

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

Watkins Glen, New York

FINANCIAL REPORT

December 31, 2017



***SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION***

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DECEMBER 31, 2017**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Schuyler County Human Services Development Corporation
Watkins Glen, New York

Report on the Financial Statements

We have audited the accompanying financial statements of Schuyler County Human Services Development Corporation (the Corporation), a nonprofit organization, a component unit of the County of Schuyler, New York, which comprise the Statement of Net Position as of December 31, 2017, the related Statements of Activities and Cash Flows for the year then ended, 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 the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion 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 *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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers 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 for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Schuyler County Human Services Development Corporation as of December 31, 2017, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3-3c 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 of America, 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 14, 2018, on our consideration of the Corporation'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* in considering Schuyler County Human Services Development Corporation's internal control over financial reporting and compliance.

Respectfully Submitted,



Insero & Co. CPAs, LLP
Certified Public Accountants

Ithaca, New York
March 14, 2018

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2017

Schuyler County Human Services Development Corporation (the Corporation), a component unit of the County of Schuyler, New York, was created in 2006 to encourage economic growth in Schuyler County.

The following Management's Discussion and Analysis (MD&A) provides a comprehensive overview of the Corporation's financial position as of December 31, 2017, and the results of its operations for the year then ended. Management has prepared the financial statements and related footnote disclosures along with this MD&A. The MD&A should be read in conjunction with the audited financial statements and related notes to financial statements of the Corporation, which directly follow the MD&A.

FINANCIAL HIGHLIGHTS

- Total revenues were \$427,610 in 2017 compared to \$421,461 in 2016.
- Total expenses were \$358,294 in 2017 compared to \$370,007 in 2016.
- Total revenues exceeded expenses by \$69,316 in 2017 compared to an excess of revenue of \$51,454 at December 31, 2016.
- The Corporation's net position (deficit) at December 31, 2017 amounted to \$(287,185) compared to \$(356,501) at December 31, 2016.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The financial statements of the Corporation have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB).

The basic financial statements consist of a Statement of Net Position, a Statement of Activities, a Statement of Cash Flows, and accompanying notes. These statements provide information on the financial position of the Corporation and the financial activity and results of its operations during the year. A description of these statements follows:

- The Statement of Net Position presents information on all of the Corporation's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator as to whether the financial position of the Corporation is improving or deteriorating.
- The Statement of Activities presents information showing the change in the Corporation's net position during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses reported in this statement include all items that will result in cash received or disbursed in future fiscal periods.

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2017

The Statement of Cash Flows provides information on the major sources and uses of cash during the year. The Cash Flow Statement portrays net cash provided or used from operating, non-capital financing, capital financing, and investing activities.

FINANCIAL ANALYSIS OF THE CORPORATION AS A WHOLE

The Corporation's total net deficit for the fiscal year ended December 31, 2017 increased by \$69,316. Our analysis below focuses on the net deficit (*Figure 1*) and changes in net position (*Figure 2*) of the Corporation's activities.

Figure 1

<i>Condensed Statement of Net Position</i>	<i>Total Corporation</i>		<i>Total Dollar</i>
	<i>2016</i>	<i>2017</i>	<i>Change</i>
			<i>2016 - 2017</i>
<i>Current Assets:</i>			
<i>Cash - Unrestricted</i>	\$ 22,979	\$ 22,521	\$ (458)
<i>Due from Schuyler County</i>	537	537	-
<i>Total Current Assets</i>	23,516	23,058	(458)
<i>Noncurrent Assets:</i>			
<i>Cash - Restricted</i>	413,000	413,000	-
<i>Capital assets, net</i>	3,824,130	3,693,853	(130,277)
<i>Total Assets</i>	4,260,646	4,129,911	(130,735)
<i>Current Liabilities:</i>			
<i>Accrued interest payable</i>	35,990	35,500	(490)
<i>Unearned rent</i>	1,078	-	(1,078)
<i>Bonds payable in less than one year</i>	190,000	200,000	10,000
<i>Unamortized bond premium</i>	8,483	8,483	-
<i>Total Current Liabilities</i>	235,551	243,983	8,432
<i>Noncurrent Liabilities:</i>			
<i>Bonds payable in more than one year</i>	4,260,000	4,060,000	(200,000)
<i>Unamortized bond premium</i>	121,596	113,113	(8,483)
<i>Total Liabilities</i>	4,617,147	4,417,096	(200,051)
<i>Net Position (Deficit):</i>			
<i>Net investment in capital assets (deficit)</i>	(755,950)	(687,743)	68,207
<i>Restricted for debt service</i>	413,000	413,000	-
<i>Unrestricted (deficit)</i>	(13,551)	(12,442)	1,109
<i>Total Net Position (Deficit)</i>	\$ (356,501)	\$ (287,185)	\$ 69,316

