

**TROY CAPITAL  
RESOURCE CORPORATION**

**Financial Statements and  
Supplementary Information**

**December 31, 2019 and 2018**

**TROY CAPITAL RESOURCE CORPORATION**

**December 31, 2019 and 2018**

Financial Statements

Independent Auditor's Report .....	1
Statements of Net Position .....	3
Statements of Revenues, Expenses and Change in Net Position .....	4
Statements of Cash Flows .....	5
Notes to Financial Statements .....	6

Compliance Report

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	9
---	---

Supplementary Information

Schedule I – Schedule of Indebtedness .....	11
---	----



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Troy Capital Resource Corporation  
Troy, New York

We have audited the accompanying financial statements of Troy Capital Resource Corporation (the "Corporation"), as of and for the years ended December 31, 2019 and 2018, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

### **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 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 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 auditors 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 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 the Corporation as of December 31, 2019 and 2018, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted the Management's Discussion and Analysis 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 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 Information*

Our audit was conducted for the purpose of forming an opinion on the Corporation's basic financial statements. The schedule of indebtedness is presented for the purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of indebtedness is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 23, 2020, on our consideration of the Corporation'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 solely 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 effectiveness of the Corporation's 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.

***Wojeski & Company, CPAs, P.C.***

Albany, New York  
March 23, 2020

**TROY CAPITAL RESOURCE CORPORATION****Statements of Net Position**

	December 31,	
	2019	2018
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$ 290,402	\$ 427,154
Accounts receivable	- <hr/>	1,500 <hr/>
	<b>TOTAL CURRENT ASSETS</b>	<b>290,402</b> <hr/>
		<b>428,654</b> <hr/>
<b>NET POSITION</b>		
Unrestricted	<hr/> \$ 290,402	<hr/> \$ 428,654

See accompanying notes to financial statements

**TROY CAPITAL RESOURCE CORPORATION**

**Statements of Revenues, Expenses and Change in Net Position**

	For the Year Ended December 31,	
	2019	2018
<b>OPERATING REVENUES</b>		
Project fees	<u>\$ 4,000</u>	<u>\$ 1,500</u>
<b>OPERATING EXPENSES</b>		
Economic development	134,192	25,000
Professional fees	<u>8,865</u>	<u>9,181</u>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>143,057</u></b>	<b><u>34,181</u></b>
<b>OPERATING LOSS</b>	<b>(139,057)</b>	<b>(32,681)</b>
<b>NON-OPERATING REVENUES</b>		
Interest income	<u>805</u>	<u>233</u>
<b>CHANGE IN NET POSITION</b>		
NET POSITION, beginning of year	<u>428,654</u>	<u>461,102</u>
NET POSITION, end of year	<b><u>\$ 290,402</u></b>	<b><u>\$ 428,654</u></b>

See accompanying notes to financial statements

**TROY CAPITAL RESOURCE CORPORATION**

**Statements of Cash Flows**

	For the Year Ended December 31,	
	2019	2018
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Proceeds from project fees	\$ 5,500	\$ -
Payments to vendors	<u>(143,057)</u>	<u>(34,181)</u>
	NET CASH USED IN OPERATING ACTIVITIES	
	<u>(137,557)</u>	<u>(34,181)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from interest income	<u>805</u>	<u>233</u>
	NET DECREASE IN CASH AND CASH EQUIVALENTS	
	<u>(136,752)</u>	<u>(33,948)</u>
Cash and cash equivalents at beginning of year	<u>427,154</u>	<u>461,102</u>
	CASH AND CASH EQUIVALENTS AT END OF YEAR	
	<u>\$ 290,402</u>	<u>\$ 427,154</u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES</b>		
Operating loss	\$ (139,057)	\$ (32,681)
Changes in operating assets:		
Accounts receivable	<u>1,500</u>	<u>(1,500)</u>
	NET CASH USED IN OPERATING ACTIVITIES	
	<u>\$ (137,557)</u>	<u>\$ (34,181)</u>

See accompanying notes to financial statements

## **TROY CAPITAL RESOURCE CORPORATION**

### **Notes to Financial Statements**

**December 31, 2019 and 2018**

### **NOTE A--CORPORATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Troy Capital Resource Corporation (the "Corporation") was created during 2009 under Section 1411 of the New York State Not-For-Profit Corporation Law. The Corporation, although established by the City Council of the City of Troy, New York (the "City"), is a separate public benefit corporation and operates independently of the City.

The Corporation was established to promote community and economic development for the citizens of the City by developing and providing programs to access low interest tax-exempt and non-tax-exempt financing for eligible projects and undertaking projects and activities within the City for the purpose of relieving and reducing unemployment, improving job opportunities, attracting new industry, or encouraging the development of, or retention of, industry in the City. In return for its efforts, the Corporation receives application and closing fees related to this financing.

#### Basis of Presentation

The Corporation's financial statements are prepared using the accrual basis in accordance with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The accounting and financial reporting treatment applied to the Corporation is determined by its measurement focus. The transactions of the Corporation are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operations are included on the statement of net position. Net position is classified into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net investment in capital assets: This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, notes, and other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of investment in capital assets, net of related debt. Rather that portion of the debt is included in restricted net position.

