

**YOUNGSTOWN CENTRAL AREA  
COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
Regular Audit  
For the Years Ended June 30, 2014 and 2013**

***Perry & Associates***  
Certified Public Accountants, A.C.





# Dave Yost • Auditor of State

Board of Trustees  
Youngstown Central Area Community Improvement Corporation  
242 Federal Plaza West  
Suite 404  
Youngstown, Ohio 44503

We have reviewed the *Independent Auditor's Report* of the Youngstown Central Area Community Improvement Corporation, Mahoning County, prepared by Perry & Associates, Certified Public Accountants, A.C., for the audit period July 1, 2013 through June 30, 2014. 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 Youngstown Central Area Community Improvement Corporation is responsible for compliance with these laws and regulations.

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

Dave Yost  
Auditor of State

April 16, 2015

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**YOUNGSTOWN CENTRAL AREA  
COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY**

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## INDEPENDENT AUDITOR'S REPORT

December 23, 2014

Youngstown Central Area Community Improvement Corporation  
Mahoning County  
242 Federal Plaza West, Ste. 404  
Youngstown, Ohio 44503

To the Board of Trustees:

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the **Youngstown Central Area Community Improvement Corporation**, Mahoning County, Ohio (the Corporation) (a nonprofit organization), as of and for the years ended June 30, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Corporation's internal control. Accordingly, we express no opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinion.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Youngstown Central Area Community Improvement Corporation, Mahoning County as of June 30, 2014 and 2013, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

***Supplementary and Other Information***

Our audit was conducted to opine on the Corporation's basic financial statements taken as a whole.

The accompanying schedules of functional expenses present additional analysis and are not a required part of the basic financial statements.

The schedules are management's responsibility, and derive from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. We subjected these schedules to the auditing procedures we applied to the basic financial statements. We also applied certain additional procedures, including comparing and reconciling schedules directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves in accordance with auditing standards generally accepted in the United States of America. In our opinion, these schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 23, 2014, 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. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine 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* in considering the Corporation's internal control over financial reporting and compliance.



**Perry and Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**MAHONING COUNTY**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS OF JUNE 30, 2014 AND 2013**

|  | <b>2014</b>          | <b>2013</b>          |
|--|----------------------|----------------------|
| <b>CURRENT ASSETS</b>                                      |                      |                      |
| Cash and Cash Equivalents                                  | \$ 119,365           | \$ 170,699           |
| State of Ohio DAS Ohio Center Project Trust Fund           | 1,123,966            | 1,107,711            |
| Accounts Receivable  | 120,567              | 252,465              |
| Accrued Receivables  | 847                  | 5,116                |
| Prepaid Expenses   | 24,931               | 25,087               |
| <b>TOTAL CURRENT ASSETS</b>                                | <b>1,389,676</b>     | <b>1,561,078</b>     |
| <br><b>CAPITAL ASSETS</b>                                  |                      |                      |
| Land   | 1,616,962            | 1,616,962            |
| Construction in Progress                                   | 118,527              | -                    |
| Land Improvements  | 29,856               | 29,856               |
| Buildings  | 11,843,198           | 11,843,198           |
| Building Improvements                                      | 663,806              | 672,593              |
| Furniture, Fixtures and Equipment                          | 11,503               | 11,503               |
| Less: Accumulated Depreciation                             | (5,393,620)          | (4,953,574)          |
| <b>NET CAPITAL ASSETS</b>                                  | <b>8,890,232</b>     | <b>9,220,538</b>     |
| <br><b>OTHER ASSETS</b>                                    |                      |                      |
| Deferred Bond Issue Costs, Net of Accumulated Amortization | 93,896               | 100,603              |
| <b>TOTAL OTHER ASSETS</b>                                  | <b>93,896</b>        | <b>100,603</b>       |
| <br><b>TOTAL ASSETS</b>                                    | <b>\$ 10,373,804</b> | <b>\$ 10,882,219</b> |
| <br><b>CURRENT LIABILITIES</b>                             |                      |                      |
| Accounts Payable   | \$ 137,913           | \$ 282,134           |
| Bonds Payable  | 205,000              | 190,000              |
| Accrued Expenses   | 18,041               | -                    |
| Accrued Bond Interest                                      | 116,072              | 120,513              |
| Accrued Real Estate Taxes                                  | 139                  | 135                  |
| Unearned Rent  | 2,764,680            | 2,896,036            |
| Operating Deposit  | 50,000               | -                    |
| <b>TOTAL CURRENT LIABILITIES</b>                           | <b>3,291,845</b>     | <b>3,488,818</b>     |
| <br><b>LONG-TERM LIABILITIES</b>                           |                      |                      |
| Bonds Payable, Net of Current Portion and Unamortized      |                      |                      |
| Bond Discount of \$68,951 and \$75,259                     |                      |                      |
| in 2014 and 2013, respectively                             | 4,791,049            | 4,989,741            |
| <b>TOTAL LONG TERM LIABILITIES</b>                         | <b>4,791,049</b>     | <b>4,989,741</b>     |
| <br><b>TOTAL LIABILITIES</b>                               | <b>8,082,894</b>     | <b>8,478,559</b>     |
| <br><b>NET ASSETS</b>                                      |                      |                      |
| Unrestricted   | 2,290,910            | 2,403,660            |
| <b>TOTAL NET ASSETS</b>                                    | <b>2,290,910</b>     | <b>2,403,660</b>     |
| <br><b>TOTAL LIABILITIES AND NET ASSETS</b>                | <b>\$ 10,373,804</b> | <b>\$ 10,882,219</b> |

