HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE

CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2009 and 2008



Mary Taylor, CPA Auditor of State

Board of Trustees Hocking County Community Improvement Corporation and Affiliate 47 W. Main Street P.O.Box 838 Logan, Ohio 43138

We have reviewed the *Independent Auditor's Report* of the Hocking County Community Improvement Corporation and Affiliate, Hocking County, prepared by The Poling Group, Inc., for the audit period January 1, 2009 through December 31, 2009. 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 Hocking County Community Improvement Corporation and Affiliate is responsible for compliance with these laws and regulations.

Mary Taylor, CPA Auditor of State

Mary Saylor

May 6, 2010



TABLE OF CONTENTS

	Page No
INDEPENDENT AUDITOR'S REPORT	1
CONSOLIDATED FINANCIAL STATEMENTS	
Consolidated Statements of Financial Position	3
Consolidated Statements of Activities	5
Consolidated Statements of Cash Flows	6
Notes to Consolidated Financial Statements	8
ADDITIONAL INFORMATION	
INDEPENDENT AUDITOR'S REPORT ON	
ADDITIONAL INFORMATION	14
SCHEDULE OF ACTIVITY-EPA BUILDING	15
SCHEDULE OF ACTIVITY-MEDICAL OFFICE BUILDING	16
SCHEDULE OF ADMINISTRATIVE EXPENSES	17
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	1.8



THE POLING

The Poling CPA Group

7534 Slate Ridge Blvd. Reynoldsburg, Ohio 43068 614-755-2727 • Fax 614-755-3804

82 East Main St. Logan, Ohio 43138

947 Worthington Woods Loop Worthington, Ohio 43085 740-385-1959 • Fax 740-385-0711 614-840-9770 • Fax 614-840-9773

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees Hocking County Community Improvement Corporation

have audited the accompanying consolidated statements of financial position of Hocking County Community Improvement Corporation (a nonprofit organization) and affiliate December 31, 2009 and 2008, and the related consolidated statements of activities and cash flows for the years then ended. financial statements are the responsibility of Organization's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits 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 Those standards require that we 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. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Hocking County Community Improvement Corporation and affiliate as of December 31, 2009 and 2008, and the changes in their net assets and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated April 23, 2010 on our consideration of Hocking County Community Improvement Corporation's internal control over financial reporting and on our tests of their 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The Poling CPA Broup

Reynoldsburg, Ohio April 23, 2010 HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE CONSOLIDATED STATEMENTS OF FINANCIAL POSITION December 31, 2009 and 2008

	2009	2008
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 623,788	\$ 724,252
Prepaid insurance	6,680	6,367
Accounts receivable		
(\$0 allowance for doubtful accounts)	11,118	3,517
Purchase option	10,000	0
TOTAL CURRENT ASSETS	651,586	734,136
DDODEDEU AND CONTRACTOR		
PROPERTY AND EQUIPMENT	5 400 000	
Building Land	5,123,308	5,089,125
Office equipment	28,501	28,501
TOTAL	4,895 5,156,704	- U
Accumulated depreciation		5,117,626
TOTAL PROPERTY AND	(1,819,526)	(1,700,136)
EQUIPMENT, NET	3,337,178	3 /17 /00
Egottient, Mei	3,337,170	3,417,490
OTHER ASSETS		
Industrial park development costs	798,279	798,279
Note receivable	94,500	0
Loan costs	15,237	16,325
TOTAL OTHER ASSETS	908,016	814,604
TOTAL ASSETS	<u>\$4,896,780</u>	\$4,966,230

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE CONSOLIDATED STATEMENTS OF FINANCIAL POSITION December 31, 2009 and 2008

	2009	2008
LIABILITIES AND NET ASSETS CURRENT LIABILITIES		
Accounts payable Current portion of long-term debt Real estate taxes payable Accrued Selkirk expenses Other current liabilities TOTAL CURRENT LIABILITIES	\$ 5,874 59,472 36,035 25,000 0 126,381	\$ 37,938 60,551 35,345 125,000 9,739 268,573
LONG TERM LIABILITIES Bank loans, net of current portion TOTAL LONG TERM LIABILITIES	1,536,442 1,536,442	1,600,156 1,600,156
TOTAL LIABILITIES	1,662,823	1,868,729
NET ASSETS Unrestricted TOTAL NET ASSETS	3,233,957 3,233,957	3,097,501 3,097,501
TOTAL LIABILITIES AND NET ASSETS	\$4,896,780	\$4,966,230

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE CONSOLIDATED STATEMENTS OF ACTIVITIES
Years Ended December 31, 2009 and 2008

