

**GENESEE VALLEY REGIONAL MARKET AUTHORITY
(AN ENTERPRISE FUND OF NEW YORK STATE)**

FINANCIAL STATEMENTS

MARCH 31, 2012



INDEPENDENT AUDITORS' REPORT

Board of Directors
Genesee Valley Regional Market Authority
Rochester, New York

We have audited the accompanying balance sheets of Genesee Valley Regional Market Authority, an enterprise fund of New York State, as of March 31, 2012 and 2011, and the related statements of revenues, expenses, and changes in net assets, and cash flows for the years then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes 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 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.

As discussed in Note 1, the financial statements present only Genesee Valley Regional Market Authority and do not purport to, and do not, present fairly the financial position of New York State as of March 31, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Genesee Valley Regional Market Authority as of March 31, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules on pages 14 - 16 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information 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 of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2012, on our consideration of the Genesee Valley Regional Market Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in consideration of the results of our audit.

EFP Rotenberg, LLP

EFP Rotenberg, LLP
Rochester, New York
June 21, 2012

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Balance Sheets
March 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 784,204	\$ 1,304,700
Short term investments	722,975	564,350
Other receivables	30,036	23,333
Prepaid expenses	77,297	73,550
Total current assets	1,614,512	1,965,933
Property and Equipment - Net	15,536,664	14,565,889
Other Assets		
Post-retirement benefit	244,456	246,619
Total Assets	\$ 17,395,632	\$ 16,778,441
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable	\$ 218,702	\$ 11,346
Accrued expenses	35,045	26,580
Unearned revenue	65,876	14,826
Deposits	4,483	4,483
Total Liabilities	324,106	57,235
Net Assets		
Unrestricted	523,887	796,305
Restricted - expendable	1,010,975	1,359,012
Invested in capital assets	15,536,664	14,565,889
Total net assets	17,071,526	16,721,206
Total Liabilities and Net Assets	\$ 17,395,632	\$ 16,778,441

The accompanying notes are an integral part of these financial statements.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Statements of Revenues, Expenses, and Changes in Net Assets
For the Years Ended March 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating Revenues		
Rental income	\$ 2,895,174	\$ 2,815,848
Operating Expenses	<u>1,700,780</u>	<u>1,589,671</u>
Operating Income	1,194,394	1,226,177
Non-Operating Revenue	26,951	162,142
Non-Operating Expense	<u>(871,025)</u>	<u>(47,276)</u>
Change in Net Assets	350,320	1,341,043
Net Assets - Beginning	16,721,206	27,380,163
Less: New York State Cash Assessment	<u>-</u>	<u>12,000,000</u>
Net Assets - Ending	<u>\$ 17,071,526</u>	<u>\$ 16,721,206</u>

The accompanying notes are an integral part of these financial statements.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Statements of Cash Flows
For the Years Ended March 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash Flows from Operating Activities		
Cash received for services provided	\$ 2,939,521	\$ 2,816,039
Cash paid for contractual expenses	(286,844)	(991,378)
Cash paid for personnel services and benefits	(285,753)	(283,361)
Net cash flows from operating activities	<u>2,366,924</u>	<u>1,541,300</u>
Cash Flows from Non-Capital Financing Activities		
Other non-operating revenue received	<u>1,030</u>	<u>2,615</u>
Cash Flows from Capital and Related Financing Activities		
New York State cash assessment	-	(12,000,000)
Non-operating expense	(864,333)	-
Fixed asset additions	(1,891,413)	(1,438,792)
Net cash flows from capital and related financing activities	<u>(2,755,746)</u>	<u>(13,438,792)</u>
Cash Flows from Investing Activities		
Purchase of investments	(703,337)	(2,300,000)
Maturity of investments	544,712	12,768,999
Interest income received	25,921	159,527
Net cash flows from investing activities	<u>(132,704)</u>	<u>10,628,526</u>
Net Change in Cash and Cash Equivalents	(520,496)	(1,266,351)
Cash and Cash Equivalents - Beginning	<u>1,304,700</u>	<u>2,571,051</u>
Cash and Cash Equivalents - Ending	<u>\$ 784,204</u>	<u>\$ 1,304,700</u>
Reconciliations of Operating Income to Net Cash Flows from Operating Activities		
Operating income	\$ 1,194,394	\$ 1,226,177
Adjustments		
Depreciation	920,638	796,414
Loss on abandonment	(6,692)	(47,276)
Changes		
Other receivables	(6,703)	33,256
Prepaid expenses	(3,747)	(2,638)
Post-retirement benefit obligation	2,163	(348,129)
Accounts payable	207,356	(70,979)
Accrued expenses	8,465	(12,459)
Unearned revenue	51,050	(33,066)
Net cash flows from operating activities	<u>\$ 2,366,924</u>	<u>\$ 1,541,300</u>

