

HUDSON DEVELOPMENT CORPORATION

FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION

DECEMBER 31, 2014

HUDSON DEVELOPMENT CORPORATION

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DECEMBER 31, 2014

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Sickler, Torchia  
Allen & Churchill, CPA's, PC  
*Your Partner When It Counts*

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Hudson Development Corporation,

We have audited the accompanying financial statements of Hudson Development Corporation (a nonprofit organization), which comprise the statement of financial position as of December 31, 2014, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Hudson Development Corporation as of December 31, 2014, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

HUDSON DEVELOPMENT CORPORATION

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

**Other Matter**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses as listed in the table of contents is presented for purposes of additional analysis and is 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, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Seahly, Torkin, Allen + Churchill, CPAs, P.C.*

Hudson, New York

April 28, 2015

HUDSON DEVELOPMENT CORPORATION

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2014

	<u>2014</u>
<i>ASSETS</i>	
Current Assets:	
Cash and Cash Equivalents	\$ 282,802
Accounts Receivable:	
Reimbursements Receivable	<u>5,847</u>
Total Current Assets	<u>288,649</u>
Property and Equipment:	
Properties Held for Sale	3,000
Properties Available for Sale	924,001
Leasehold Improvements	291,883
Equipment, Furniture, and Fixtures	<u>19,802</u>
	1,238,686
Less: Accumulated Depreciation	<u>(119,692)</u>
	<u>1,118,994</u>
	<u>\$ 1,407,643</u>
<i>LIABILITIES AND NET ASSETS</i>	
Current Liabilities:	
Accounts Payable	\$ 7,500
Accrual Liabilities	2,938
Deferred Revenue	<u>500</u>
Total Current Liabilities	<u>10,938</u>
Net Assets:	
Unrestricted Net Assets:	
Designated	800
Operations	276,211
Property and Equipment	<u>1,118,994</u>
	1,396,005
Temporarily Restricted Net Assets	<u>700</u>
	<u>1,396,705</u>
	<u>\$ 1,407,643</u>

See independent auditor's report and notes to the financial statements.

HUDSON DEVELOPMENT CORPORATION

STATEMENTS OF ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2014

	2014	
	Unrestricted	Temporarily Restricted
<i>SUPPORT AND REVENUE</i>		
Public Support:		
Contracts and Grants	\$ 22,470	\$ 7,875
Interest Income - Revolving Loans	269	-
Rental Income	7,200	-
Interest Income - Banks	1,436	-
Net Assets Released from Restrictions	<u>7,175</u>	<u>(7,175)</u>
Total Public Support	<u>38,550</u>	<u>700</u>
<i>EXPENDITURES</i>		
Program Services:		
Hudson Walking Brochure	12,800	-
7th Street Park Project	5,000	-
HRBTF '08 Youth Grant	20,670	-
Hudson Daycare RARP	2,241	-
Arts & Entertainment Foundation	<u>5,000</u>	<u>-</u>
Total Program Services	45,711	-
Management & General	<u>109,048</u>	<u>-</u>
Total Expenditures	<u>154,759</u>	<u>-</u>
Change in Net Assets	(116,210)	700
Net Assets, Beginning of Year - Restated	<u>1,512,215</u>	<u>-</u>
Net Assets, End of Year	<u>\$ 1,396,005</u>	<u>\$ 700</u>

See independent auditor's report and notes to the financial statements.

HUDSON DEVELOPMENT CORPORATION

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2014

	<u>2014</u>
OPERATING ACTIVITIES:	
Cash Received from Grants and Other	\$ 16,875
Cash Paid to Employees and Suppliers	(120,680)
Interest Received	1,705
Interest Paid	-
Taxes Paid	-
Net Cash Provided (Used) by Operating Activities	<u>(102,100)</u>
INVESTING ACTIVITIES:	
Payment of Loan Receivable	<u>5,362</u>
Net Cash Provided by Investing Activities	<u>5,362</u>
FINANCING ACTIVITIES:	
	<u>-</u>
NET INCREASE (DECREASE) IN CASH	(96,738)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR, RESTATED	<u>379,540</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 282,802</u>

*RECONCILIATIONS OF CHANGE IN NET ASSETS TO NET CASH  
PROVIDED (USED) BY OPERATING ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2014*