	2009	2008
UNRESTRICTED NET ASSETS		
INCOME		
Rent income (EPA/medical office)	\$ 697,104	\$ 697,104
Miscellaneous income	34,744	45,024
Interest income	9,200	12,572
TOTAL INCOME	741,048	754,700
EXPENSES		
Depreciation and amortization	120,143	120,029
Insurance	9,420	10,550
Real estate taxes	34,985	34,314
Utilities and security	38,199	39,708
Repairs and maintenance	100,713	98,394
Professional fees	6,797	7,473
Interest	111,500	115,728
Other rental expenses	0	447
Industrial park expenses	3,463	3,534
Selkirk project	0	18,886
AAEA	4,576	2,450
Nazarene purchase option	2,000	0
Administrative expense unallocated	103,678	117,983
Administrative expense allocated	69,118	78,655
TOTAL EXPENSES	604,592	648,151
NET (DECREASE) INCREASE		
IN UNRESTRICTED ASSETS	\$ 136,456	\$ 106,549
NET ASSETS, BEGINNING OF YEAR	3,097,501	2,990,952
NET ASSETS, END OF YEAR	<u>\$3,233,957</u>	\$3,097,501

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended December 31, 2009 and 2008

		2009		2008
Cash Flows From Operating Activities: (Decrease) increase in net assets Adjustments to reconcile change in net assets to net cash provided by operating activities:	\$	136,456	\$	106,549
Depreciation and amortization (Increase) decrease in operating assets:		120,478		120,029
Accounts receivable Prepaid expenses Increase (decrease) in operating liabilities:	(7,601) 313)		23,403 2,152
Real estate taxes payable Accounts payable Accrued/other liabilities Net cash provided (used) by	(690 32,064) 109,739)	(117 11,965 58,536)
operating activities		107,907		205,679
Cash Flows From Investing Activities: Note receivable Property and equipment Purchase option Net cash provided (used) by investing activities	(94,500) 39,078) 10,000)	_	125,000 0 0
Cash Flows From Financing Activities: Loan proceeds Loan repayments Net cash provided (used) by	· <u>(</u>	0 64,793)	(0 48,628)
financing activities	_(64,793)	(48,628)
Net increase (decrease) in cash and cash equivalents	(100,464)		282,051
Cash and cash equivalents at beginning of period		724,252		442,201
Cash and cash equivalents at end of period	\$	623,788	\$	724,252

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

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE CONSOLIDATED STATEMENTS OF CASH FLOWS
Years Ended December 31, 2009 and 2008

	2009	2008
Supplemental Information Cash paid during the year for:		
Interest	\$ 102,761	\$ 107,937
Income taxes	\$ 0	<u>\$ 0</u>

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Business Activity

Hocking County Community Improvement Corporation is a non-profit corporation organized under the provisions of Section 501(c)(4) of the Internal Revenue Code for the purpose of providing land and building facilities in an effort to attract industry to the Logan-Hocking County area. The corporation owns several industrial development tracts and two commercial business buildings which are under lease.

Basis of Presentation

The Corporation prepares its financial statements on the accrual basis of accounting. Revenue is recorded when it is earned and expenses are recorded when incurred. Therefore, the accompanying statements are intended to present financial position in accordance with generally accepted accounting principles.

Consolidation

The consolidated financial statements include Appalachian Advanced Energy Association, LLC which is tax-exempt under 501(c)(3) of the Internal Revenue Code with Hocking County Community Improvement Corporation being the sole member. All significant intercompany accounts and transactions have been eliminated. The 2008 cash and unrestricted net assts were increased by \$4,397 to account for the consolidation.

Property and Equipment

Property and equipment are carried at cost. Depreciation of property and equipment is provided using the straight-line method for financial reporting purposes at rates based on the following estimated useful lives:

		Years
Buildings		40-50
Improvements and	additions	05-25
Office equipment		03-07

Expenditures for maintenance and repairs are charged to expense as incurred.

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 disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Accounts/Notes Receivable

Receivables are shown at their net realizable value. The allowance method is used to record bad debts based upon payment history. Bad debt expense for the periods ending December 31, 2009 and 2008 was \$0 respectively. At December 31, 2009, the CIC had advanced \$94,500 on a \$270,000 loan to a local business in order to buy equipment. This loan is at 0% interest for the first year and 3% thereafter with a possibility of a 2% rate if certain criteria are met.

Reclassifications

Certain minor reclassifications have been made to prior year amounts to conform to the current-year presentation.

Advertising Expenses

Advertising or marketing costs are expensed in the year in which they are incurred.