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**

|  | <b>2014</b>      | <b>2013</b>      |
|--|------------------|------------------|
| <b>UNRESTRICTED REVENUES AND OTHER SUPPORT</b>       |                  |                  |
| Rental Income  | \$ 1,212,291     | \$ 1,186,549     |
| Interest Income                                      | 570              | 817              |
| Other  | 366,709          | 797,425          |
| <b>TOTAL UNRESTRICTED REVENUES AND OTHER SUPPORT</b> | <b>1,579,570</b> | <b>1,984,791</b> |
| <br><b>EXPENSES</b>                                  |                  |                  |
| Program  | 1,668,320        | 2,105,715        |
| General and Administrative                           | 24,000           | 24,000           |
| <b>TOTAL EXPENSES</b>                                | <b>1,692,320</b> | <b>2,129,715</b> |
| <br>CHANGE IN UNRESTRICTED NET ASSETS                | <br>(112,750)    | <br>(144,924)    |
| <br>UNRESTRICTED NET ASSETS, BEGINNING OF YEAR       | <br>2,403,660    | <br>2,548,584    |
| <br>UNRESTRICTED NET ASSETS, END OF YEAR             | <br>\$ 2,290,910 | <br>\$ 2,403,660 |

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**MAHONING COUNTY**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**

|   | <b>2014</b>  | <b>2013</b>  |
|---|--------------|--------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>   |              |              |
| Change in Net Assets  | \$ (112,750) | \$ (144,924) |
| Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities: |              |              |
| Depreciation  | 440,045      | 440,330      |
| Amortization of Bond Issue Costs  | 6,707        | 6,707        |
| Amortization of Original Issue Discount on Bonds  | 6,308        | 6,308        |
| (Increase) Decrease in Operating Assets:  |              |              |
| Accounts Receivable   | 131,898      | (159,494)    |
| Accrued Receivables   | 4,269        | 113,642      |
| Prepaid Expenses  | 155          | (15,241)     |
| Increase (Decrease) in Operating Liabilities:   |              |              |
| Accounts Payable  | (144,221)    | 189,034      |
| Accrued Expenses  | 18,041       | -            |
| Accrued Bond Interest   | (4,439)      | (4,280)      |
| Accrued Real Estate Taxes   | 4            | (5)          |
| Unearned Rent   | (131,356)    | (131,332)    |
| Operating Deposit   | 50,000       | -            |
| Net Cash Flows Provided by Operating Activities   | 264,661      | 300,745      |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>   |              |              |
| Payment of Bonds Payable  | (190,000)    | (185,000)    |
| Net Cash Flows (Used In) Financing Activities   | (190,000)    | (185,000)    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>   |              |              |
| Purchase of Capital Assets  | (118,527)    | -            |
| Disposal of Capital Assets  | 8,787        | -            |
| Increase in State of Ohio DASOCP Trust Fund   | (16,255)     | (116,180)    |
| Net Cash (Used in) Investing Activities   | (125,995)    | (116,180)    |
| Net Change in Cash and Cash Equivalents   | (51,334)     | (435)        |
| Cash and Cash Equivalents, Beginning of Year  | 170,699      | 171,134      |
| Cash and Cash Equivalents, End of Year  | \$ 119,365   | \$ 170,699   |
| <b>SUPPLEMENTARY INFORMATION</b>  |              |              |
| Cash Paid for Interest  | \$ 266,669   | \$ 276,345   |