The accompanying notes are an integral part of these financial statements.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Notes to Financial Statements

Note 1. Summary of Significant Accounting Policies and Scope of Business

Scope of Business - The Authority is a tax exempt public benefit corporation created by a 1951 act of the New York State Legislature. The Authority is a lessor of buildings and land located in the area of Jefferson and East Henrietta Roads in the Town of Henrietta, New York. The lease terms vary, expiring in various years through 2049.

Method of Accounting - The Authority maintains its books and prepares its financial statements on the accrual basis of accounting.

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

Basis of Presentation - The accounts of New York State are organized on the basis of funds and account groups. A fund is a separate accounting entity with a self-balancing set of accounts.

Proprietary Funds are used to account for ongoing organizations or activities which are similar to those often found in the private sector. The measurement focus is upon determination of net income, financial position, and changes in cash flow. Enterprise Funds are Proprietary Funds used to report any activity for which a fee is charged to external users for goods or services. The Authority is an Enterprise Fund.

The Authority applies all GASB pronouncements as well as the Financial Accounting Standards Board pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

Cash and Cash Equivalents - Cash and cash equivalents include time deposits, money market accounts, and any highly liquid debt instruments with original maturities of three months or less.

Investments - Investments are stated at costs, which approximates fair value, and consists of bonds and certificates of deposit with a maturity in excess of three month at the time of purchase.

Concentration of Credit Risk - The Authority maintains its cash accounts in financial institutions located in upstate New York. These balances are insured up to the FDIC limit. To the extent that balances exceed this amount, the Authority has adopted an investment policy whereby the uninsured amounts can be secured in one of the three following ways:

- I. By a pledge of "eligible securities" with an aggregate "market value" equal to the aggregate amount of deposit.

All such Eligible Securities used for collateralizing deposits shall be held by the depository bank or trust company subject to security and custodial agreements. The security agreement shall:

- a. Provide that eligible securities are being pledged to secure Authority deposits together with agreed upon interest, if any, and any costs or expenses arising out of the collection of such deposits upon default;
- b. State the conditions under which the securities may be sold, presented for payment, substituted, or released, and the events which will enable the Authority to exercise its rights against the pledged securities.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
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Notes to Financial Statements

- c. State that securities held by the bank or trust company, or agent of, and custodian for, the Authority, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities; and
 - d. Provide that the securities are held solely for the benefit of the Authority, and the custodian shall make no claim to any such securities.
- II. By an eligible "Irrevocable Letter of Credit" issued by a qualified bank other than the bank with the deposits in favor of the Authority for a term not to exceed 90 days with an aggregate value equal to 140% of the aggregate amount of deposits and the agreed upon interest, if any.
- III. By an eligible surety bond payable to the Authority for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by an insurance company authorized to do business in New York State, whose claims - paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations.

As of March 31, 2012 and 2011, the Authority's financial institutions had sufficient collateral to satisfy the Authority's investment policy.