Restricted net position: This component of net position represents external restrictions on net position imposed by creditors, grantors, contributors, laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position: This component represents net position that does not meet the definition of "restricted net position".

## **TROY CAPITAL RESOURCE CORPORATION**

### **Notes to Financial Statements--Continued**

#### **NOTE A--CORPORATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES--Continued**

When both restricted and unrestricted resources are available for use, it is the Corporation's policy to use restricted resources first, then unrestricted resources as needed.

The Corporation distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Corporation's principal on-going operations. All revenues and expenses that do not meet this definition are reported as non-operating revenues and expenses.

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America (U. S. GAAP) requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### Cash and Cash Equivalents

The Corporation considers as cash all demand deposits and all highly liquid investments which are readily convertible to cash.

#### Receivables

Accounts receivable are non-interest bearing and are carried at their estimated collectible amounts. Accounts receivable are periodically evaluated for collectability based on a review of outstanding receivables, historical collection information and current economic conditions. In the opinion of Corporation management, all receivable balances are considered to collectible; accordingly, no allowance for doubtful accounts has been recorded.

#### Financing Activities

Revenue bonds issued by the Corporation are collateralized by property that is leased to companies and is retired by lease payments. The bonds are not obligations of the Corporation or the State of New York. The Corporation does not record the assets or liabilities resulting from completed bond transactions in its accounts since its primary function is to arrange financing between borrowing companies and bond holders, and funds arising from those transactions are controlled by trustees or banks acting as fiscal agents. For providing this service, the Corporation receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds.

The outstanding balance of bonds issued totaled \$389,065,000 and \$398,730,000 at December 31, 2019 and 2018, respectively.

#### Income Taxes

The Corporation is exempt from Federal, State and Local income taxes.

## **TROY CAPITAL RESOURCE CORPORATION**

### **Notes to Financial Statements--Continued**

#### **NOTE A--CORPORATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES--Continued**

##### Subsequent Events

The Corporation evaluates transactions that occur subsequent to year end for potential recognition or disclosure in the financial statements through the date on which the financial statements are available to be issued. The financial statements were approved by management and available to be issued on March 23, 2020.

#### **NOTE B--CASH AND CASH EQUIVALENTS**

The Corporation's investment policies are governed by New York State statutes and its own written investment policy. The Corporation is authorized to use demand deposit accounts, money market accounts, and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and those of New York State and its municipalities and school districts.

All cash of the Corporation is maintained in accounts covered by the Federal Deposit Insurance Corporation (FDIC). In accordance with state law, collateral is required for demand deposits and certificates of deposit not covered by FDIC insurance. The Corporation's uninsured deposits are collateralized by accounts held by the pledging financial institution agent in the Corporation's name. All of the Corporation's cash deposits were covered by FDIC insurance as of December 31, 2019.

#### **NOTE C--RELATED PARTY TRANSACTIONS**

##### City of Troy

The City of Troy provides staff support and office space to the Corporation without compensation.

##### Troy Industrial Development Authority

The Corporation's current Board of Directors is the same as that of the Troy Industrial Development Authority (Authority).

##### Troy Local Development Corporation

During the year ended December 31, 2019, the Corporation provided a \$100,000 grant to the Troy Local Development Corporation (TLDC) to help the TLDC cover the costs of an environmental remediation project on one of the TLDC's properties and is recorded in the financial statement line "Economic Development" on the Statement of Revenues, Expenses and Change in Net Position for the year ended December 31, 2019.

## **COMPLIANCE REPORT**



**INDEPENDENT AUDITOR'S 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 Directors  
Troy Capital Resource Corporation  
Troy, New York

We have audited, in accordance with the 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 Troy Capital Resource Corporation (the "Corporation"), which comprise the statement of net position as of December 31, 2019, and the related statements of revenues, expenses, and change in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 23, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the 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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 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 deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control 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 the 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 Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Wojeski & Company, CPAs, P.C.*

Albany, New York  
March 23, 2020

**SUPPLEMENTARY INFORMATION**

**TROY CAPITAL RESOURCE CORPORATION****Supplementary Information - Schedule of Indebtedness****For the Year Ended December 31, 2019**

Project	Original Issuance Date	Original Bond Issued	Current Interest Rate	Outstanding Beginning of Fiscal Year	Issued During Fiscal Year	Paid During Fiscal Year	Outstanding End of Fiscal Year	Final Maturity Date
Rensselaer Polytechnic Institute	04/10	\$ 311,630,000	5.08%	\$ 311,630,000	\$ -	\$ -	\$ 311,630,000	09/40
Rensselaer Polytechnic Institute	06/10	47,180,000	5.08%	18,160,000	-	7,550,000	10,610,000	09/21
Rensselaer Polytechnic Institute	11/15	<u>74,045,000</u>	4.56%	<u>68,940,000</u>	<u>-</u>	<u>2,115,000</u>	<u>66,825,000</u>	08/35
		<u><u>\$ 432,855,000</u></u>		<u><u>\$ 398,730,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,665,000</u></u>	<u><u>\$ 389,065,000</u></u>	

See independent auditor's report