

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

***BASIC FINANCIAL STATEMENTS
(AUDITED)***

FOR THE YEARS ENDED
DECEMBER 31, 2010 AND DECEMBER 31, 2009

SHARON DESCHAMBEAU, SECRETARY/TREASURER



Dave Yost • Auditor of State

Board of Directors
Community Improvement Corporation of Greenville
622 S. Broadway Street
Greenville, Ohio 45331

We have reviewed the *Independent Auditor's Report* of the Community Improvement Corporation of Greenville, Darke County, prepared by Julian & Grube, Inc., for the audit period January 1, 2009 through December 31, 2010. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Community Improvement Corporation of Greenville is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost
Auditor of State

June 2, 2011

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**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

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Julian & Grube, Inc.
Serving Ohio Local Governments

333 County Line Rd. West, Westerville, OH 43082 Phone: 614.846.1899 Fax: 614.846.2799

Independent Auditor's Report

Community Improvement Corporation of Greenville
622 S. Broadway Street
Greenville, Ohio 45331

To the Board of Directors:

We have audited the accompanying financial statements of the Community Improvement Corporation of Greenville, Darke County, Ohio (the Corporation), as of and for the years ended December 31, 2010 and December 31, 2009, which collectively comprise the Corporation's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require that we plan and perform the audit to reasonably assure 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 our audit provides a reasonable basis for our opinions.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 27, 2011, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our testing of internal control over financial reporting and compliance and the results of that testing. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*. You should read it in conjunction with this report in assessing the results of our audit.

Julian & Grube, Inc.
April 27, 2011

**BASIC
FINANCIAL STATEMENTS**

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2010 AND 2009

	2010	2009
Assets:		
Current assets:		
Cash and Cash Equivalents	\$ 159,528	\$ 368,240
Certificates of deposit	302,020	-
Receivables (net of allowance for uncollectables):		
Accrued interest	264	-
Total current assets	461,812	368,240
Non-current assets:		
Nondepreciable capital assets	921,988	1,013,168
Depreciable capital assets, net.	14,970	16,121
Total noncurrent assets	936,958	1,029,289
Total assets	1,398,770	1,397,529
Net Assets:		
Unrestricted	1,398,770	1,397,529
Total net assets	\$ 1,398,770	\$ 1,397,529

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2010

	Unrestricted
Revenues:	
Interest	\$ 3,776
Gain on Sale of Development Land	104,506
Total revenues.	108,282
Expenses:	
Management fee	2,200
Professional services	1,155
Meeting expense	42
Depreciation	1,151
Incentive package - Continental Carbonic Products	100,000
Postage	99
Fees	35
Insurance	1,500
Real estate tax	859
Total operating expenses.	107,041
Change in net assets	1,241
Net assets at beginning of year	1,397,529
Net assets at end of year	\$ 1,398,770

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2009

	Unrestricted
Revenues:	
Interest	\$ 6,833
Farmland Cash Rent	7,000
Total revenues.	13,833
Expenses:	
Management fee	2,200
Professional services	9,056
Engineering services	450
Meeting expense	42
Depreciation	1,055
Ohio franchise tax	50
Postage	15
Fees	37
Insurance	1,500
Real estate tax	843
Total operating expenses.	15,248
Change in net assets	(1,415)
Net assets at beginning of year	1,398,944
Net assets at end of year	\$ 1,397,529

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2010 AND 2009

	2010	2009
Cash flows from operating activities:		
Increase (decrease) in net assets	\$ 1,241	\$ (1,415)
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	1,151	1,055
Interest added to certificates of deposit at renewals .	(2,020)	-
Gain on sale of development land	(104,506)	-
(Increase) decrease in operating assets		
Accrued interest receivable	(264)	-
Net cash provided by/(used in) operating activities. . . .	(104,398)	(360)
Cash flows from investing activities:		
Proceeds from sale of development land	195,686	-
Purchase of certificates of deposit	(300,000)	-
Net cash provided by/(used in) investing activities	(104,314)	-
Net increase/(decrease) in cash and cash equivalents. . .	(208,712)	(360)
Cash at beginning of year	368,240	368,600
Cash and investments at end of year.	\$ 159,528	\$ 368,240

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

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**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2010 AND DECEMBER 31, 2009

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Nature of Activities

The Community Improvement Corporation of Greenville, Ohio (the "Corporation"), is a not-for-profit organization which purchases and develops land to attract new industries/businesses to locate in Greenville, Ohio, and assist local industries/businesses to expand their facilities. The Corporation was incorporated in 1963 by the Secretary of State.