The decrease in capital assets, net, was due to depreciation expense. Net investment in capital assets increased because debt associated with these assets decreased greater than the depreciation expense recognized. The decrease in debt was due to principal paid on the bonds during the year, as well as the amortization of bond premium.

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2017

Our analysis in *Figure 2* considers the operations of the Corporation's activities.

Figure 2

<i>Changes in Net Position</i>	<i>Total Corporation</i>		<i>Total Dollar</i>
	<i>2016</i>	<i>2017</i>	<i>Change</i>
			<i>2016 - 2017</i>
<i>Operating Revenues:</i>			
<i>Rents</i>	\$ 410,096	\$ 415,493	\$ 5,397
<i>In-kind contributions</i>	2,864	2,437	(427)
<i>Nonoperating Revenues:</i>			
<i>Amortization of bond premium</i>	8,483	8,483	-
<i>Interest and dividends</i>	18	1,197	1,179
<i>Total Revenues</i>	\$ 421,461	\$ 427,610	\$ 6,149
<i>Operating Expenses:</i>			
<i>Contractual expenses</i>	\$ 13,059	\$ 8,320	\$ (4,739)
<i>In-kind administrative expense</i>	2,864	2,437	(427)
<i>Depreciation and amortization expenses</i>	130,277	130,277	-
<i>Nonoperating Expenses:</i>			
<i>Interest expense</i>	223,807	217,260	(6,547)
<i>Total Expenses</i>	\$ 370,007	\$ 358,294	\$ (11,713)
<i>INCREASE IN NET POSITION</i>	\$ 51,454	\$ 69,316	\$ 17,862

Rent income increased as the result of increases in monthly rental rates.

In-kind administrative expense and contributions provided by Schuyler County for employee services decreased as a result of less time allocated to activities related to the Corporation, along with the loss of some employee allocations.

Contractual expenses decreased primarily due to a fee required every five years by the Corporation's bank for an arbitrage calculation which was completed in 2016.

Interest expense decreased due to reduced principal.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Corporation had invested \$3,693,853 in capital assets, net of accumulated depreciation of \$1,332,445, at December 31, 2017.

**SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Figure 3

Capital Assets, Net of Depreciation

	<i>Total Corporation</i>		<i>Total Dollar Change</i>
	<i>2016</i>	<i>2017</i>	<i>2016 - 2017</i>
<i>Land</i>	\$ 40,639	\$ 40,639	\$ -
<i>Land improvements</i>	112,581	101,875	(10,706)
<i>Buildings and improvements</i>	3,670,910	3,551,339	(119,571)
<i>Totals</i>	\$ 3,824,130	\$ 3,693,853	\$ (130,277)

Depreciation expense amounted to \$130,277 for the year ended December 31, 2017.

Debt Administration

Debt, considered a liability of the Corporation, amounted to \$4,260,000 at December 31, 2017, as shown in Figure 4.

Figure 4

<i>Changes in Net Position</i>	<i>Total Corporation</i>		<i>Total Dollar Change</i>
	<i>2016</i>	<i>2017</i>	<i>2016 - 2017</i>
<i>Bonds payable</i>	\$ 4,450,000	\$ 4,260,000	\$ (190,000)

Additional information on the maturities and terms of the Corporation's outstanding debt can be found in the notes to these financial statements.

