

PIQUA IMPROVEMENT CORPORATION
(a not-for-profit corporation)
Piqua, Ohio

**Audited Financial Statements--
Supplementary Information**

December 31, 2002



**Auditor of State
Betty Montgomery**

Board of Directors
Piqua Improvement Corporation
Street Piqua, Ohio

We have reviewed the Independent Auditor's Report of the Piqua Improvement Corporation, Miami County, prepared by Ellen S. Fodge, CPA, for the audit period January 1, 2002 through December 31, 2002. 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 Piqua Improvement Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in cursive script that reads "Betty Montgomery".

BETTY MONTGOMERY
Auditor of State

March 4, 2004

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Ellen S. Fodge, CPA
356 Claranna Ave.
Dayton, OH 45419
(937) 299-3816

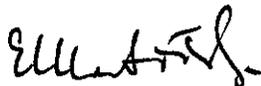
The Board of Directors and Mr. Fred Hollister, Executive Director
Piqua Improvement Corporation
Piqua, Ohio

I have audited the accompanying statement of financial position of the Piqua Improvement Corporation, (a non-profit Corporation) as of December 31, 2002, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my 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 I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of the Piqua Improvement Corporation as of December 31, 2002 and the results of its operations, changes in net assets, and cash flows for the year ended, in conformity with accounting principles generally accepted in the United States of America.

My audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



Ellen S. Fodge, CPA
November 24, 2003

PIQUA IMPROVEMENT CORPORATION
STATEMENT OF FINANCIAL POSITION
December 31, 2002

ASSETS

Current assets:

Cash		\$67,638
Prepaid dues		525
Prepaid insurance		<u>16,672</u>
Total current assets		<u>84,835</u>

Property and equipment:

Buildings	200,325	
Office equipment	<u>30,426</u>	
	230,751	
Less: accumulated depreciation	<u>60,613</u>	
Net property and equipment		<u>170,138</u>

TOTAL ASSETS \$254,973

Current liabilities:

Deferred 2003 pledge revenue	<u>19,950</u>
Total current liabilities	<u>19,950</u>

Net assets - unrestricted 235,023

TOTAL LIABILITIES AND NET ASSETS \$254,973

See accountant's audit report and accompanying notes.

PIQUA IMPROVEMENT CORPORATION
STATEMENT OF ACTIVITIES
For the year ended December 31, 2002

REVENUES AND SUPPORT:

Unrestricted

Grants-City of Piqua	\$19,660	
Grants-in kind, City of Piqua	<u>14,902</u>	
Total grants - City of Piqua		\$34,562
Pledges		34,550
Rent income		7,108
Interest		95
Enterprise zone fee		<u>150</u>
Total revenues and support		<u>76,465</u>

EXPENSES:

General and administrative expenses		15,329
Program expenses		<u>65,788</u>
Total expenses		<u>81,117</u>
Change in unrestricted net assets		(4,652)
Unrestricted net assets as last reported		272,918
Prior period adjustments to net pledges receivable and deferred pledge revenue		<u>(33,243)</u>
Unrestricted net assets at end of year		<u><u>\$235,023</u></u>

See accountant's audit report and accompanying notes.

PIQUA IMPROVEMENT CORPORATION
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2002

Cash flows provided by operating activities:	
Change in net assets	(\$4,652)
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Depreciation	7,518
(Increase) decrease in assets:	
Prepaid expenses	(15,080)
Increase (decrease) in liabilities:	
Accounts payable	(1,272)
Deferred pledge revenue	500
	<hr/>
Net cash provided by operating activities	(12,986)
Cash flows provided by investment activities:	
Net cash provided by investment activities	0
Cash flows provided by financing activities	
Net cash provided by financing activities	0
	<hr/>
Net increase in cash	(12,986)
Cash, beginning of the year	80,624
	<hr/>
Cash, end of the year	<u><u>\$67,638</u></u>

See accountant's audit report and accompanying notes.

Piqua Improvement Corporation
Notes to the Financial Statements
December 31, 2002

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

ORGANIZATION AND NATURE OF OPERATIONS -- The Piqua Improvement Corporation is incorporated as a not-for-profit corporation under the laws of the State of Ohio for the purpose of furthering economic development in the City of Piqua.

BASIS OF ACCOUNTING - The financial statements are prepared on the accrual basis of accounting.

BASIS OF PRESENTATION -- 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 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.

USE OF ESTIMATES -- The presentation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

REVENUES -- The Corporation is funded primarily by pledges from local businesses and grants from the City of Piqua.

FUNCTIONAL ALLOCATION OF EXPENSES -- The costs of providing the various programs have been summarized on a functional basis in the financial statements. Where identifiable, costs are charged directly to the program for which they are incurred. Costs that benefit more than one program are allocated among those programs based on estimates made by management. Wages and depreciation are amounts allocated based upon estimated program usage or consumption. Hotel expenses, advertising, marketing and printing are directly charged amounts.