The Board of Trustees is to be comprised of thirteen to seventeen members. The following elected or appointed officials of the City of Greenville and Darke County shall constitute seven of the members of the Board of Trustees: Mayor, City Auditor, City Safety/Service Director, City Engineer, President of City Council, and two members of City Council. Two members of the City Council are selected by the Council and serve two years or until their successors have been appointed and qualified. The remaining members of the Board are elected by the Corporation and hold office for a period of three years or until their successors have been elected and qualified.

The Corporation's management believes these financial statements present all activities for which the Corporation is financially accountable.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The accounts are maintained and these financial statements are presented on the accrual basis. The accounting policy relative to the carrying value of development land is indicated on the statement of financial position.

B. Basis of Presentation

The financial statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards (SFAS) 117, *Financial Statements of Not-For-Profit Organizations*. Under SFAS No. 117 the Corporation is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

C. Use of 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 and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of income and expenses during the reported period. Actual results could differ from those estimates.

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2010 AND DECEMBER 31, 2009

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES - (Continued)

D. Concentration of Credit Risk

The Corporation maintains its cash accounts in primarily one commercial bank in Ohio. The cash balances normally will exceed the limit that is guaranteed by the Federal Deposit Insurance Corporation. The Corporation has not experienced any losses on such accounts and believes it is not exposed to any significant credit risk on cash and short-term investments.

E. Cash and Cash Equivalents

For purposes of the statement of cash flows, the Corporation considers all cash in savings accounts and cash in checking accounts, whether unrestricted or restricted to be cash equivalents.

F. Property and Depreciation

Land improvements are recorded at cost. Depreciation is provided on the straight-line method over the estimated useful lives of 15 years.

NOTE 3 - DEVELOPMENT LAND

The Corporation's development land is valued at cost and held for resale. Capital asset activity for the years ended December 31, 2010:

	Balance			Balance
	01/01/10	Additions	Disposals	12/31/10
<i>Capital assets, not being depreciated:</i>				
Land holdings	\$1,013,168	\$ -	\$(91,180)	\$ 921,988
Total capital assets, not being depreciated	<u>1,013,168</u>	<u>-</u>	<u>(91,180)</u>	<u>921,988</u>
<i>Capital assets, being depreciated:</i>				
Land improvements	17,272	-	-	17,272
Total capital assets, being depreciated	<u>17,272</u>	<u>-</u>	<u>-</u>	<u>17,272</u>
<i>Less: accumulated depreciation:</i>				
Land improvements	(1,151)	(1,151)	-	(2,302)
Total accumulated depreciation	<u>(1,151)</u>	<u>(1,151)</u>	<u>-</u>	<u>(2,302)</u>
Total capital assets, being depreciated, net	<u>16,121</u>	<u>(1,151)</u>	<u>-</u>	<u>14,970</u>
Capital assets, net	<u>\$1,029,289</u>	<u>\$ (1,151)</u>	<u>\$(91,180)</u>	<u>\$ 936,958</u>

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2010 AND DECEMBER 31, 2009

NOTE 3- DEVELOPMENT LAND - (Continued)

The Corporation's development land is valued at cost and held for resale. Capital asset activity for the years ended December 31, 2009:

	Balance			Balance
	<u>01/01/09</u>	<u>Additions</u>	<u>Disposals</u>	<u>12/31/09</u>
<i>Capital assets, not being depreciated:</i>				
Land holdings	\$1,013,168	\$ -	\$ -	\$ 1,013,168
Total capital assets, not being depreciated	<u>1,013,168</u>	<u>-</u>	<u>-</u>	<u>1,013,168</u>
<i>Capital assets, being depreciated:</i>				
Land improvements	17,272	-	-	17,272
Total capital assets, being depreciated	<u>17,272</u>	<u>-</u>	<u>-</u>	<u>17,272</u>
<i>Less: accumulated depreciation:</i>				
Land improvements	(96)	(1,055)	-	(1,151)
Total accumulated depreciation	<u>(96)</u>	<u>(1,055)</u>	<u>-</u>	<u>(1,151)</u>
Total capital assets, being depreciated, net	<u>17,176</u>	<u>(1,055)</u>	<u>-</u>	<u>16,121</u>
Capital assets, net	<u>\$1,030,344</u>	<u>\$ (1,055)</u>	<u>\$ -</u>	<u>\$ 1,029,289</u>

The Corporation had the following landholdings at December 31:

	<u>2010</u>	<u>2009</u>
Landsdowne Street	\$ 63,946	\$ 63,946
Progress Drive	50,449	50,449
Jaysville-St. John's and Sebring-Warner Road	346,490	437,670
Morris Land	<u>461,103</u>	<u>461,103</u>
Total	<u>\$ 921,988</u>	<u>\$ 1,013,168</u>

NOTE 4 - RESTRICTION OF NET ASSETS

The Corporation did not have any restrictions on cash as of December 31, 2010.

NOTE 5 - TAX EXEMPT STATUS

The Corporation is exempt from federal income tax under Section 501(c)(6) of the Internal Revenue Service Code. The Corporation was recognized as tax exempt in May of 1967.

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE
DARKE COUNTY, OHIO**

NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2010 AND DECEMBER 31, 2009

NOTE 6 - MANAGEMENT FEE

On October 24, 2007 the Corporation entered into an agreement with the Darke County Chamber of Commerce to provide professional services.

The Corporation paid a management fee to the Darke County Chamber of Commerce in the amount of \$2,200 in both 2010 and 2009.

NOTE 7 - RISK MANAGEMENT

The Corporation has obtained commercial insurance for comprehensive property and general liability. The coverage limits are as follows:

Each Occurrence Limit	\$	1,000,000
Damage to Premises Rented Limit		100,000
Medical Expenses Limit		5,000
Personal and Advertising Injury Limit		1,000,000
General Aggregate Limit		2,000,000
Products/Completed Operations Aggregate Limit		2,000,000

NOTE 8 - RELATED PARTY TRANSACTIONS

The Corporation has bank accounts at Second National Bank and the Corporation's Board President was the Second National Bank President until he retired in November, 2010. The Vice President of Greenville National Bank is also a Corporation board member, in which the Corporation has an account.



Julian & Grube, Inc.
Serving Ohio Local Governments

333 County Line Rd. West, Westerville, OH 43082 Phone: 614.846.1899 Fax: 614.846.2799

**Independent Accountants' 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 Trustees
Community Improvement Corporation of Greenville
622 S. Broadway Street
Greenville, Ohio 45331

To the Board of Directors:

We have audited the financial statements of the Community Improvement Corporation of Greenville, Darke County, Ohio (the Corporation) as of and for the years ended December 31, 2010 and December 31, 2009, which comprise the Corporation's basic financial statements and have issued our report thereon dated April 27, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Comptroller General of the United States' *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Corporation's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of opining on the effectiveness of the Corporation's internal control over financial reporting. Accordingly, we have not opined on the effectiveness of the Corporation'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, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in more than a reasonable possibility that a material misstatement of the Corporation's financial statements will not be prevented, or detected and timely corrected.

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 material weaknesses, as defined above.

Board of Directors
Community Improvement Corporation of Greenville

Compliance and Other Matters

As part of reasonably assuring whether the Corporation's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect 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 an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

We intend this report solely for the information and use of management, the Board of Directors, and others within the Corporation. We intend it for no one other than these specified parties.

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Julian & Grube, Inc.
April 27, 2011

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Dave Yost • Auditor of State

COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE

DARKE COUNTY

CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
JUNE 16, 2011**