Change in Net Assets	\$ (115,510)
Add Revenues and Expenses Not Using Working Capital Included in Income:	
Depreciation	<u>30,826</u>
Working Capital Provided (Used) by Operating Activities	<u>(84,684)</u>
Add (Deduct) Changes in Non-Cash Working Capital and Non-Operating Items:	
Other Receivable	4,807
Accounts Payable	(2,175)
Accrued Expenditures	622
Deferred Revenue	<u>(20,670)</u>
	<u>(17,416)</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ (102,100)</u>

HUDSON DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2014

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

A. Formation and Organization:

Hudson Development Corporation (the Organization), is a not-for-profit organization exempt from income tax under Section 501 (c) (3) of the U.S. Internal Revenue Code. The Organization was formed in March of 1976 to relieve and reduce adult unemployment, to better and maintain job opportunities, and to promote instruction or training of individuals in order to improve or develop their capabilities for employment opportunities, including scientific research for such purposes. Additionally, the Organization resolves to attract new business and industry to the area in which it operates by encouraging the development of, or retention of, business and industry. The Organization primarily operates within the City of Hudson, NY.

B. Basis of Accounting:

The accrual basis of accounting is followed by the Organization. Under the accrual basis of accounting for not-for-profit organizations, revenues are recorded when measurable and available. Available means collectable within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the liability is incurred.

In applying the susceptible to accrual concept to grant revenues, the legal and contractual requirements of the individual programs are used as guidance. Money that must be expended on the specific purpose or project before any amount will be paid to the Organization is recognized as revenue based on the expenditures recorded. Rents are recorded as earned since they are measurable and available.

Net assets and revenues, expenses, gains, and losses, are classified based on the existence or absence of donor-imposed restrictions. Accordingly, as appropriate, net assets of the Organization and changes therein are classified and reported as follows:

I. Unrestricted Net Assets:

Unrestricted net assets are net assets that are not subject to donor-imposed stipulations.

II. Temporarily Restricted Net Assets:

Temporarily restricted net assets are net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Organization and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions.

III. Permanently Restricted Net Assets:

Permanently restricted net assets are net assets subject to donor-imposed stipulations, which required that they be maintained permanently by the Organization. Generally, the donors of these assets permit the Organization to use all or part of the income they earn on any related investments for general or specific purposes.

See independent auditor's report.



HUDSON DEVELOPMENT CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2014

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

C. Property and Equipment:

Property and equipment is stated at cost or, if donated, at the approximate fair market value at the date of donation. The Organization capitalizes expenditures on fixed assets that have a useful life of more than one year and exceed \$1,500. Expenditures for maintenance and repairs are charged to operations when incurred. When assets are retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in income for the period. Depreciation is provided for both financial reporting and income tax purposes using the straight-line method over the estimated useful lives of the related assets, which range as follows:

	<u>Years</u>
Buildings and Improvements	10-40
Equipment, Furniture, and Fixtures	3-7

Depreciation expense for the year ended December 31, 2014 was \$30,826.

D. Revenue:

The Organization receives substantially its entire grant and contract revenue from State and Local agencies. The Organization recognizes contract revenue (up to the contract ceiling) either from its contracts on a pro-rata basis over a 12-month period, which represents the service period for certain contracts, or to the extent of expenses. A majority of the contracts are “expense driven” so Accounts Receivable and the related revenue are accrued/recognized to the extent allowable expenses have been incurred. When advances on contracts are received before the appropriate expenses are incurred, the advance is recorded as Deferred Revenue and the revenue is deferred until contract obligations have been met. Other contracts are fee for service and revenue and are recognized when the service is rendered, regardless of the related expenses incurred.

Any of the funding sources may, at its discretion, request reimbursement for expenses or return of funds, or both, as a result of non-compliance by the Organization with the terms of the grants/contracts.

Other revenues relate to revolving loan interest and rental income. For the year ended December 31, 2014 through the subsequent event period, the Organization has one active rental contract of which the term is month to month at \$600 per month. Total rental income revenue recognized for 2014 amounted to \$7,200.

E. Contributions:

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions. Presently, the Organization has \$700 for the Mrs. Greenthumbs Hedge Fund project collected in 2014. All other restricted receipts in 2014 have met the terms of restriction and were released by year end.

See independent auditor’s report.

