



Dave Yost • Auditor of State



**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**DECEMBER 31, 2016 AND 2015**

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# Dave Yost • Auditor of State

## INDEPENDENT AUDITOR'S REPORT

Community Improvement Corporation of Greenville  
Darke County  
100 Public Square  
Greenville, Ohio 45331

To the Board of Trustees:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the Community Improvement Corporation of Greenville, Darke County, Ohio (the Corporation), (a not-for-profit corporation), which comprise the statement of financial position, the related statements of activities and cash flows, as of and for the years ended December 31, 2016, and 2015, and the related notes to the financial statements.

### ***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 those risks of financial statement material 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 overall financial statement presentation.

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Community Improvement Corporation of Greenville, Darke County, Ohio as of December 31, 2016, and 2015, and the changes in its net assets and its cash flows for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated October 25, 2017, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our 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.

A handwritten signature in black ink that reads "Dave Yost". The signature is written in a cursive style with a large, looping "D" and "Y".

**Dave Yost**  
Auditor of State  
Columbus, Ohio

October 25, 2017

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2016 AND 2015**

	<b>2016</b>	<b>2015</b>
<b>Assets:</b>		
<b>Current Assets:</b>		
Cash and Cash Equivalents	\$219,336	\$206,823
Total Current Assets	219,336	206,823
<b>Property and Equipment, at Cost:</b>		
Development Land	1,122,487	1,122,487
Land Improvements	17,272	17,272
	1,139,759	1,139,759
Less accumulated Depreciation	9,304	8,153
Total Property and Equipment, at Cost	1,130,455	1,131,606
Total Assets	\$1,349,791	\$1,338,429
<b>Net Assets:</b>		
Unrestricted Net Assets	\$1,349,791	\$1,338,429
Total Net Assets	\$1,349,791	\$1,338,429

*See accompanying notes to the financial statements.*

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015**

	<b>2016</b>	<b>2015</b>
<b>Revenues:</b>		
Contribution - City of Greenville, Ohio		\$500,000
Interest	\$343	477
Land Rent	22,000	22,000
Total Revenues	22,343	522,477
<b>Expenses:</b>		
Professional Services	1,140	1,218
Depreciation	1,151	1,151
Incentives - Whirlpool Corporation		575,000
Utilities	35	44
Dues	475	475
Insurance	1,661	1,661
Real Estate Taxes	5,682	5,676
Engineering Services	410	
Legal Notices	402	
Recording/Filing Fees	25	
Total Expenses	10,981	585,225
Change in Net Assets	11,362	(62,748)
Net Assets at Beginning of Year	1,338,429	1,401,177
Net Assets at End of Year	<b>\$1,349,791</b>	<b>\$1,338,429</b>

*See accompanying notes to the financial statements.*



**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015**

	<u>2016</u>	<u>2015</u>
<b>Cash Flows from Operating Activities:</b>		
Increase (Decrease) in Net Assets	\$11,362	(\$62,748)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation	1,151	1,151
Net Cash Provided by Operating Activities	<u>12,513</u>	<u>(61,597)</u>
 Net Increase in Cash	 12,513	 (61,597)
 Cash at Beginning of Year	 <u>206,823</u>	 <u>268,420</u>
 Cash at End of Year	 <u><u>\$219,336</u></u>	 <u><u>\$206,823</u></u>

*See accompanying notes to the financial statements.*

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**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015**

**NOTE 1           NATURE OF ACTIVITIES**

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

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

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

**NOTE 2           SIGNIFICANT ACCOUNTING POLICIES**

The summary of significant accounting policies of the Corporation is presented to assist in understanding the Corporation's financial statements. The financial statements and notes are representations of the Corporation's management, who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements.

**Basis of Accounting**

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

**Basis of Presentation**

The financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958, Not-for-Profit Entities. Under ASC 958 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 preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of income and expenses during the reported period. Actual results could differ from those estimates.

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015  
(Continued)**

**NOTE 2      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Property and Equipment**

Property and equipment is recorded at cost. Depreciation is provided on the straight-line method the estimated useful lives of the depreciable assets for financial reporting purposes. The amount of depreciation expense for the years ended December 31, 2016 and 2015 was \$1,151, respectively. Routine maintenance, repairs, renewals, and replacement costs are charged to expense as incurred. Expenditures which materially increase values or extend useful lives are capitalized. Costs and related accumulated depreciation of equipment sold or otherwise retired are removed from the accounts, and any gains or losses related to the disposition are included in expenses.

**Concentration of Credit Risk**

The Corporation maintains its cash accounts in three commercial banks in Ohio. The cash balances rarely exceed the limit of \$250,000 that is guaranteed by the Federal Deposit Insurance Corporation. The Corporation considers these banks to have a high enough stability that any cash in excess of the limit is at minimal risk.

**Cash and Cash Equivalents**

For purpose of the statement of cash flows, the Corporation considers all cash in savings, checking, and money market accounts and certificate of deposits, whether unrestricted or restricted, to be cash equivalents.

