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Wheeling, WV 26003  
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Certified Public Accountants, A.C.

**YOUNGSTOWN CENTRAL AREA  
COMMUNITY IMPROVEMENT CORPORATION  
MAHONING COUNTY  
Regular Audit  
For the Years Ended June 30, 2017 and 2016**

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# Dave Yost • Auditor of State

Board of Trustees  
Youngstown Central Area Community Improvement Corporation  
242 Federal Plaza West, Suite 304  
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, 2016 through June 30, 2017. 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

February 13, 2018

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

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## INDEPENDENT AUDITOR'S REPORT

November 22, 2017

Youngstown Central Area Community Improvement Corporation  
Mahoning County  
242 Federal Plaza West, Ste. 304  
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 not-for-profit organization), which comprise the statements of financial position, the related statements of activities and cash flows, as of and for the years ended June 30, 2017 and 2016, 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 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.

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**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, 2017 and 2016, and the changes in its financial position and its cash flows 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 November 22, 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. 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, 2017 AND 2016**

	<u>2017</u>	<u>2016 (Restated)</u>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 189,681	\$ 256,772
State of Ohio DAS Ohio Center Project Trust Fund	999,806	1,020,643
Accounts Receivable	144,516	74,621
Accrued Receivables	9,712	1,774
Prepaid Expenses	36,550	18,134
<b>TOTAL CURRENT ASSETS</b>	<u>1,380,265</u>	<u>1,371,944</u>
<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	695,698
Furniture, Fixtures and Equipment	10,221	10,221
Less: Accumulated Depreciation	<u>(6,617,425)</u>	<u>(6,172,443)</u>
<b>NET CAPITAL ASSETS</b>	<u>7,533,634</u>	<u>7,938,757</u>
<b>TOTAL ASSETS</b>	<u>\$ 8,913,899</u>	<u>\$ 9,310,701</u>
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 111,232	\$ 76,751
Bonds Payable	260,000	245,000
Accrued Expenses	15,880	16,062
Accrued Bond Interest	100,603	106,218
Accrued Real Estate Taxes	1,285	133
Unearned Rent	2,370,845	2,502,577
Operating Deposit	50,000	50,000
<b>TOTAL CURRENT LIABILITIES</b>	<u>2,909,845</u>	<u>2,996,741</u>
<b>LONG-TERM LIABILITIES</b>		
Bonds Payable, Net of Current Portion and Unamortized Bond Discount of \$50,026 and \$56,334 and Deferred Bond Issue Costs of \$73,775 and \$80,482 in 2017 and 2016, respectively	<u>4,006,199</u>	<u>4,253,184</u>
<b>TOTAL LONG TERM LIABILITIES</b>	<u>4,006,199</u>	<u>4,253,184</u>
<b>TOTAL LIABILITIES</b>	<u>6,916,044</u>	<u>7,249,925</u>
<b>NET ASSETS</b>		
Unrestricted	<u>1,997,855</u>	<u>2,060,776</u>
<b>TOTAL NET ASSETS</b>	<u>1,997,855</u>	<u>2,060,776</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 8,913,899</u>	<u>\$ 9,310,701</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 ACTIVITIES  
FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**

	<b>2017</b>	<b>2016</b>
<b>UNRESTRICTED REVENUES AND OTHER SUPPORT</b>		
Rental Income	\$ 1,241,615	\$ 1,243,394
Interest Income	916	690
Other	563,011	481,402
<b>TOTAL UNRESTRICTED REVENUES AND OTHER SUPPORT</b>	<b>1,805,542</b>	<b>1,725,486</b>
 <b>EXPENSES</b>		
Program	1,844,463	1,755,087
General and Administrative	24,000	24,000
<b>TOTAL EXPENSES</b>	<b>1,868,463</b>	<b>1,779,087</b>
 CHANGE IN UNRESTRICTED NET ASSETS	 (62,921)	 (53,601)
 UNRESTRICTED NET ASSETS, BEGINNING OF YEAR	 2,060,776	 2,114,377
 UNRESTRICTED NET ASSETS, END OF YEAR	 <b>\$ 1,997,855</b>	 <b>\$ 2,060,776</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 CASH FLOWS  
FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**

	<b>2017</b>	<b>2016</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ (62,921)	\$ (53,601)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	444,982	442,633
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	(69,895)	45,380
Accrued Receivables	(7,938)	(991)
Prepaid Expenses	(18,416)	22,725
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	34,481	(6,046)
Accrued Expenses	(182)	(69)
Deferred Revenue	-	(20,140)
Accrued Bond Interest	(5,615)	(5,156)
Accrued Real Estate Taxes	1,152	1
Unearned Rent	(131,732)	(130,383)
Net Cash Flows Provided by Operating Activities	196,931	307,368
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Payment of Bonds Payable	(245,000)	(225,000)
Net Cash Flows (Used In) Financing Activities	(245,000)	(225,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Capital Assets	(39,859)	(26,264)
Increase in State of Ohio DASOCP Trust Fund	20,837	115,978
Net Cash Provided By (Used In) Investing Activities	(19,022)	89,714
Net Change in Cash and Cash Equivalents	(67,091)	172,082
Cash and Cash Equivalents, Beginning of Year	256,772	84,690
Cash and Cash Equivalents, End of Year	\$ 189,681	\$ 256,772
<b>SUPPLEMENTARY INFORMATION</b>		
Cash Paid for Interest	\$ 233,025	\$ 245,234

