900
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 30,000
Current # of FTEs: 15
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 9

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

19.

General Project Information

Project Code: 01012011
Project Type: Straight Lease
Project Name: Penn Yan Hospitality

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$800,838.00
Benefited Project Amount: \$800,838.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/21/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2011
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Expansion of Best Western.

Location of Project

Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Penn Yan Hospitality Group, LLC
Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$32,033.54
Local Sales Tax Exemption: \$32,033.54
County Real Property Tax Exemption: \$5,179.1
Local Property Tax Exemption: \$14,071.48
School Property Tax Exemption: \$8,796.04
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$92,113.70
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,646.1	\$2,646.1
Local PILOT:	\$5,792.4	\$5,792.4
School District PILOT:	\$10,287.52	\$10,287.52
Total PILOTS:	\$18,726.02	\$18,726.02

Net Exemptions: \$73,387.68

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 20,000 To: 20,000
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,000
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 45
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

20.

General Project Information

Project Code: 57010401A
Project Type: Straight Lease
Project Name: Penn Yan Hospitality Group, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$3,282,200.00
Benefited Project Amount: \$3,282,200.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/17/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 11/10/2004
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:

Notes: Construction of a hotel and guest suite.This project rolled into 01012011. All tax exemptions, PILOT and FTE reportted on 01012011.

Location of Project

Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Penn Yan Hospitality
Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 20,000 To: 20,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,000
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 9

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

21.

General Project Information

Project Code: 222011
Project Type: Straight Lease
Project Name: REI REI, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$249,500.00
Benefited Project Amount: \$249,500.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/17/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2011

or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:

Notes: Renovation to a building to become a multi tenant facility for retail, housing, etc.

Location of Project

Address Line1: 111 Liberty Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Cindy Rosato
Address Line1: 120 Carverdale Drive
Address Line2:
City: ROCHESTER
State: NY
Zip - Plus4: 14618
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$5,819
Local Sales Tax Exemption: \$5,819
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$11,638.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$11,638

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 6
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

22.

General Project Information

Project Code: 57019901A
Project Type: Straight Lease
Project Name: Seneca Flight Operations

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$1,000,000.00
Benefited Project Amount: \$1,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/19/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 05/06/1999

or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:

Notes: "Construction and expansion of airport facility to include hangar, vehicle parking, aircraft ramp and fueling facility."

Location of Project

Address Line1: Seneca Foods Corporation
Address Line2: 3736 South Main Street
City: MARION
State: NY
Zip - Plus4: 14505
Province/Region:
Country: USA

Applicant Information

Applicant Name: Seneca Foods Corporation
Address Line1: 3736 South Main Street
Address Line2:
City: MARION
State: NY
Zip - Plus4: 14505
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,912
Local Property Tax Exemption: \$2,515
School Property Tax Exemption: \$10,040
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$18,467.00
Total Exemptions Net of RPTL Section 485-b: \$1,645.40

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,602.12	\$6,602.12
Local PILOT:	\$2,027.1	\$2,027.1
School District PILOT:	\$8,191.75	\$8,191.75
Total PILOTS:	\$16,820.97	\$16,820.97

Net Exemptions: \$1,646.03

Project Employment Information

of FTEs before IDA Status: 26
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 50,000 To: 50,000
Original Estimate of Jobs to be Retained: 26
Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000
Current # of FTEs: 14
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (12)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

23.

General Project Information

Project Code: 57019902A
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$9,050,000.00
Benefited Project Amount: \$9,050,000.00
Bond/Note Amount: \$9,050,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/28/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 12/14/2000

or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:

Notes: Homestead refinancing and refurbishment
of units 1 & 2. FTE jobs are reported
on Project # 57019902A

Location of Project

Address Line1: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 48
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 48
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 29,182.55
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (48)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

24.