INCOME TAXES -- The Corporation is exempt from federal income tax under Section 501 c (6) of the Internal Revenue Code, and does not currently conduct any activities, which would result in the imposition of unrelated business income tax.

NOTE 2 – PROPERTY, EQUIPMENT AND DEPRECIATION

Property and equipment is stated at cost. Major expenditures and those which substantially increase useful lives are capitalized. Maintenance, repairs and minor renewals are charged to expense when incurred. When property and equipment is sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in revenue. Donated property is capitalized at a value nearest to estimated fair value at date of receipt.

The costs of property, equipment and building are depreciated over their estimated useful lives. The following guideline years have been used in computing depreciation:

Buildings	39 years
Office Equipment	7 years

Depreciation is computed on the straight-line basis for financial reporting purposes. Depreciation expense for 2002 was \$7,518.

NOTE 3 – PREPAID EXPENSES

Prepaid expenses consist primarily of an insurance premium payment for the hotel in the amount of \$20,006. One twelfth is expensed each month until it becomes due again in November, 2004. The City of Piqua granted \$12,000 to the Corporation to assist in payment of the premium.

NOTE 4 – DEFERRED PLEDGE REVENUE

The Corporation sends requests to local businesses for the following year's pledges near the end of the year. Several businesses pay pledges prior to the year for which they are intended for use by the Corporation. These early pledge collections have been deferred until the following year for recognition as pledge revenue. The amount of year 2003 pledges collected during 2002 was \$19,950.

NOTE 5 – CONTINGENT LIABILITY

The City of Piqua maintains a \$40,000 note receivable on its books of account which becomes a liability to the Piqua Improvement Corporation upon the sale of its property, the Fort Piqua Hotel. This note bears no interest. Each December, if there is no sale, the balance of the note is reduced by \$4,000 on the City's books. As of December 31, 2002 the open balance on the City's books was \$28,000.

NOTE 6 – GRANTS FROM THE CITY OF PIQUA

The City of Piqua provides in-kind and cash grants to the Piqua Improvement Corporation. In-kind grants include expenses paid directly to vendors by the City on behalf of the Corporation and an allocated portion of the salary of the Corporation's Executive Director who is also the Economic Development Director for the City of Piqua.

Cash grants include payments to the Piqua Improvement Corporation to assist in the maintenance, repair and insurance coverage of the Fort Piqua Hotel and memberships in other area economic development organizations.

NOTE 7 – LEASE OF SPACE IN THE FORT PIQUA HOTEL

During nine months of 2002, the Corporation leased space within the Fort Piqua Hotel to a local business. Rent income was \$800 per month to the Corporation with the last payment received in September, 2002. The lease was not renewed.

NOTE 8 – PRIOR PERIOD ADJUSTMENT OF PLEDGES RECEIVABLE AND DEFERRED PLEDGE REVENUE

A review of balances for year ended December 31, 2001 revealed a misclassification of deferred pledge revenue as "pledges receivable." The impact of restatement of these balances changed net pledges receivable from \$12,350 to \$0 and deferred 2002 pledge revenue from \$0 to \$19,450. There was no impact on cash as a result of this adjustment. The impact upon net assets is shown in the schedule below:

	12/31/01		12/31/01	
	Net Assets		Net Assets	
	<u>Reported</u>	<u>Change</u>	<u>Adjusted</u>	<u>Adjustment</u>
Net assets		(\$12,350)		Net pledges receivable
Net assets		(19,450)		Deferred pledge revenue
Net assets		<u>(1,443)</u>		Adjustment of prepaid insurance
Total	\$272,918	(\$33,243)	\$239,675	

NOTE 9 – RELATED PARTY TRANSACTIONS

The Executive Director of the Corporation is the Economic Development Director and full-time employee of the City of Piqua.

A board member of the Corporation is the Piqua City Manager.

SUPPLEMENTARY INFORMATION

PIQUA IMPROVEMENT CORPORATION
SCHEDULE OF FUNCTIONAL EXPENSES

For the year ended December 31, 2002

GENERAL AND ADMINISTRATIVE EXPENSES:

Wages, in kind	\$8,352
Bank charges	17
Depreciation	2,381
Professional fees	2,713
Insurance, directors and officers	1,597
Postage	269
Total general and administrative expenses	<u>15,329</u>

PROGRAM EXPENSES:

Hotel expenses	22,063
Hotel in kind expense-architect fee	6,550
Depreciation-hotel	5,137
Dues	1,151
Advertising and marketing	20,907
Miscellaneous	465
Printing	8,767
Newsletters	748
Total program expenses	<u>\$65,788</u>

See accountant's audit report and accompanying notes.