FACTORS BEARING ON THE CORPORATION'S FUTURE

- There are no known factors expected to have a significant impact on the economic climate of the community in the foreseeable future.

CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide the Corporation's clients, investors, and creditors with a general overview of the Corporation's finances and to demonstrate the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Schuyler County Administrator at 105 Ninth Street, Watkins Glen, New York 14891.

***SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION***

**STATEMENT OF NET POSITION
DECEMBER 31, 2017**

ASSETS

Current Assets

Cash - Unrestricted	\$	22,521
Due from Schuyler County		537
Total Current Assets		<u>23,058</u>

Noncurrent Assets

Cash - Restricted		<u>413,000</u>
Capital Assets:		
Nondepreciable capital assets		40,639
Depreciable capital assets, net of accumulated depreciation		<u>3,653,214</u>
Total Capital Assets, Net		<u>3,693,853</u>

Total Noncurrent Assets		<u>4,106,853</u>
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Total Assets		<u>4,129,911</u>
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LIABILITIES

Current Liabilities

Accrued interest payable		35,500
Current portion of noncurrent liabilities:		
Bonds payable		200,000
Unamortized bond premium		<u>8,483</u>
Total Current Liabilities		<u>243,983</u>

Noncurrent Liabilities

Bonds payable		4,060,000
Unamortized bond premium		<u>113,113</u>
Total Noncurrent Liabilities		<u>4,173,113</u>

Total Liabilities		<u>4,417,096</u>
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NET POSITION

Net investment in capital assets (deficit)		(687,743)
Restricted for debt service		413,000
Unrestricted (deficit)		<u>(12,442)</u>

Total Net Position (Deficit)	\$	<u><u>(287,185)</u></u>
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See Independent Auditor's Report and Notes to Financial Statements.

***SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION***

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017**

Operating Revenues	
Rent	\$ 415,493
In-kind contribution	<u>2,437</u>
Total Operating Revenues	<u>417,930</u>
Operating Expenses	
Contractual expenses	8,320
In-kind administrative expense	2,437
Depreciation	<u>130,277</u>
Total Operating Expenses	<u>141,034</u>
Operating Income	<u>276,896</u>
Nonoperating Income (Expense)	
Interest and dividends	1,197
Amortization of bond premium	8,483
Interest (expense)	<u>(217,260)</u>
Total Nonoperating (Expense)	<u>(207,580)</u>
Total Net Income - Revenues Over (Expenses)	69,316
Net Position (Deficit), January 1,	<u>(356,501)</u>
Net Position (Deficit), December 31,	<u><u>\$ (287,185)</u></u>

See Independent Auditor's Report and Notes to Financial Statements.

***SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION***

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017**

Cash Flows from Operating Activities	
Cash received from providing services	\$ 414,415
Cash payments - Contractual expenses	<u>(8,320)</u>
Net Cash Provided by Operating Activities	<u>406,095</u>
Cash Flows from Noncapital Financing Activities	
	<u>-</u>
Cash Flows from Capital and Related Financing Activities	
Cash payments - Bond principal	(190,000)
Cash payments - Interest expense	<u>(217,750)</u>
Net Cash (Used) by Capital and Related Financing Activities	<u>(407,750)</u>
Cash Flows from Investing Activities	
Interest and dividend income received	<u>1,197</u>
Net Cash Provided by Investing Activities	<u>1,197</u>
NET (DECREASE) IN CASH AND CASH EQUIVALENTS	(458)
Cash and Cash Equivalents, January 1,	<u>435,979</u>
Cash and Cash Equivalents, December 31,	<u>\$ 435,521</u>
Reconciliation of Net Income to Net Cash Provided by Operating Activities	
Operating income	\$ 276,896
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:	
(Decrease) in unearned rent	(1,078)
Depreciation expense	<u>130,277</u>
Net Cash Provided by Operating Activities	<u>\$ 406,095</u>
Supplemental Disclosures	
Noncash Operating Activities	
In-kind contributions	\$ 2,437
In-kind administrative expenses	2,437

See Independent Auditor's Report and Notes to Financial Statements.