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**MAHONING COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Nature of Business**

The Youngstown Central Area Community Improvement Corporation (the "Corporation") is a nonprofit community improvement organization which was formed on April 25, 1988, with the primary purpose of promoting industrial and economic development within the central area of the City of Youngstown.

**B. Basis of Accounting**

The Corporation has prepared its financial statements on the accrual basis in conformity with accounting principles generally accepted in the United States of America.

**C. Cash and Cash Equivalents**

The Corporation maintains its cash balances in various financial institutions. The balances are insured by the Federal Deposit Insurance Corporation up to \$250,000. The Corporation's deposits may at times exceed the insured limit.

**D. Accounts Receivable and Accrued Receivables**

Accounts receivable and accrued receivables are stated at the amount management expects to collect from balances outstanding at year-end. The potential risk is limited to the amount recorded in the financial statements. Receivables are written off when they are determined to be uncollectible. Based on management's assessment of the credit history with organizations having outstanding balances, it has concluded that all receivables at June 30, 2014 and 2013 are collectible.

**E. Grants and Deferred Revenue**

Governmental grants are deferred and are not recognized as revenue until expenditures are incurred.

**F. Capital Assets**

Property and equipment purchased and real estate given by or transferred from the City of Youngstown to the Corporation are recorded at cost. Donated assets are recorded at fair market value at the date of the gift. No formal appraisal has been done on the donated properties and no reasonable method has been available to value the property.

Renewals and replacements of a routine nature are expensed, while those that extend or improve the life of existing properties are capitalized.

Assets are depreciated by the straight-line method over their estimated useful lives. The following is a summary of the useful lives.

|                                |             |
|--------------------------------|-------------|
| Land and Building Improvements | 7-20 years  |
| Buildings                      | 20-30 years |
| Furniture and Equipment        | 5 years     |

**G. Unearned Rent**

The Corporation has a rent agreement with the County of Mahoning for the 7<sup>th</sup> District Court of Appeals (COA) for a 30 year period. The COA has the option to purchase the building for \$1 at anytime during the lease period. Rent was prepaid in 2006. The rent will be recognized over the period of the agreement. Rental income received during the years ended June 30, 2014 and 2013 was \$131,332 per year.

**H. Operating Deposit**

The Corporation has a five (5) year agreement with the County of Mahoning for the operation and maintenance of the Children Services Board Building, wherein the County provided a one-time deposit of \$50,000 to assist with cash flow issues. In the event the agreement is terminated, the Corporation will return the deposit to the County or the deposit will be applied to the final payment due from the County.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**  
**(CONTINUED)**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**I. Program Services**

For financial statement purposes, the Corporation is involved with one program service, which is to promote industrial and economic development within the central business district of the city of Youngstown.

**J. Restriction Policy**

The Corporation has no donor imposed restrictions which need to be classified as temporary or permanently restricted assets.

**K. Net Assets**

The Corporation is required to present information regarding its financial position and activities according to three classes of net assets: unrestricted, temporarily restricted and permanently restricted. Net assets with voluntary designations by the governing board are considered unrestricted. The Corporation has funds designated for the purpose of transactions related to the construction and rental of the Voinovich Center. These funds are shown on the Statement of Financial Position under the description of "State of Ohio DAS Ohio Center Project Trust Fund".