Ellen S. Fodge, CPA
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The Board of Directors and Mr. Fred Hollister, Executive Director
Piqua Improvement Corporation
Piqua, Ohio

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

I have audited the financial statements of the Piqua Improvement Corporation (the Corporation) as of the year ended December 31, 2002 and have issued my report thereon dated November 24, 2003. I conducted my 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.

Compliance

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, 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 my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered the Corporation's internal control over financial reporting in order to determine my auditing procedures for the purpose of expressing my opinion on the financial statements and not to provide assurance on the internal control over financial reporting. However, I noted certain matters involving the internal control over financial reporting and its operation that I do consider to be reportable conditions. Reportable conditions involve matters coming to my attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in my judgment, could adversely affect the Corporation's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements. Reportable conditions are described in the accompanying schedule of findings and questioned costs as item 02-1.

Piqua Improvement Corporation
November 24, 2003
Page 2

A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. My consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, I consider the reportable condition described above to be a material weakness.

This report is intended solely for the information and use of the Corporation's Board of Directors, management, and others within the organization and is not intended to be and should not be used by anyone other than these specified parties.

Wm. A. Fry, CPA

**THE PIQUA IMPROVEMENT CORPORATION
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2002**

A. SUMMARY OF AUDITOR'S RESULTS:

1. The auditor's report expresses an unqualified opinion on the financial statements of the Piqua Improvement Corporation (the Corporation.)
2. One reportable condition disclosed during the audit of the financial statements is reported in the Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards. This condition is considered to be a material weakness.
3. No instances of noncompliance material to the financial statements of the Corporation were disclosed during the audit.

B. FINDINGS-FINANCIAL STATEMENTS AUDIT

02-1 Segregation of Duties

Condition: Segregation of duties over receipts and disbursements are not adequate to provide reasonable assurance that the objectives of internal control are achieved. While some compensating controls (listed below) have been instituted, I have not observed that they have been effective with regard to balance sheet accounts and accounting for grants from the City of Piqua.

The Corporation has instituted the following compensating controls:

1. approval of an annual budget against which actual monthly results are reported during each Board meeting
2. financial reports are distributed at each board meeting and approved
3. the Executive Director prints checks to pay expenses, a board member signs them
4. minutes of Board meetings indicate Board discussion and approval of certain near term marketing expenses that were planned in the budget

Reasons that compensating controls are not adequate:

- 1 I did not observe that the December 31, 2001 recommended auditor corrections and adjusting entries were entered into the books of account, so the beginning balances for 2002 City grants receivable, prepaid expenses, accounts payable and Advance from City liability represented inaccurate amounts. These balances remained unchanged through eight months of 2002 until the City grant receivable and advance from City liability was removed from the balance sheet in August, 2002. There was no record of an adjusting entry in the general ledger for this change. In addition, a \$12,000 grant from the City of Piqua was misclassified as an expense reimbursement in the general ledger in November, 2002.

2. With the exception of discussion regarding future expenses in relation to the budget, there was no mention in the minutes of Board discussion regarding contents of the financial statements presented for each month of 2002.
3. Notations on some bank statements and a changing checking account balance on the monthly financial reports indicate that there is an amount of monitoring of the checking account, however, there are no reconciliations performed.
4. The general ledger reports show that the Peachtree accounting system has been used primarily as a check register since there is a lack of activity in certain balance sheet accounts. Financial reports appear to have been separately prepared outside of the accounting system.

Effect: Because of the lack of segregation of duties and inadequate compensating controls, it is possible that errors or irregularities could occur and not be detected in a timely manner.

Recommendations:

It would not appear to be cost effective for the Corporation to hire sufficient additional staff to achieve full segregation of duties. However, several additional compensating controls could be implemented. See below for suggestions. In determining which compensating controls to institute, the Board of Directors would have to weigh the costs of such controls against the benefit to be gained.

1. Obtain assistance in correcting Peachtree books of account for auditor-recommended correcting and adjusting entries. Set up a consistent set of reports for each month that can be tied to the books of account for balance sheet accounts, revenues and expenses.
2. Set up a method in the accounting system to record in-kind grants and expenses.
3. Establish a communication process with the City of Piqua to determine when in-kind grants have been made; i.e. for payments made directly to vendors by the City of Piqua, an invoice copy could be sent to the Corporation noted as "paid."
4. A board member (Treasurer) could reconcile the checkbook each month.
5. Designate a certain expense level above which two signatures will be required on checks following an evaluation of the expense documentation.
6. Ask a board member to receive and review the bank statements and canceled checks before sending them to the Corporation's Executive Director.

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**Auditor of State
Betty Montgomery**

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PIQUA IMPROVEMENT CORPORATION

MIAMI 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
MARCH 18, 2004**