General Project Information

Project Code: 57010003B
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$4,590,000.00
Benefited Project Amount: \$4,590,000.00
Bond/Note Amount: \$4,590,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/20/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 05/30/1996
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:

Notes: Homestead Kitchen and dining room renovation. Multiple impaired unit renovation.

Location of Project

Address Line1: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 197
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 197
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,182.55
Current # of FTEs: 170
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (27)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

25.

General Project Information

Project Code: 57019601A
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$1,300,000.00
Benefited Project Amount: \$1,300,000.00
Bond/Note Amount: \$130,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/25/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/29/1999
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:

Notes: Construction of outpatient mental health facility

Location of Project

Address Line1: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 24
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 24
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,182.55
Current # of FTEs: 18
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (6)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

26.

General Project Information

Project Code: 57010903A
Project Type: Straight Lease
Project Name: TLM Excavating & Associates

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$880,000.00
Benefited Project Amount: \$880,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/04/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 09/04/2009
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:

Notes: Construction of housing with services needed in this area.

Location of Project

Address Line1: 3134 Skyline Drive
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: TLM Excavating & Assoc.
Address Line1: 3134 Skyline Drive
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$20,779.8
Local Sales Tax Exemption: \$20,779.8
County Real Property Tax Exemption: \$380
Local Property Tax Exemption: \$144
School Property Tax Exemption: \$644
Mortgage Recording Tax Exemption: \$4,750
Total Exemptions: \$47,477.60
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$607.62	\$607.62
School District PILOT:	\$2,660.02	\$2,660.02
Total PILOTS:	\$3,267.64	\$3,267.64

Net Exemptions: \$44,209.96

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 15,000
Annualized salary Range of Jobs to be Created: 15,000 To: 18,000
Original Estimate of Jobs to be Retained: 3
Estimated average annual salary of jobs to be retained.(at Current Market rates): 18,000
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 28
Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

27.

General Project Information

Project Code: 57011003A
Project Type: Straight Lease
Project Name: Winery Properties, LLC

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$2,922,375.00
Benefited Project Amount: \$2,922,375.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/21/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 11/30/2010

or Leasehold Interest:
Year Financial Assitance is 2030

planned to End:
Notes: Construction of a winery, hospitality,
cafe and gift shop. CUrrent # of FTE is
zero because they are not going to open
until June 1, 2011.

Location of Project

Address Line1: 6148 State Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Applicant Information

Applicant Name: Matthew & Sandra Downey
Address Line1: 5236 Cazenovia Terrace
Address Line2:
City: CAZENOVIA
State: NY
Zip - Plus4: 13035
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$26,213.1
Local Sales Tax Exemption: \$26,213.1
County Real Property Tax Exemption: \$756.4
Local Property Tax Exemption: \$478.24
School Property Tax Exemption: \$1,432.86
Mortgage Recording Tax Exemption: \$11,293.8
Total Exemptions: \$66,387.50
Total Exemptions Net of RPTL Section 485-b: \$2,667.50

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$66,387.5

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be
created.(at Current market rates): 13,186
Annualized salary Range of Jobs to be Created: 5,072 To: 40,200
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 0
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 24
Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: No
The project receives no tax exemptions: No

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

March 21, 2012

To the Board of Directors of
Yates County Industrial Development Agency:

We have audited the financial statements of the business-type activities of Yates County Industrial Development Agency (the Agency), a New York Public Benefit Corporation and a discretely presented component unit of Yates County, New York as of and for the year ended December 31, 2011, which collectively comprise Yates County Industrial Development Agency's basic financial statements and have issued our report thereon dated March 21, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States 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 Yates County Industrial Development 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 Yates County Industrial Development Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Yates County Industrial Development 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 entity'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 material weaknesses, as defined above.

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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***

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Yates County Industrial Development Agency's financial statements are free of 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*.

This report is intended solely for the information and use of management, Board of Directors, and others within the entity and is not intended to be and should not be used by anyone other than these specified parties.