Property, Equipment, and Depreciation - Property, equipment, and other fixed assets are carried at cost. Depreciation is calculated using the straight-line method over estimated useful lives as follows:

Buildings and improvements	10 - 30 Years
Land improvements	15 - 30 Years
Operating tools and equipment	5 - 10 Years
Vehicles	5 Years
Office furniture and equipment	5 - 10 Years

Net Asset Classifications - Net assets are classified into the following components:

- *Unrestricted Net Assets* - Amount that is left over after reporting net assets as either invested in capital assets or restricted net assets.
- *Restricted - Expendable Net Assets* - New York State legislation requires the Authority to encumber an amount that is strictly available to support agricultural related projects and programs in the nine county region around Rochester, New York. The Authority will provide funding directly to applicants approved jointly by the New York State Department of Agriculture and the Authority's Board of Directors. At March 31, 2012 and 2011, the restricted - expendable net assets were \$1,010,975 and \$1,395,012, respectively.
- *Invested in Capital Assets* - Includes the net book value of all capital assets less the outstanding balances of bonds, mortgages, notes, and other debt used to acquire, construct, or improve those assets.

Revenue Recognition - Rental income is recognized monthly per the lease terms with the tenants. Amounts due from tenants are recorded as rent receivable. Amounts prepaid from tenants are recorded as unearned revenue.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
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Operating Revenues and Expenses - Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

Note 2. Property and Equipment

Property and equipment consisted of the following at March 31:

	<u>2012</u>	<u>2011</u>
Property Held for Lease		
Buildings and improvements	\$ 21,107,956	\$ 20,399,974
Land improvements	5,030,770	4,566,507
	<u>26,138,726</u>	<u>24,966,481</u>
Accumulated depreciation:		
Buildings and improvements	(8,175,229)	(7,554,905)
Land improvements	(3,643,583)	(3,373,542)
	<u>(11,818,812)</u>	<u>(10,928,447)</u>
Capital assets not being depreciated:		
Land	382,534	382,534
Construction-in-progress	689,079	18,921
Net property held for lease	<u>15,391,527</u>	<u>14,439,489</u>
Property Used in Operations		
Vehicles	171,417	171,296
Operating tools and equipment	248,810	246,577
Office furniture and equipment	49,374	48,775
	<u>469,601</u>	<u>466,648</u>
Accumulated depreciation:		
Vehicles	(161,853)	(157,630)
Operating tools and equipment	(117,427)	(138,788)
Office furniture and equipment	(45,184)	(43,830)
Net property used in operations	<u>145,137</u>	<u>126,400</u>
Total property and equipment	<u>\$ 15,536,664</u>	<u>\$ 14,565,889</u>

Note 3. Postemployment Benefits Other Than Pensions

Plan Description - The Authority administers a single-employer defined benefit healthcare plan ("the Retiree Health Plan"). The plan provides medical insurance for eligible retirees and their spouses. The plan is not a written plan, but has been approved by the board of directors. A retiring employee is provided a benefit from the Authority provided that the employee has a minimum of twenty years of service, has attained age 62, and is employed by the Authority at the time of retirement.

Funding Policy - The Authority will pay the cost of the Preferred Care Gold coverage plus a monthly payment of \$125 to the retiree to cover other medical expenses.

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Notes to Financial Statements

Annual OPEB Cost and Net OPEB Obligation - The Authority's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC). The Authority has elected to calculate the ARC and related information using the Entry Age Actuarial Accrued Liability Cost Method. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Authority's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Authority's net OPEB obligation to the Retiree Health Plan:

Annual required contribution	\$ 2,260
Interest on net OPEB obligation	(8,632)
Adjustment to annual required contribution	<u>8,535</u>
Annual OPEB Costs	2,163
Contributions made	<u>-</u>
Increase in net OPEB obligation	2,163
Net OPEB obligation (prepaid) - beginning of year	<u>(246,619)</u>
Net OPEB obligation (prepaid) - end of year	<u>\$ (244,456)</u>

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year ended March 31, 2012 and the two preceding fiscal years were as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation (Prepaid)</u>
3/31/10	\$ 27,655	66.4%	\$ 101,510
3/31/11	\$ 3,711	100.0%	\$ (246,619)
3/31/12	\$ 4,313	0.0%	\$ (244,456)