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2017

***Note 1* Summary of Significant Accounting Policies**

The financial statements of Schuyler County Human Services Development Corporation (the Corporation), a component unit of the County of Schuyler, New York (the County), have been prepared in conformity with generally accepted accounting principles (GAAP). The Corporation follows accounting principles promulgated by the Governmental Accounting Standards Board (GASB). GASB is the accepted standard-setting body for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the Corporation's accounting policies are described below.

Organization and Purpose

The Corporation was created in 2006 by the Schuyler County Board of Legislators under the provisions of Section 1411 of the Not-For-Profit Corporation Law of the State of New York for the purpose of encouraging economic growth in Schuyler County. The Corporation is exempt from federal, state, and local income taxes. The Corporation, although established by the Schuyler County Board of Legislators, is a separate entity and operates independently of the County.

Basis of Accounting

The accounts of the Corporation are maintained on the accrual basis of accounting.

Cash and Cash Equivalents

The Corporation considers all highly liquid investments having an original maturity of three months or less to be cash equivalents.

Net Position

Equity is classified as Net Position and displayed in three components:

- Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted - Consists of resources with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or 2) law through constitutional provisions or enabling legislation.
- Unrestricted - Consists of all other resources that do not meet the definition of “restricted,” or “net investment in capital assets.”

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2017

Note 1 Summary of Significant Accounting Policies - Continued

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Capital Assets

All capital assets are valued at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized.

Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the estimated useful lives of the assets. Business-type capital assets purchased or acquired with an original cost of over \$5,000 and having a useful life of greater than one year are capitalized. The estimated useful lives for business-type capital assets are as follows:

Buildings and improvements	40 years
Land improvements	20 years

Operating and Nonoperating Revenues and Expenses

The Statement of Activities distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Corporation's principal ongoing operations. The principal operating revenues of the Corporation are rent and in-kind contributions. Operating expenses for the Corporation include contractual expenses, in-kind expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Income Tax Status

The Corporation is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

Evaluation of Subsequent Events

The Corporation has evaluated subsequent events and transactions for potential recognition or disclosure through March 14, 2018, the date which the financial statements were available to be issued.

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2017

Note 2 Cash and Investments

The Corporation maintains its cash balances at a local financial institution. From time to time, these balances may exceed the amount insured by the Federal Deposit Insurance Corporation (FDIC). There were no deposits in excess of the FDIC insurance limit at December 31, 2017.

Restricted cash and cash equivalents at December 31, 2017 consisted of debt service reserve funds, in accordance with bond indenture. These funds are held at BNY Mellon in the form of Dreyfus Treasury Cash Management shares.

Note 3 Capital Assets

Capital asset activity for the year ended December 31, 2017, was as follows:

	<u>Balance at 12/31/2016</u>	<u>Additions</u>	<u>Deletions/ Reclassifications</u>	<u>Balance at 12/31/2017</u>
Non-depreciable Capital Assets:				
Land	\$ 40,639	\$	\$	\$ 40,639
Total Non-depreciable Capital Assets	<u>40,639</u>	<u>-</u>	<u>-</u>	<u>40,639</u>
Depreciable Capital Assets:				
Building and improvements	4,775,409		187	4,775,596
Land improvements	<u>209,851</u>		<u>212</u>	<u>210,063</u>
Total Depreciable Capital Assets	<u>4,985,260</u>	<u>-</u>	<u>399</u>	<u>4,985,659</u>
Total Historical Cost	<u>5,025,899</u>	<u>-</u>	<u>399</u>	<u>5,026,298</u>
Less Accumulated Depreciation				
Building and improvements	(1,104,499)	(119,572)	(186)	(1,224,257)
Land improvements	<u>(97,270)</u>	<u>(10,705)</u>	<u>(213)</u>	<u>(108,188)</u>
Total Accumulated Depreciation	<u>(1,201,769)</u>	<u>(130,277)</u>	<u>(399)</u>	<u>(1,332,445)</u>
Governmental Activities Capital Assets, Net	<u>\$ 3,824,130</u>	<u>\$ (130,277)</u>	<u>\$ -</u>	<u>\$ 3,693,853</u>

Depreciation expense was \$130,277 for the year ended December 31, 2017.