**L. Functional Allocation of Expenses**

The costs of providing the various programs and activities have been summarized on a functional basis in the statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

**M. 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 disclosures. Actual results could differ from those estimates.

**N. Federal Income Taxes**

The Corporation is a nonprofit organization and is exempt from federal income taxes under section 501 (c)(3) of the Internal Revenue Code. By virtue of Ohio law, the Corporation is not subject to Ohio income taxes. As of November 15, 2010, the Corporation's federal tax exemption status has been automatically revoked for its failure to file a Form 990 for three consecutive years. The Corporation has filed an application for reinstatement of its exempt status, filed all required returns, and has received approval of its application effective June 30, 2014.

**2. STATE OF OHIO DAS OHIO CENTER PROJECT TRUST FUND**

FASB ASC Topic 820, *Fair Value Measurements and Disclosures*, establishes a framework for measuring fair value. The framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of value hierarchy under FASB ASC Topic 820 are described as follows:

*Level 1 Fair Value Measurements*

Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**  
**(CONTINUED)**

**2. STATE OF OHIO DAS OHIO CENTER PROJECT TRUST FUND (Continued)**

Level 2 Fair Value Measurements

Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are delivered principally from or corroborated by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Fair Value Measurements

Inputs to the valuation methodology are unobservable and significant to the fair value measurements.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used to maximize the use of observable inputs and minimize the use of unobservable measurements.

The following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at June 30, 2014 and 2013.

The investments of the Corporation are valued at the closing price reported in the active markets in which they are traded.

The preceding method described may produce fair value calculations that may not be indicative of net realizable value or reflective of future values. Furthermore, although the Corporation believes its valuation is appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value could result in a different fair value measurement at the reporting date.

Cost and fair value of U.S. Treasury Money Market accounts, within the fair value hierarchy, at June 30, 2014 and 2013 are as follows:

|                            | 2014   |              | 2013   |              |
|----------------------------|--|--------------|--|--------------|
|                            | Quoted Prices in Active Markets for Identical Assets (Level 1) Fair Market Value | Cost         | Quoted Prices in Active Markets for Identical Assets (Level 1) Fair Market Value | Cost         |
| U.S. Treasury Money Market | \$ 1,123,966   | \$ 1,123,966 | \$ 1,107,711   | \$ 1,107,711 |

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**  
**(CONTINUED)**

**3. LONG TERM DEBT**

Long-term debt consisted of the following:

|  | <u>June 30, 2014</u>       | <u>June 30, 2013</u>       |
|--|----------------------------|----------------------------|
| Bond obligations, interest rates from 4.05% to 5.1%, due at various dates until 2028 | \$ 5,065,000               | \$ 5,255,000               |
| Less: Unamortized Discount   | (68,951)                   | (75,259)                   |
| Less: Current Portion  | <u>(205,000)</u>           | <u>(190,000)</u>           |
| <b>Net Long-Term Debt</b>  | <b><u>\$ 4,791,049</u></b> | <b><u>\$ 4,989,741</u></b> |

Amortization of future debt payments is scheduled as follows:

| <u>Year Ending June 30:</u> | <u>Amount</u>      |
|-----------------------------|--------------------|
| 2015                        | \$ 205,000         |
| 2016                        | 225,000            |
| 2017                        | 245,000            |
| 2018                        | 260,000            |
| 2019                        | 290,000            |
| Thereafter                  | <u>3,840,000</u>   |
| Total                       | <u>\$5,065,000</u> |

**4. RENTALS UNDER OPERATING LEASES**

The Corporation is the lessor of office space under operating leases with the State of Ohio with renewal options extending through June 30, 2029. The State of Ohio is able to exercise its option to purchase the building for \$1 at any time after the certificates of participation have been completed pursuant to the provisions of the trust agreement. Management expects these leases will be renewed. Including renewals, minimum future rentals to be received on these noncancelable leases as of June 30, 2014 for each of the next five years and in the aggregate are:

| <u>Year Ending June 30:</u>  | <u>Amount</u>       |
|------------------------------|---------------------|
| 2015                         | \$ 990,696          |
| 2016                         | 1,020,813           |
| 2017                         | 1,020,813           |
| 2018                         | 1,050,992           |
| 2019                         | 1,050,992           |
| Thereafter                   | <u>11,498,743</u>   |
| Total Minimum Future Rentals | <u>\$16,633,049</u> |