Income Taxes

The Internal Revenue Service has determined that Hocking County Community Improvement Corporation is exempt from taxation under Code Section 501(c)(4); therefore, no provision for income taxes is shown in the financial statements. Even though the Organization is exempt from taxes, it is subject to possible U.S. Federal income tax examinations for open tax years.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Organization considers all checking accounts, savings accounts, certificates of deposit and money market accounts to be cash equivalents.

Restricted Net Assets

The Corporation has not received any contributions with donor-imposed restrictions that would result in temporarily or permanently restricted net assets.

NOTE B-LONG-TERM DEBT

Long-term debt consists of the following at December 31, 2009 and 2008:

A commercial mortgage of \$1,918,000 with The Citizens Bank of Logan was obtained on June 2, 2003 for the construction of a medical office building. The interest rate is a variable rate of 6.75%. Monthly payments of principal and interest of \$14,233.17 are due with a maturity date of June 2, 2024. This loan is secured by real estate and furniture and fixtures. The balance at December 31, 2009 and 2008 was \$1,595,914 and \$1,660,707.

Current maturities of long-term debt are as follows:

Year ended			
December 31			
2010		\$	59,472
2011			69,203
2012			74,022
2013			79,175
2014			84,688
Thereafter		1,	229,354
	TOTAL	\$1,	595,914

NOTE C-LINE OF CREDIT

A \$500,000 line of credit was established with Century National Bank as of June 2, 2005. The line was renewed on June 2, 2007 and 2009 with a current interest rate of 4.50% and a new maturity date of June 2, 2011 and is collateralized by real estate. The balance at December 31, 2009 and 2008 was \$0 and \$0.

NOTE D-BUILDINGS

EPA BUILDING

Starting on October 1, 2004, the EPA began leasing the entire building for \$425,376 per year through June 30, 2005, payable in quarterly installments. Beginning July 1, 2005 the annual rent increased to \$440,268. The present lease agreement ends June 30, 2011. The Ohio Environmental Protection Agency has no option to purchase this property and the lease is considered an operating lease. The capitalized cost of this property is \$2,778,093 and the accumulated depreciation is \$1,482,972.

MEDICAL OFFICE BUILDING

The Organization completed the construction of the medical office building at 541 State Route 664 North during 2004. The total capitalized cost of the property is \$2,373,716 and the accumulated depreciation is \$336,219.

Hocking Valley Community Hospital moved into 12,092 square feet of the building during September, 2004. The lease payment is \$10,076.67 per month for a ten year period. Hocking Valley Community Hospital has no option to purchase this property and the lease is considered an operating lease.

Tri-County Mental Health and Counseling Services, Inc. moved into 12,356 square feet of the building during August, 2004. The lease payment is \$11,326.33 per month for a ten year period. Tri-County Mental Health and Counseling Services, Inc. has no option to purchase this property and the lease is considered an operating lease.

NOTE E-INDUSTRIAL PARK

The CIC completed this project during 2004. During the 2009 and 2008 periods, there were no lots sold. As of December 31, 2009, there was a purchase option on one lot.

NOTE F-OPTION TO PURCHASE REAL PROPERTY

On October 20, 2009, the CIC paid \$12,000 for the option to purchase 82 acres for \$4,800 per acre. For every month that elapses without the option being exercised, \$1,000 is forfeited. This purchase option was amended on April 20, 2010 to only include 15.65 acres at \$10,000 per acre.

NOTE G-TRANSACTIONS WITH RELATED PARTIES

The Organization shares office space, utilizes office personnel, and has mutual board members with the Chamber of Commerce, for which it reimburses the Chamber. This cost was approximately \$113,758 and \$104,400 for 2009 and 2008 respectively. The accounts payable owed to the Chamber at December 31, 2009 and 2008 was \$0. The chamber owed \$2,595 to the CIC at December 31, 2009 on the purchase of a copier.

NOTE H-CURRENT VULNERABILITY DUE TO CONCENTRATIONS

The Organization derives all of its lease income from lessees who are located in the Logan-Hocking County area.

NOTE I-LEASES

The Organization makes no payments under operating or capital leases.

NOTE J - FUTURE MINIMUM RENT INCOME

Future minimum lease payments under non-cancelable operating leases due to the Organization as of December 31, 2009 are as follows:

2010	\$	697,104
2011		476,970
2012		256,836
2013		256,836
2014		159,898
Thereafter		0
TOTAL	\$1	,847,644

NOTE K - CONTINGENCIES

At December 31, 2008, the Organization accrued \$125,000 in connection with the sale of the Selkirk building. This is to help with the cost of extending the sewer line along State Route 93. This would contribute to the S & G Manufacturing facility obtaining city services. During 2009, the CIC paid \$100,000 on this accrual with a balance of \$25,000 remaining at December 31, 2009

NOTE L - SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 23, 2010, which is the financial report date.

