

**YOUNGSTOWN CENTRAL AREA  
COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
Annual Financial Report  
For the Years Ended June 30, 2018 and 2017**

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

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October 25, 2018

Auditor of State  
88 East Broad Street  
Columbus, OH 43215-3506

Re: Annual Financial Report

I hereby certify the attached unaudited annual financial report for the fiscal year ended June 30, 2018 for the Youngstown Central Area Community Improvement Corporation.

Sincerely,



Bruce H. Luntz  
Chief Financial Officer

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**MAHONING COUNTY**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS OF JUNE 30, 2018 AND 2017**

	<b>2018</b>	<b>2017</b>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 274,310	\$ 189,681
State of Ohio DAS Ohio Center Project Trust Fund	1,036,186	999,806
Accounts Receivable	108,005	144,516
Accrued Receivables	18,720	9,712
Prepaid Expenses	42,603	36,550
<b>TOTAL CURRENT ASSETS</b>	<b>1,479,824</b>	<b>1,380,265</b>
<b>CAPITAL ASSETS</b>		
Land	1,616,962	1,616,962
Land Improvements	46,121	46,121
Buildings	11,742,198	11,742,198
Building Improvements	735,557	735,557
Furniture, Fixtures and Equipment	23,915	10,221
Less: Accumulated Depreciation	(7,064,319)	(6,617,425)
<b>NET CAPITAL ASSETS</b>	<b>7,100,434</b>	<b>7,533,634</b>
<b>TOTAL ASSETS</b>	<b>\$ 8,580,258</b>	<b>\$ 8,913,899</b>
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 89,563	\$ 111,232
Bonds Payable	290,000	260,000
Accrued Expenses	31,503	15,880
Accrued Bond Interest	94,645	100,603
Accrued Real Estate Taxes	1,348	1,285
Unearned Rent	2,239,428	2,370,845
Operating Deposit	50,000	50,000
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,796,487</b>	<b>2,909,845</b>
<b>LONG-TERM LIABILITIES</b>		
Bonds Payable, Net of Current Portion and Unamortized Bond Discount of \$43,717 and \$50,026 and Deferred Bond Issue Costs of \$67,069 and \$73,775 in 2018 and 2017, respectively	3,729,214	4,006,199
<b>TOTAL LONG TERM LIABILITIES</b>	<b>3,729,214</b>	<b>4,006,199</b>
<b>TOTAL LIABILITIES</b>	<b>6,525,701</b>	<b>6,916,044</b>
<b>NET ASSETS</b>		
Unrestricted	2,054,557	1,997,855
<b>TOTAL NET ASSETS</b>	<b>2,054,557</b>	<b>1,997,855</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 8,580,258</b>	<b>\$ 8,913,899</b>

The accompanying notes to the financial statements are an integral part of this statement.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**

	<u>2018</u>	<u>2017</u>
<b>UNRESTRICTED REVENUES AND OTHER SUPPORT</b>		
Rental Income	\$ 1,287,820	\$ 1,241,615
Interest Income	1,185	916
Other	485,233	563,011
TOTAL UNRESTRICTED REVENUES AND OTHER SUPPORT	<u>1,774,238</u>	<u>1,805,542</u>
<b>EXPENSES</b>		
Program	1,693,536	1,844,463
General and Administrative	24,000	24,000
TOTAL EXPENSES	<u>1,717,536</u>	<u>1,868,463</u>
CHANGE IN UNRESTRICTED NET ASSETS	56,702	(62,921)
UNRESTRICTED NET ASSETS, BEGINNING OF YEAR	<u>1,997,855</u>	<u>2,060,776</u>
UNRESTRICTED NET ASSETS, END OF YEAR	<u>\$ 2,054,557</u>	<u>\$ 1,997,855</u>

The accompanying notes to the financial statements are an integral part of this statement.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**

	<b>2018</b>	<b>2017</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ 56,702	\$ (62,921)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	446,894	444,982
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	36,511	(69,895)
Accrued Receivables	(9,008)	(7,938)
Prepaid Expenses	(6,053)	(18,416)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	(21,669)	34,481
Accrued Expenses	15,623	(182)
Accrued Bond Interest	(5,958)	(5,615)
Accrued Real Estate Taxes	63	1,152
Unearned Rent	(131,417)	(131,732)
Net Cash Flows Provided by Operating Activities	394,703	196,931
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Payment of Bonds Payable	(260,000)	(245,000)
Net Cash Flows (Used In) Financing Activities	(260,000)	(245,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Capital Assets	(13,694)	(39,859)
Increase in State of Ohio DASOCP Trust Fund	(36,380)	20,837
Net Cash Provided By (Used In) Investing Activities	(50,074)	(19,022)
in 2018 and 2017, respectively	84,629	(67,091)
Cash and Cash Equivalents, Beginning of Year	189,681	256,772
Cash and Cash Equivalents, End of Year	\$ 274,310	\$ 189,681
<b>SUPPLEMENTARY INFORMATION</b>		
Cash Paid for Interest	\$ 220,057	\$ 233,025

The accompanying notes to the financial statements are an integral part of this statement.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**

**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, 2018 and 2017 are collectible.

**E. 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

**F. Deferred Revenue**

Certain payments received, such as insurance proceeds and tenant renovations, are deferred and are not recognized as revenue until damages have been repaired or renovations have been completed.