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, 2017 AND 2016**

**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, 2017 and 2016 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, 2017 and 2016 was \$131,332 per year.

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**  
**(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, 2017, 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 from Income Tax (federal Form 990) for 2014, 2015, and 2016 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, 2017 AND 2016**  
**(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, 2017 and 2016.

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, 2017 and 2016 are as follows:

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**  
**(CONTINUED)**

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

	2017		2016	
	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	\$ 999,806	\$ 999,806	\$ 1,020,643	\$ 1,020,643

**3. LONG TERM DEBT**

Long-term debt consisted of the following:

	<u>June 30, 2017</u>	<u>June 30, 2016</u>
Bond obligations, interest rates from 4.05% to 5.1%, due at various dates until 2028	\$ 4,390,000	\$ 4,635,000
Less: Unamortized Discount	(50,026)	(56,334)
Less: Deferred Bond Issue Costs	(73,775)	(80,482)
Less: Current Portion	<u>(260,000)</u>	<u>(245,000)</u>
<b>Net Long-Term Debt</b>	<b><u>\$ 4,006,199</u></b>	<b><u>\$ 4,253,184</u></b>

Amortization of future debt payments is scheduled as follows:

<u>Year Ending June 30:</u>	<u>Amount</u>
2018	\$ 260,000
2019	290,000
2020	305,000
2021	320,000
2022	335,000
Thereafter	<u>2,880,000</u>
Total	<b><u>\$ 4,390,000</u></b>

**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, 2017 for each of the next five years and in the aggregate are:

**YOUNGSTOWN CENTRAL AREA COMMUNITY IMPROVEMENT CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**  
**(CONTINUED)**

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

<u>Year Ending June 30:</u>	<u>Amount</u>
2018	\$ 1,051,231
2019	1,051,231
2020	1,082,913
2021	1,082,913
2022	1,115,347
Thereafter	8,216,958
Total Minimum Future Rentals	<u>\$ 13,600,593</u>

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

	<u>June 30, 2017</u>	<u>June 30, 2016</u>
Building	\$ 7,802,229	\$ 7,802,229
Less: Accumulated Depreciation	<u>(4,621,320)</u>	<u>(4,361,246)</u>
	<u>\$ 3,180,909</u>	<u>\$ 3,440,983</u>

**5. RESTATEMENT**

For the year ended June 30, 2016, Deferred Bond Issue Costs were classified as an asset. Due to the issuance of FASB ASU 2015-03, Simplifying the Presentation of Debt Issuance Costs, the Corporation's Deferred Bond Issue Costs were reclassified as a net portion of the long-term liabilities.

**6. SUBSEQUENT EVENTS**

The Corporation has evaluated subsequent events through November 22, 2017, 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, 2017 AND 2016**

	Program		General and Administrative		Totals	
	2017	2016	2017	2016	2017	2016
<b>EXPENSES</b>						
Depreciation	\$ 444,982	\$ 442,633	\$ -	\$ -	\$ 444,982	\$ 442,633
Contracted Services	221,445	209,603	24,000	24,000	245,445	233,603
Legal and Professional	16,634	10,716	-	-	16,634	10,716
Occupancy and Maintenance	925,223	843,646	-	-	925,223	843,646
Bond Expense	233,025	245,234	-	-	233,025	245,234
Real Estate Expense	1,279	130	-	-	1,279	130
Other	1,875	3,125	-	-	1,875	3,125
<b>TOTAL EXPENSES</b>	\$ 1,844,463	\$ 1,755,087	\$ 24,000	\$ 24,000	\$ 1,868,463	\$ 1,779,087



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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**

November 22, 2017

Youngstown Central Area Community Improvement Corporation  
Mahoning County  
242 Federal Plaza West, Ste. 304  
Youngstown, Ohio 44503

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of **Youngstown Central Area Community Improvement Corporation**, Mahoning County, (the Corporation) (a nonprofit organization), which comprise the statement of financial position as of June 30, 2017, the related statements of activities and cash flows the year then ended and the related notes to the financial statements, and have issued our report thereon dated November 22, 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.

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***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 black ink that reads "Perry & Associates CPAs A.C." in a cursive script.

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

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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  
FEBRUARY 27, 2018**