HUDSON DEVELOPMENT CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2014

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

F. Income Taxes:

The Organization is exempt from federal income taxes under Section 501 (c) (3) of the Internal Revenue Code, except for taxes on unrelated business income, if applicable. Therefore, the Organization has made no provision for Federal income taxes in the accompanying financial statements.

G. Cash and Cash Equivalents:

For purposes of the statements of cash flows, the Organization considers all highly liquid investments with initial maturities of three months or less to be cash equivalents. For the year ended December 31, 2014, the Organization did not own any highly liquid investments other than cash. The cash balance at December 31, 2014 was \$282,802.

H. Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

NOTE 2 – CONCENTRATION OF CREDIT RISK:

The Organization maintains cash balances at two financial institutions. All accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At December 31, 2014, no deposits exceeded FDIC insured amounts.

NOTE 3 – RELATED PARTIES:

During the year ended December 31, 2014 the Organization shared administrative staff and expenses with Hudson Community Development & Planning Agency (HCDPA). The expenses shared include: wages for the executive director and the executive assistant, related fringe benefits, payroll processing fees, telephone, and the grant writer. Amounts received as reimbursement from HCDPA for such payments are not considered revenue but are treated as expense offsets. The total amount of HCDPA's portion of the shared expenses for the year ended December 31, 2014 is \$56,635. This agreement does not have a term and is therefore considered month-to-month.

See independent auditor's report.

HUDSON DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2014

NOTE 4 – PROPERTY AND EQUIPMENT:

Property and equipment for December 31, 2014, consisted of the following:

	2014		
	Cost	Accumulated Depreciation	Net Book Value
Buildings and Improvements	\$ 291,883	\$ 25,266	\$ 266,617
Property Held for Sale	\$ 3,000	\$ -	\$ 3,000
Property Available for Sale	924,001	84,525	839,476
Equipment, Furniture, and Fixtures	19,802	9,901	9,901
	<u>\$ 1,238,686</u>	<u>\$ 119,692</u>	<u>\$ 1,118,994</u>

NOTE 5 – DEFERRED REVENUE:

Deferred Revenue consists of money received from grantors that was not fully expended in the fiscal year. This money will be spent on subsequent expenditures within the programs in the subsequent year. The balance in deferred revenue as of December 31, 2014, was \$500. The Organization recognized \$20,670 from this source for the year ended December 31, 2014.

NOTE 6 – LAWSUIT SETTLEMENT:

During the year ended September 30, 2006, the Organization was subject to fraudulent disbursements in the amount of \$13,685. The organization won a lawsuit entitling it to repayment of these disbursements during July 2007, which was set to be repaid beginning January 2, 2008 and completed by January 2, 2011. A single payment of \$608 was received in April of 2008, lowering the amount of the receivable to \$13,077. There have been no further repayments since.

The organization resolved to write off the Lawsuit Settlement Receivable due to the question of collectability during the year 2013. This resolution eliminated the receivable and increased Bad Debt Expenses by \$13,077 for the period ended December 31, 2013.

The Organization intends to maintain its right to collect the amount due and remains legally entitled to the remainder outstanding.

NOTE 7 – COMMITMENTS AND CONTINGENCIES:

A) The Organization has received grants in varying amounts, which are subject to audit by agencies of the state and federal governments. Such audits may result in disallowances and requests for return of funds to these governments. Based on past audits, the Organization believes disallowances, if any, will be immaterial.

See independent auditor's report.

HUDSON DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2014

NOTE 7 – COMMITMENTS AND CONTINGENCIES (CONTINUED):

- B) The Organization maintains a contractual agreement with TWG Consulting Group, Inc. for the provision of grant writing services. The term of this agreement began June 2014 and remains through June 2015. The full amount of the contract is \$17,500, of which the Organization is to be reimbursed \$8,750 by Hudson Community Development Corporation. The contract commitment at year end December 31, 2014 is \$8,752 with a related reimbursement equal to \$4,376.
- C) The Organization is subject to litigation in its normal course of operations and carries insurance related to such possibilities. Presently, the Organization is not subject to any matters that require the recognition of a liability in the financial statements.

NOTE 8 – LEASES:

The Organization entered into a lease for office space in November 2010. The lease term was for twelve years with a monthly rental expense of \$0. The rental expense for the year ended December 31, 2014 was accordingly \$0.

The maximum future non-cancelable operating lease payments are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2015 and thereafter	\$ -
	<u>\$ -</u>

NOTE 9 – INCOME TAXES:

The Organization files annual information tax returns with the Internal Revenue Service and the New York State Department of Law – Charities Bureau.