Funded Status and Funding Progress. The actuarial accrued liability for benefits was \$277,844 and \$285,034 at March 31, 2012 and 2011, respectively, all of which was funded.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Notes to Financial Statements

Methods and Assumptions - The following actuarial assumptions were made:

- Retirement age for active employees - Based on the historical average retirement age for the covered group, active plan members were assumed to retire at age 60, or at the first subsequent year in which the member would qualify for benefits.
- Marital status - For purposes of valuing the post-retirement benefits under the plan, 85% of active participants are assumed to be married with males three years older than their female spouses.
- Mortality - Life expectancies were based on mortality tables from RP2000 Mortality Table with separate rates for males and females.
- Turnover - Non-group-specific age-based turnover data was used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.
- Healthcare cost trend rate - 3.0% compounded annually.
- Investment return - 3.50% compounded annually.
- Salary Increase - 4.0% compounded annually.

Schedule of Funding Progress for the Post Retirement Benefit

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability (AAL) - Entry Age</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a Percentage of Covered Payroll</u>
	(a)	(b)	(b - a)	(a / b)	(c)	((b - a) / c)
3/31/12	\$316,662	\$ 277,844	(\$38,818)	114.0%	n/a	n/a
3/31/11	\$334,000	\$ 285,034	(\$48,966)	117.2%	n/a	n/a

Note 4. Retirement Benefits

Plan Description - The Authority participates in the New York and Local Employees' Retirement System (the System). This 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 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, New York 12244.

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Notes to Financial Statements

Funding Policy - The System is noncontributory except for employees who joined the New York State and Local Employees' Retirement System after July 27, 1986 who contribute 3% of their salary. The State Legislature passed legislation in 2000 that suspends the 3% contribution for employees who have ten years or more of credited service. Additionally, members who meet certain eligibility requirements will receive one month additional service credit for each completed year of service up to a maximum of two additional years of service credit. 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 employees to the pension accumulation fund.

The Authority is required to contribute at an actuarially determined rate. The required contributions for the Authority for the current year and two preceding years were:

2012	\$	39,642
2011	\$	27,163
2010	\$	16,711

In addition to this, the Authority has adopted the New York State 403B deferred compensation plan for employees who meet certain age and eligibility requirements. The Authority does not match any employee deferrals.

Note 5. Future Minimum Rents

The Authority leases land, office space, and warehouse space on both short and long-term lease arrangements to various tenants. All of the leases are operating leases for accounting purposes.

The following is a schedule of future minimum rentals under leases at March 31, 2012, not including any unexercised renewal option increases:

2013	\$	2,697,000
2014		1,728,000
2015		908,000
2016		383,000
2017		132,000
Thereafter		107,000
Total	\$	<u>5,955,000</u>

Note 6. Other Matters

The Authority forwarded to New York State twelve million dollars of cash surplus during the fiscal year ended March 31, 2011. For the fiscal year ended March 31, 2012, the authority expended \$864,333 of the restricted - expendable net assets in assistance of the following agriculturally related businesses:

NYS Wine & Culinary	\$	250,000
Rochester Roots	\$	187,500
Wine and Grape Foundation	\$	175,000
Cornell Cooperative Extension	\$	150,000
Palcon Systems	\$	51,833
Western NY Maple Producers	\$	50,000



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

Board of Directors
Genesee Valley Regional Market Authority
Rochester, New York

We have audited the balance sheets - an enterprise fund of New York State, and the related statements of revenues, expenses and changes in net assets of Genesee Valley Regional Market Authority as of and for the year ended March 31, 2012, which collectively comprise Genesee Valley Regional Market Authority's basic financial statements and have issued our report thereon dated June 21, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of Genesee Valley Regional Market Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered Genesee Valley Regional Market Authority'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 Genesee Valley Regional Market Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Genesee Valley Regional Market Authority'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 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Genesee Valley Regional Market Authority'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*.

We noted certain matters that we have reported to the management of the Authority in a separate letter June 21, 2012.