**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, 2018 and 2017 was \$131,332 per year.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**  
**(CONTINUED)**

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

**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.

**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 activities. 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.

Accounting principles generally accepted in the United States require management to evaluate tax positions taken by the Corporation and recognize a tax liability (or asset) if the Corporation has taken an uncertain position that more likely than not would be sustained upon examination by the Internal Revenue Service (IRS). Management has analyzed the tax positions taken by the Corporation, and has concluded that as of June 30, 2018, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements. The Corporation is subject to routine audits by taxing jurisdictions, however, there are currently no audits for any tax periods in progress. The Corporation's Federal Return of Organization Exempt from Income Tax (federal Form 990) for 2015, 2016, and 2017 are subject to examination by the IRS, generally for three years after they were filed.



**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**  
**(CONTINUED)**

**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.

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, 2018 and 2017.

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.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**  
**(CONTINUED)**

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

Cost and fair value of U.S. Treasury Money Market accounts, within the fair value hierarchy, at June 30, 2018 and 2017 are as follows:

	2018		2017	
	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	\$ 1,036,186	\$ 1,036,186	\$ 999,806	\$ 999,806

**3. LONG TERM DEBT**

Long-term debt consisted of the following:

	<u>June 30, 2018</u>	<u>June 30, 2017</u>
Bond obligations, interest rates from 4.05% to 5.10%, due at various dates until 2028	\$ 4,130,000	\$ 4,390,000
Less: Unamortized Discount	(43,717)	(50,026)
Less: Deferred Bond Issue Costs	(67,069)	(73,775)
Less: Current Portion	<u>(290,000)</u>	<u>(260,000)</u>
<b>Net Long-Term Debt</b>	<b><u>\$ 3,729,214</u></b>	<b><u>\$ 4,006,199</u></b>

Amortization of future debt payments is scheduled as follows:

<u>Year Ending June 30:</u>	<u>Amount</u>
2019	\$ 290,000
2020	305,000
2021	320,000
2022	335,000
2023	355,000
Thereafter	<u>2,525,000</u>
Total	<b><u>\$ 4,130,000</u></b>

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**  
**(CONTINUED)**

**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, 2018 for each of the next five years and in the aggregate are:

<b>Year Ending June 30:</b>	<b>Amount</b>
2019	\$ 1,051,231
2020	1,082,913
2021	1,082,913
2022	1,115,347
2023	1,115,347
Thereafter	7,101,610
Total Minimum Future Rentals	\$ 12,549,361

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

	<b>June 30, 2018</b>	<b>June 30, 2017</b>
Building	\$ 7,802,229	\$ 7,802,229
Less: Accumulated Depreciation	(4,881,394)	(4,621,320)
	\$ 2,920,835	\$ 3,180,909

**5. SUBSEQUENT EVENTS**

The Corporation has evaluated subsequent events through October 25, 2018, the date which the financial statements were certified by the Corporation. No events have occurred that would require adjustment or disclosure in the financial statements.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**MAHONING COUNTY**  
**SCHEDULES OF FUNCTIONAL EXPENSES**  
**FOR THE YEARS ENDED JUNE 30, 2018 AND 2017**

	Program		General and Administrative		Totals	
	2018	2017	2018	2017	2018	2017
<b>EXPENSES</b>						
Depreciation	\$ 446,894	\$ 444,982	\$ -	\$ -	\$ 446,894	\$ 444,982
Contracted Services	199,769	221,445	24,000	24,000	223,769	245,445
Legal and Professional	19,940	16,634	-	-	19,940	16,634
Occupancy and Maintenance	802,734	925,223	-	-	802,734	925,223
Bond Expense	220,057	233,025	-	-	220,057	233,025
Real Estate Expense	1,379	1,279	-	-	1,379	1,279
Other	2,763	1,875	-	-	2,763	1,875
<b>TOTAL EXPENSES</b>	<u>\$ 1,693,536</u>	<u>\$ 1,844,463</u>	<u>\$ 24,000</u>	<u>\$ 24,000</u>	<u>\$ 1,717,536</u>	<u>\$ 1,868,463</u>

The accompanying notes to the financial statements are an integral part of this statement.