A. Interest and Penalties Related to Income Taxes:

During the year ended December 31, 2014, the Organization recognized approximately \$0 in interest and penalties. The Organization has accrued \$0 for the payment of interest and penalties as of December 31, 2014.

B. Uncertain Tax Positions:

The Organization does not believe that it has any uncertain tax positions that could result in a more likely than not conclusion that could result in an increase in tax liability during the next 12 months.

C. Open Tax Years:

With few exceptions, the Organization is no longer subject to Federal and State tax examinations of its information tax returns by tax authorities for the years before 2010.

See independent auditor's report.

HUDSON DEVELOPMENT CORPORATION

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

DECEMBER 31, 2014

NOTE 10 – SUBSEQUENT EVENTS:

A. Date Through Which Subsequent Events Evaluated:

The date to which events after December 31, 2014, the date of the most recent balance sheet, have been evaluated for possible adjustment to the financial statements or disclosure is April 28, 2015, which is the date the financial statements were available to be issued.

B. On January 16, 2015, the Organization sold the 25-27 North Third Street properties to the Hudson Islamic center for \$20,000, resulting in a gain of \$17,000. This event was appropriately recorded in January 2015 for the year ended December 31, 2015.

NOTE 11 – RESTATED BALANCES (PRIOR PERIOD ADJUSTMENTS):

A. The unrestricted net assets balance as of December 31, 2013 was increased by \$873,806 for the following adjustments:

Adjustment to HRBT Foundation Deferred Revenue to Equal Bank Balance	\$ (1,320)
Hudson Business Coalition Bank Account in Organization's Name	1,266
KAZ Property Received by Gift in December 2010	920,000
Accumulated Depreciation on KAZ Property to December 31, 2013	(63,825)
Properties Held for Sale Titled to the Organization in Prior Periods:	
Penn Central Property Owned Since 1995	1
Foot of Dock Property Owned Since 1995	0
West of Amtrak Main Line Property Owned Since 1995	0
228 Mill Street Property	4,000
25-27 North 3rd Street Properties	3,000
HCDPA Reimbursement Receivable at December 31, 2013	9,026
Legal Fees Paid in Error for HCDPA in 2013 as a Prior Year Receivable	<u>1,658</u>
	<u>873,806</u>
December 31, 2013 Net Assets - Original	<u>638,409</u>
December 31, 2013 Net Assets - Restated	<u><u>\$1,512,215</u></u>

See independent auditor's report.

Supplementary Information

HUDSON DEVELOPMENT CORPORATION

COMBINING SCHEDULE OF FUNCTIONAL EXPENDITURES BY PROGRAM

FOR THE YEAR ENDED DECEMBER 31, 2014

	Hudson Walking Brochure	7th Street Park Project	HRBTF Youth Grant	Hudson Daycare RARP	Arts & Entertainment Foundation	Total Program	Management & General	Total
Employment Expenditures:								
Salaries, Net	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,352	\$ 40,352
Employment Benefits, Net	-	-	-	-	-	-	6,298	6,298
Total Employment Expenditures	-	-	-	-	-	-	46,650	46,650
Support Expenditures:								
Supplies	-	-	-	16	-	16	1,743	1,759
Insurance	-	-	-	-	-	-	2,610	2,610
Professional Fees	-	5,000	-	2,225	-	7,225	24,802	32,027
Grants & Sponsorships	-	-	20,670	-	5,000	25,670	-	25,670
Meetings	-	-	-	-	-	-	792	792
Filing Fees	-	-	-	-	-	-	220	220
Advertising	3,000	-	-	-	-	3,000	-	3,000
Telephone	-	-	-	-	-	-	955	955
Printing	9,800	-	-	-	-	9,800	-	9,800
Memberships	-	-	-	-	-	-	312	312
Property Expenses	-	-	-	-	-	-	139	139
Depreciation	-	-	-	-	-	-	30,826	30,826
Total Support Expenditures	12,800	5,000	20,670	2,241	5,000	45,711	62,399	108,110
Total Expenditures	\$ 12,800	\$ 5,000	\$ 20,670	\$ 2,241	\$ 5,000	\$ 45,711	\$ 109,049	\$ 154,760

See independent auditor's report and notes to the financial statements.