This report is intended solely for the information and use of management, the Board of Directors of Genesee Valley Regional Market Authority, and the Office of the State Comptroller, and is not intended to be and should not be used by anyone other than these specified parties.

EFP Rotenberg, LLP

EFP Rotenberg, LLP
Rochester, New York
June 21, 2012

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Supplementary Schedules
For the Years Ended March 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>	<u>Increase (Decrease)</u>
Operating Expenses			
Advertising and promotion	\$ 6,152	\$ 17,046	\$ (10,894)
Auditing and accounting fees	13,000	11,499	1,501
Bad debt expense	-	960	(960)
Depreciation	920,638	796,414	124,224
Directors' fees and expense	8,326	5,664	2,662
Dues and subscriptions	3,929	2,763	1,166
Employees' travel and reimbursed expenses	903	167	736
Employer's health insurance contribution	40,169	41,536	(1,367)
Insurance	61,380	57,624	3,756
Legal fees	45,625	42,207	3,418
Local property tax assessments	74,821	82,227	(7,406)
Office supplies and expense	12,906	13,471	(565)
Other professional services	9,380	30,061	(20,681)
Payroll taxes	21,758	21,511	247
Refuse and snow removal	6,668	9,921	(3,253)
Repairs and maintenance	78,426	73,088	5,338
Salaries and wages	275,203	263,487	11,716
Security services	26,433	25,075	1,358
State retirement fund contribution	39,642	27,163	12,479
Supplies	11,099	9,539	1,560
Telephone	4,626	4,728	(102)
Truck and automotive expense	10,069	11,781	(1,712)
Utilities	29,627	41,739	(12,112)
Total operating expenses	<u>\$ 1,700,780</u>	<u>\$ 1,589,671</u>	<u>\$ 111,109</u>
Non-Operating Revenue			
Interest income	\$ 25,921	\$ 159,527	\$ (133,606)
Other fees and charges	1,030	2,615	(1,585)
Total non-operating revenue	<u>\$ 26,951</u>	<u>\$ 162,142</u>	<u>\$ (135,191)</u>
Non-Operating Expense			
Agricultural related business funding	\$ 864,333	\$ -	\$ 864,333
Loss on abandonment	6,692	47,276	(40,584)
Total non-operating expense	<u>\$ 871,025</u>	<u>\$ 47,276</u>	<u>\$ 823,749</u>