**NOTE 3      DEVELOPMENT LAND**

The Corporation's development land is valued at cost and held for resale. Capital asset activity for the years ended December 31, 2016 and 2015 was as follows:

	<b>Balance 1/1/2016</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/2016</b>
<b>Capital Assets Not Being Depreciated</b>				
Land holdings	\$1,122,487			\$1,122,487
Total Capital Assets Not Being Depreciated	<u>\$1,122,487</u>			<u>\$1,122,487</u>
<b>Capital Assets Being Depreciated</b>				
Land Improvements	\$17,272			\$17,272
Total Capital Assets being depreciated	<u>\$17,272</u>			<u>\$17,272</u>
<b>Less Accumulated Depreciation:</b>				
Land Improvements	(\$8,153)	(\$1,151)		(\$9,304)
Total Accumulated Depreciation	<u>(\$8,153)</u>	<u>(\$1,151)</u>		<u>(\$9,304)</u>
Total Capital Assets Being Depreciated (Net)	<u>\$9,119</u>	<u>(\$1,151)</u>		<u>\$7,968</u>
Capital Assets (Net)	<u>\$1,131,606</u>	<u>(\$1,151)</u>		<u>\$1,130,455</u>

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015  
(Continued)**

**NOTE 3      DEVELOPMENT LAND (Continued)**

	<u>Balance 1/1/2015</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2015</u>
<b>Capital Assets Not Being Depreciated</b>				
Land holdings	\$1,122,487			\$1,122,487
Total Capital Assets Not Being Depreciated	<u>\$1,122,487</u>			<u>\$1,122,487</u>
<b>Capital Assets Being Depreciated</b>				
Land Improvements	\$17,272			\$17,272
Total Capital Assets being depreciated	<u>\$17,272</u>			<u>\$17,272</u>
<b>Less Accumulated Depreciation:</b>				
Land Improvements	(\$7,002)	(\$1,151)		(\$8,153)
Total Accumulated Depreciation	<u>(\$7,002)</u>	<u>(\$1,151)</u>		<u>(\$8,153)</u>
Total Capital Assets Being Depreciated (Net)	<u>\$10,270</u>	<u>(\$1,151)</u>		<u>\$9,119</u>
Capital Assets (Net)	<u>\$1,132,757</u>	<u>(\$1,151)</u>		<u>\$1,131,606</u>

The Corporation had the following landholdings at December 31:

	<b>2016</b>	<b>2015</b>
Landsdowne Street	\$63,946	\$63,946
Greenville Technology	50,449	50,449
Jaysville-St. John's & Sebring-Warner Road	546,989	546,989
Progress Drive	<u>461,103</u>	<u>461,103</u>
Totals	<u>\$1,122,487</u>	<u>\$1,122,487</u>

The Corporation's land is located at the Greenville Industrial Park.

**NOTE 4      TAX EXEMPT STATUS**

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

**NOTE 5      RISK MANAGEMENT**

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

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

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE  
DARKE COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015  
(Continued)**

**NOTE 6      FUNCTIONAL EXPENSE**

The Corporation has broken down the following expenses between management & administrative and program expenses for the years ended December 31, 2016 and 2015. These expenses are as follows:

**2016**

	<b>Management &amp; Administrative</b>	<b>Program</b>	<b>Total</b>
Professional Services		\$1,140	\$1,140
Depreciation		1,151	1,151
Utilities		35	35
Dues		475	475
Insurance	\$1,161	500	1,661
Real Estate Taxes		5,682	5,682
Engineering Services		410	410
Legal Notices		402	402
Recording/Filing Fees		25	25
<b>Total</b>	<b>\$1,161</b>	<b>\$9,820</b>	<b>\$10,981</b>

**2015**

	<b>Management &amp; Administrative</b>	<b>Program</b>	<b>Total</b>
Professional Services		\$1,218	\$1,218
Depreciation		1,151	1,151
Incentives - Whirlpool Corporation		575,000	575,000
Utilities		44	44
Dues		475	475
Insurance	\$1,161	500	1,661
Real Estate Taxes		5,676	5,676
<b>Total</b>	<b>\$1,161</b>	<b>\$584,064</b>	<b>\$585,225</b>



# Dave Yost • Auditor of State

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

Community Improvement Corporation of Greenville  
Darke County  
100 Public Square  
Greenville, Ohio 45331

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 Community Improvement Corporation of Greenville, Darke County, (the Corporation) as of and for the years ended December 31, 2016, and 2015, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated October 25, 2017.

### ***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*.

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***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 black ink that reads "Dave Yost". The signature is written in a cursive style with a large, looping "D" and "Y".

**Dave Yost**  
Auditor of State  
Columbus, Ohio

October 25, 2017





# Dave Yost • Auditor of State

**COMMUNITY IMPROVEMENT CORPORATION OF GREENVILLE**

**DARKE COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
DECEMBER 19, 2017**