

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(A Component Unit of Ulster County, New York)  
FINANCIAL STATEMENTS  
(and Report of Independent Auditors)

December 31, 2016

Golden Hill Local Development Corporation  
(A Component Unit of Ulster County, New York)  
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*Independent Auditor's Report*

To the Board of Directors of  
Golden Hill Local Development Corporation

**Report on the Financial Statements**

We have audited the accompanying financial statements of Golden Hill Local Development Corporation (the Corporation), a component unit of the County of Ulster, New York, as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise Golden Hill Local Development Corporation's basic financial statements as listed in the table of contents.

*Management's Responsibility for the Financial Statements*

Golden Hill Local Development Corporation's 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that 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

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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 respective financial position of Golden Hill Local Development Corporation, as of December 31, 2016, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

As discussed in Note 1 to the financial statements, the Corporation intends to dissolve in the near future. Our opinion is not modified with respect to this matter.

***Other Matters***

***Required Supplementary Information***

Management has omitted the management’s discussion and analysis and budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2017 on our consideration of the Company’s internal control over financial reporting and on our tests of its 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 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 Company’s internal control over financial reporting and compliance.

*Pattison, Koskey, Howe & Bucci, CPAs, P.C.*

Valatie, New York  
March 28, 2017

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(A COMPONENT UNIT OF ULSTER COUNTY, NEW YORK)  
STATEMENT OF FINANCIAL POSITION  
December 31, 2016

ASSETS

Current assets:	
Cash	\$ 28,854
	<hr/>
Total assets	\$ 28,854
	<hr/> <hr/>

LIABILITIES AND NET ASSETS

Current liabilities:	
Due to Ulster County	\$ 28,854
	<hr/>
Total liabilities	28,854
	<hr/>
Unrestricted net assets	-
	<hr/>
Total liabilities and net assets	\$ 28,854
	<hr/> <hr/>

See independent auditors' report and notes to financial statements.

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(A COMPONENT UNIT OF ULSTER COUNTY, NEW YORK)  
STATEMENT OF ACTIVITIES  
For the year ended December 31, 2016

Unrestricted revenue:

Debt forgiveness- Ulster County	<u>\$ 2,100</u>
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Unrestricted expenses:

Administrative- professional fees	<u>2,100</u>
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Change in Unrestricted Net Assets	-
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Unrestricted Net Assets:

Beginning of year	<u>-</u>
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End of year	<u><u>\$ -</u></u>
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See independent auditors' report and notes to financial statements.

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(A COMPONENT UNIT OF ULSTER COUNTY, NEW YORK)  
STATEMENT OF CASH FLOWS  
For the year ended December 31, 2016

Cash flows from operating activities:

Change in unrestricted net assets	\$ -
Adjustments to reconcile change in net assets to net cash used by operating activities:	
Forgiveness of debt due to Ulster County	<u>(2,100)</u>
Net cash used by operating activities	(2,100)
Cash at beginning of year	<u>30,954</u>
Cash at end of year	<u><u>\$ 28,854</u></u>

See independent auditors' report and notes to financial statements.

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(a Component Unit of Ulster County, New York)  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2016  
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**(1) Organization**

The Golden Hill Local Development Corporation (the Corporation) is a special purpose, bankruptcy-remote local development corporation organized under the Not-For-Profit Corporation Law of the State of New York (the State). The Corporation was established on October 7, 2011, however there were no substantive operations until February 17, 2012 as discussed herein. The Corporation is an instrumentality of, but separate and apart from, the County of Ulster, New York (the County). The Corporation has a board of directors comprised of seven directors; three directors chosen by the Ulster County Executive; three directors from the Ulster County Legislature, of which two selected by the Chairman of the Legislature and one selected by the Minority Leader; and one director who shall be independent. Although legally separate from the County, the Corporation is a component unit of the County and, accordingly, is included in the County's financial statements as a discretely presented component unit.

The Golden Hill Local Development Corporation's mission was to seek and transfer the land and the facilities of the Golden Hill Health Care Center to the highest qualified bidder. In doing so, the Corporation examined and considered, where applicable, the bidders' competency and character, history of employee relations and practices, quality of care of residents, record of retaining facilities subsequent to acquisition, willingness to agree to build a new facility at the site, willingness to continue to care for all existing residents at the time of acquisition (unless otherwise indicated by the New York State Department of Health criteria), financial stability, and willingness to consider existing staff as potential employees.

*Sale of the Golden Hill Health Care Center*

During 2012, the Corporation entered into a contract with a potential purchaser for the Golden Hill Health Care Center. The terms of the sale called for a purchase price of \$11.25 million, payable in three separate deposits and the balance due at closing. The sale of the Health Care Center was finalized on June 26, 2013. Subsequent to closing, the Corporation transferred to the County \$10.9 million, and has retained the remaining funds from the sale to subsidize the operating expenses of the Corporation. The remaining operating expenses of the Corporation to be subsidized by the County will reduce the liability the Corporation owes to the County. As of December 31, 2016, the Corporation has a liability to Ulster County in the amount of \$28,854.

*Future of the Organization*

The Corporation met its intended purpose when the sale of Golden Hill Health Care Center was finalized in 2013. As a result, the Corporation will be dissolved in the near future.

See independent auditors' report.



GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
December 31, 2016  
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**(2) Summary of Significant Accounting Policies:**

**(a) *Basis of Presentation***

The Corporation has prepared its financial statements in accordance with accounting principles generally accepted in the United States of America. The Corporation reports 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.

**(b) *Measurement Focus and Basis of Accounting***

The Corporation has prepared its financial statements on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

**(c) *Cash and Cash Equivalents***

The Corporation considers all highly liquid debt instruments with original maturities of three months or less to be cash equivalents.

**(d) *Use of Estimates***

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America require the Corporation's management to make estimates and assumptions in determining the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**(e) *Income Taxes***

A provision for income tax has not been provided for in these financial statements, as the Corporation is a not-for-profit corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

**(f) *Subsequent Events***

Subsequent events have been evaluated through March 28, 2017, which is the date the financial statements were available to be issued.

See independent auditors' report.

GOLDEN HILL LOCAL DEVELOPMENT CORPORATION  
(a Component Unit of Ulster County, New York)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
December 31, 2016  
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**(3) Due to Ulster County**

Ulster County provides operating support from the property tax levy and other resources to the Corporation in support of the Corporation's specified purpose. During 2016, the Corporation received \$2,100 in debt forgiveness from Ulster County which reduced the amount the Corporation owed the County as of December 31, 2016.

**(4) Transactions with Ulster County**

The Corporation uses office space and telephone services from the County, and shares overhead and operating services and expenses with the County (including employees, consultants and agents). The value of such services has not been reflected in the accompanying financial statements for 2016.

See independent auditors' report.



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**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**

*Independent Auditor's Report*

To the Board of Directors of  
Golden Hill Local Development Corporation

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Golden Hill Local Development Corporation as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise Golden Hill Local Development Corporation's basic financial statements, and have issued our report thereon dated March 28, 2017.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered Golden Hill Local Development Corporation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Golden Hill Local Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Golden Hill Local Development Corporation's internal control.

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 and correct 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. 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.

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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 material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether Golden Hill Local Development Corporation's financial statements are free from 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*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Pattison, Koskey, Howe & Bucci, CPAs, P.C.*

Valatie, New York

March 28, 2017