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Supplementary Schedules
For the Years Ended March 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>	<u>Increase (Decrease)</u>
Land Rent			
157 LaGrange Avenue, Inc. (Shaheen)	\$ 13,885	\$ 13,885	\$ -
1525 E. Henrietta (United Rentals)	25,000	25,000	-
975 Jefferson Road, LLC (Jodie Rose)	8,944	8,944	-
Andy Patel (Holiday Inn)	63,886	63,886	-
Ashland Oil (Valvoline)	14,767	14,685	82
B. Giambone & Co.	16,301	16,140	161
J.P. Morgan Chase	63,470	59,520	3,950
Clay Road Industrial Park, Inc.	17,049	17,049	-
DeCarolis Truck Rental, Inc.	32,129	32,129	-
Economy Self Storage	18,032	18,032	-
Econolodge (Best Western)	45,588	45,588	-
Fong Q. Lo and Chochiang Liou	18,367	18,367	-
Getinge/Castle, Inc.	5,499	5,352	147
Main Tire Exchange	21,910	21,910	-
Home Properties of New York	147,644	142,421	5,223
J & L Realty (Lou Bivone)	21,982	21,982	-
Lanovara Food Dist.	18,666	18,666	-
LLS Company (Lou Bivone)	25,080	22,800	2,280
Durhan Oldhan	20,242	18,859	1,383
Metzger Gear	17,527	17,527	-
Mike Papapanu (Hooters)	19,649	19,649	-
Monro Muffler	17,902	17,902	-
MCS of Monroe Co.	8,149	8,149	-
Norry Company	48,378	56,880	(8,502)
Palmer Food Services	18,646	18,646	-
Pittsford Realty Group	22,010	22,010	-
Ran - Lan Wayside, Ltd.	12,600	12,550	50
Reed Properties	10,687	10,687	-
Regional Industrial Park (Shaheen)	38,016	38,016	-
RG & E	36,789	32,848	3,941
Tim Horton	16,880	16,880	-
Spectrum Land Company	77,563	77,563	-
Sticky Lips	55,000	55,000	-
Jamestown Lodging	5,417	-	5,417
Tertrac	48,053	48,053	-
Total land rent	<u>1,051,707</u>	<u>1,037,575</u>	<u>14,132</u>
Administration building	118,944	112,121	6,823
Wholesale house #1 - annual and monthly tenants	105,818	105,818	-
Wholesale house #2 - Palmer Food	77,804	77,804	-
Wholesale House #6	78,445	73,381	5,064
Wholesale House #7	48,000	48,000	-
Building #1	153,592	138,461	15,131
Building #2	98,100	70,900	27,200
Building #3	46,340	45,823	517
Building #4	182,574	182,574	-
Building #5	92,347	87,991	4,356
Building #8	33,759	37,848	(4,089)
Building #11	110,250	111,113	(863)
Building #15	37,140	36,920	220
Building #16	73,581	76,239	(2,658)
Building #17	101,684	99,359	2,325
Building #18	70,498	71,748	(1,250)
Building #19	81,144	80,382	762
Building #20	138,000	138,000	-
Building # 21	75,377	74,980	397
Building # 22	31,630	16,931	14,699
120 Mushroom Blvd	81,895	85,640	(3,745)
Farm Market	605	-	605
Parking area	5,940	6,240	(300)
Total rental income	<u>\$ 2,895,174</u>	<u>\$ 2,815,848</u>	<u>\$ 79,326</u>

GENESEE VALLEY REGIONAL MARKET AUTHORITY
(An Enterprise Fund of New York State)
Supplementary Schedules
For the Years Ended March 31, 2012 and 2011

	2012 (Unaudited) Budget	2012 Actual	Over (Under) Budget
Operating Revenues			
Rental income	<u>\$ 2,969,453</u>	<u>\$ 2,895,174</u>	<u>\$ (74,279)</u>
Operating Expenses			
Advertising and promotion	5,500	6,152	652
Auditing and accounting fees	12,000	13,000	1,000
Consultant	4,000	5,423	1,423
Depreciation	-	(1) 920,638	920,638
Directors' fees and expenses	12,000	8,326	(3,674)
Dues and subscriptions	1,500	3,929	2,429
Employees' travel and reimbursed expenses	8,000	903	(7,097)
Employer's health insurance contribution	48,400	40,169	(8,231)
Insurance	60,000	61,380	1,380
Legal and engineer fees	27,300	45,625	18,325
Local property tax assessments	72,000	74,821	2,821
Office supplies and expense	7,000	12,906	5,906
Other professional services	5,000	3,957	(1,043)
Payroll taxes	43,000	21,758	(21,242)
Refuse and snow removal	6,000	6,668	668
Repairs and maintenance	28,000	78,426	50,426
Salaries and wages	318,000	275,203	(42,797)
Security services	31,000	26,433	(4,567)
State retirement fund contribution	40,000	39,642	(358)
Supplies	1,800	11,099	9,299
Telephone	4,200	4,626	426
Truck and automotive expense	16,500	10,069	(6,431)
Utilities	60,000	29,627	(30,373)
Total operating expenses	<u>811,200</u>	<u>1,700,780</u>	<u>889,580</u>
Non-Operating Revenue			
Other fees and charges	-	1,030	1,030
Interest income	9,500	25,921	16,421
Total non-operating revenue	<u>9,500</u>	<u>26,951</u>	<u>17,451</u>
Change in Net Assets *	<u>\$ 2,167,753</u>	<u>\$ 1,221,345</u>	<u>\$ (946,408)</u>

(1) The budget was adjusted for this non-cash item.

* The budget did not include the non-operating expenses.