**SCHUYLER COUNTY HUMAN SERVICES
DEVELOPMENT CORPORATION**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

Note 4 Debt

Summary of Debt

The following is a statement of serial bonds with a corresponding maturity schedule:

<u>Description</u>	<u>Original Date of Issue</u>	<u>Original Amount</u>	<u>Interest Rate</u>	<u>Date of Final Maturity</u>	<u>Balance December 31, 2017</u>
Serial Bonds:					
2007 Tax-exempt revenue bonds	4/2007	\$ 5,725,000	3.5% - 5.0%	5/2032	\$ <u><u>4,260,000</u></u>

Changes in Indebtedness and Unamortized Bond Premium

The following represents changes in the Corporation's indebtedness and unamortized bond premium during the year ended December 31, 2017:

	<u>Balance January 1,</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance December 31, 2017</u>	<u>Amount Due Within One Year</u>
Serial bonds	\$ 4,450,000	\$	\$ (190,000)	\$ 4,260,000	\$ 200,000
Unamortized bond premium	130,079		(8,483)	121,596	8,483

The Corporation paid \$217,750 in interest on bonds during the year. Interest paid on the serial bonds varies from year to year, in accordance with the interest rates specified in the bond agreement. Interest expense is shown below:

Interest paid, cash	\$ 217,750
Less: prior year accrued interest	(35,990)
Add: current year accrued interest	<u>35,500</u>
	<u><u>\$ 217,260</u></u>

SCHUYLER COUNTY HUMAN SERVICES DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2017

Note 4 Debt - Continued

Debt Service Requirements

The following table summarizes the Corporation's future debt service requirements as of December 31, 2017:

<u>Year</u>	<u>Corporation Serial Bonds</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2018	\$ 200,000	\$ 208,000	\$ 408,000
2019	205,000	197,875	402,875
2020	220,000	187,250	407,250
2021	230,000	176,000	406,000
2022	240,000	164,250	404,250
2023-2027	1,390,000	624,250	2,014,250
2028-2032	<u>1,775,000</u>	<u>230,375</u>	<u>2,005,375</u>
Total	<u>\$ 4,260,000</u>	<u>\$ 1,788,000</u>	<u>\$ 6,048,000</u>

Note 5 Leases

The Corporation's primary source of income is from the leasing of its facility. In addition to the lease with Schuyler County, there are additional leases with governmental agencies and not-for-profit organizations. These leases are for one year and may be extended upon written notice 60 days prior to the end of the lease term. Rents are due monthly and are based on square-footage utilized by lessee.

Note 6 Transactions with Primary Government

The Corporation is considered a component unit of the County. The Chairman of the Schuyler County Board of Legislators appoints all voting and non-voting Directors of the Corporation. In addition, the Corporation primarily benefits the County. The Corporation leases office space to the County. The lease is due April 25 and October 25 of each year and is based on scheduled lease payments less the sum of the savings account balance on the payment dates, less \$1,000. During the year ended December 31, 2017, the County paid \$292,271 in rental income. The County owed \$537 on its lease commitment at year end.

In addition, the Corporation's records are maintained by County employees at no charge to the Corporation. In-kind administrative expenses incurred by the Corporation for the year ended December 31, 2017 included in-kind administrative contributions from the County, amounting to \$2,437.

INDEPENDENT AUDITOR’S 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

To the Board of Directors of
Schuyler County Human Services Development Corporation
Watkins Glen, New York

We have audited, in accordance with the 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, the financial statements of the Schuyler County Human Services Development Corporation (the Corporation), a nonprofit organization, a component unit of the County of Schuyler, New York, which comprise the Statement of Net Position as of December 31, 2017, the related Statements of Activities and Cash Flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 14, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation’s internal control.

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 a 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. *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 deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from 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*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully Submitted,

A handwritten signature in black ink that reads "Insero & Co. CPAs, LLP". The signature is written in a cursive, slightly slanted style.

Insero & Co. CPAs, LLP
Certified Public Accountants

Ithaca, New York
March 14, 2018