ADDITIONAL INFORMATION

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82 East Main St. Logan, Ohio 43138

947 Worthington Woods Loop Worthington, Ohio 43085 740-385-1959 • Fax 740-385-0711 614-840-9770 • Fax 614-840-9773

INDEPENDENT AUDITOR'S REPORT ON ADDITIONAL INFORMATION

To the Board of Trustees Hocking County Community Improvement Corporation

We have audited the consolidated financial statements of Hocking County Community Improvement Corporation and affiliate as of and for the years ended December 31, 2009 and 2008, and have issued our report thereon dated April 23, 2010, which contained an unqualified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The schedules of activity by project and schedule of administrative expenses are presented for the purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, information is fairly stated in all material respects in relation to the financial statements as a whole.

The Poling CPA Droup

Reynoldsburg, Ohio April 23, 2010

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION SCHEDULE OF ACTIVITY EPA BUILDING For the Years Ended December 31, 2009 and 2008

Income:	2009	2008
Rent income	\$ 440,268	\$ 440,268
Expenses:		
Depreciation	56,878	56,764
Insurance	6,920	8,050
Real estate taxes	26,266	25,762
Utilities	36,542	38,039
Repairs and maintenance	73,414	69,648
Professional fees	6,797	7,473
Other	0	297
Administrative expense allocated	43,653	49,676
TOTAL EXPENSES	\$ 250,470	\$ 255,709
Net (Decrease) Increase		
in Net Assets	\$ 189,798	\$ 184,559
Net Assets, Beginning of Year	3,606,744	3,422,185
Net Assets, End of Year	\$3,796,542	\$3,606,744

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION SCHEDULE OF ACTIVITY MEDICAL OFFICE BUILDING For the Years Ended December 31, 2009 and 2008

	2009	2008
Income:		
Rent income	\$ 256,836	\$ 256 836
Expenses:		
Depreciation	62,177	62,177
Amortization	1,088	1,088
Insurance	2,500	2,500
Real estate taxes	8,719	8,552
Security	1,657	1,669
Repairs and maintenance	27,299	28,746
Interest	111,500	115,728
Other	0	150
Administrative expense allocated	25,465	28,979
TOTAL EXPENSES	240,405	249,589
Net (Decrease) Increase		
in net assets	16,431	7,247
Net Assets, Beginning of Year	80,437	73,190
Net Assets, End of Year	<u>\$ 96,868</u>	\$ 80,437

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION SCHEDULE OF ADMINISTRATIVE EXPENSES For the Years Ended December 31, 2009 and 2008

	_	2009	*******	2008
Administrative Expenses: Administrative services		112 750		104 400
Insurance	\$	113,758 1,881	\$	104,400 5,057
Professional fees Marketing and website		19,796 17,172		41,206 23,729
Miscellaneous administrative expenses		17,473		18,039
Real estate taxes Travel		. 0		1,290
Depreciation	_	2,381 335		2,917 0
TOTAL ADMINISTRATIVE EXPENSES	\$	172,796	\$	196,638
Allocated to EPA building Allocated medical office	(43,653)	(49,676)
Net Unallocated Expense	\$	25,465) 103,678	\$	28,979) 117,983

HOCKING COUNTY COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE

For the Year Ended December 31, 2009

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

THE POLING CPA GROUP

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7534 Slate Ridge Blvd. Reynoldsburg, Ohio 43068 614-755-2727 • Fax 614-755-3804 82 East Main St. Logan, Ohio 43138 740-385-1959 • Fax 740-385-0711 947 Worthington Woods Loop Worthington, Ohio 43085 614-840-9770 • Fax 614-840-9773

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 Trustees of Hocking County Community Improvement Corporation

We have audited the consolidated financial statements of Hocking County Community Improvement Corporation and affiliate as of and for the years ended December 31, 2009 and 2008, and have issued our report thereon dated April 23, 2010. We conducted our audits in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in <u>Government Auditing Standards</u> issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audits, we considered Hocking County Community Improvement Corporation's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Hocking County Community Improvement Corporation's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control over financial reporting.

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 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.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Hocking County Community Improvement Corporation's financial statements are free of 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.

We noted certain matters that we reported to management of Hocking County Community Improvement Corporation in a separate letter dated April 23, 2010.

This report is intended solely for the information and use of the management and Board of Trustees, and is not intended to be and should not be used by anyone other than these specified parties.

The Poling CPA Droup

Reynoldsburg, Ohio April 23, 2010



Mary Taylor, CPA Auditor of State

COMMUNITY IMPROVEMENT CORPORATION AND AFFILIATE

HOCKING 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.

CLERK OF THE BUREAU

Susan Babbitt

CERTIFIED MAY 18, 2010