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2014 AND 2013**  
**(CONTINUED)**

**4. RENTALS UNDER OPERATING LEASES (Continued)**

The following is a summary of office space held for lease:

|                                | <b>June 30, 2014</b> | <b>June 30, 2013</b> |
|--------------------------------|----------------------|----------------------|
| Building                       | \$ 7,802,229         | \$ 7,802,229         |
| Less: Accumulated Depreciation | (3,841,097)          | (3,581,023)          |
|                                | <b>\$ 3,961,132</b>  | <b>\$ 4,221,206</b>  |

**5. SUBSEQUENT EVENTS**

The Corporation has evaluated subsequent events through December 23, 2014, the date which the financial statements were certified by the Corporation. No events occurred that would require adjustment or disclosure in the financial statements.

**6. CONTINGENT LIABILITIES**

The Corporation participates in several state and federal assisted grants that are subject to financial and compliance audits by grantor agencies or their representatives. These audits could lead to a request for reimbursement to the grantor agency for expenditures disallowed under the terms of the grant. The Corporation believes that disallowed claims, if any, will not have a material adverse effect on the Corporation's financial condition.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
SCHEDULES OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED JUNE 30, 2014 AND 2013**

|                           | Program      |              | General and Administrative |           | Totals       |              |
|---------------------------|--------------|--------------|----------------------------|-----------|--------------|--------------|
|                           | 2014         | 2013         | 2014                       | 2013      | 2014         | 2013         |
| <b>EXPENSES</b>           |              |              |                            |           |              |              |
| Depreciation              | \$ 440,045   | \$ 440,330   | \$ -                       | \$ -      | \$ 440,045   | \$ 440,330   |
| Contracted Services       | 205,729      | 205,729      | 24,000                     | 24,000    | 229,729      | 229,729      |
| Legal and Professional    | 21,508       | 28,096       | -                          | -         | 21,508       | 28,096       |
| Occupancy and Maintenance | 729,751      | 1,145,142    | -                          | -         | 729,751      | 1,145,142    |
| Marketing                 | 10           | 582          | -                          | -         | 10           | 582          |
| Bond Expense              | 266,669      | 276,345      | -                          | -         | 266,669      | 276,345      |
| Real Estate Expense       | 142          | 135          | -                          | -         | 142          | 135          |
| Other                     | 4,466        | 9,356        | -                          | -         | 4,466        | 9,356        |
| <b>TOTAL EXPENSES</b>     | \$ 1,668,320 | \$ 2,105,715 | \$ 24,000                  | \$ 24,000 | \$ 1,692,320 | \$ 2,129,715 |

# *Perry & Associates*

Certified Public Accountants, A.C.

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## **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

December 23, 2014

Youngstown Central Area Community Improvement Corporation  
Mahoning County  
242 Federal Plaza West, Ste. 404  
Youngstown, Ohio 44503

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the **Youngstown Central Area Community Improvement Corporation**, Mahoning County, Ohio (the Corporation) (a nonprofit organization), as of and for the years ended June 30, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated December 23, 2014.

### ***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the Corporation's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the Corporation's internal control. Accordingly, we have not opined on it.

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 a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Corporation's financial statements. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

***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, opining 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*.

***Purpose of this Report***

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Perry & Associates CPAs A.C.".

**Perry and Associates**  
Certified Public Accountants, A.C.  
*Marietta, Ohio*

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY**

**SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE FISCAL YEARS ENDED JUNE 30, 2014 AND 2013**

| <b>Finding Number</b> | <b>Finding Summary</b>  | <b>Fully Corrected?</b> | <b>Not Corrected, Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid; <i>Explain</i></b> |
|-----------------------|-------------------------|-------------------------|--|
| 2013-01               | Annual Financial Report | Yes                     | N/A  |

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# Dave Yost • Auditor of State

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**

**MAHONING 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  
MAY 7, 2015**