

**Suffolk County  
Judicial Facilities Agency**

**ANNUAL FINANCIAL REPORT**

**December 31, 2010**

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**MANAGEMENT'S DISCUSSION**  
**AND ANALYSIS**

## MANAGEMENT'S DISCUSSION AND ANALYSIS

This discussion and analysis of the Suffolk County Judicial Facilities Agency's (the Agency) financial performance provides an overview of the Agency's financial activities for the fiscal year ended December 31, 2010. Please read this in conjunction with the basic financial statements and the accompanying notes to those financial statements.

### Financial Highlights:

- The assets of the Agency were \$83,149 and there were no liabilities at December 31, 2010.
- The Agency's total assets decreased by \$25,908 in 2010. The decrease in total assets is due to the Agency paying operating expenses while having no operating revenue.
- The Agency's 2010 operating revenue decreased approximately \$5.4 million from the 2009 operating revenues. This decrease is due to the Agency selling its 86.3949% interest in the John P. Cohalan Court Complex.

### Basic Financial Statements:

- The financial statements presented herein include all of the activities of the Agency.
- The financial statements present the financial picture of the Agency, which is an enterprise type fund and, accordingly, reflects business-type activities. These statements include all assets and liabilities of the Agency.
- The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found immediately following the financial statements.
- The balance sheet and statement of revenues, expenses and changes in net assets report information about the Agency as a whole and about its activities. These statements include all assets and liabilities of the Agency using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are then taken into account regardless of when cash is received or paid.

These two statements report the Agency's net assets and changes in net assets. Net assets represent the difference between assets and liabilities, which is one way to measure the Agency's financial health or financial position. Over time, increases or decreases in the Agency's net assets are one indicator of whether its financial health is improving or deteriorating.

## Condensed Comparative Financial Statements:

### Condensed Balance Sheets at December 31,

	<u>2010</u>	<u>2009</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Current assets	<u>\$83,149</u>	<u>\$109,057</u>	<u>\$(25,908)</u>	(23.76)%
Total assets	<u>\$83,149</u>	<u>\$109,057</u>	<u>\$(25,908)</u>	(23.76)%
Total liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(00.00)%
Net assets:				
Unrestricted	<u>83,149</u>	<u>109,057</u>	<u>(25,908)</u>	(23.76)%
Total net assets	<u>83,149</u>	<u>109,057</u>	<u>(25,908)</u>	(23.76)%
Total liabilities and net assets	<u>\$83,149</u>	<u>\$109,057</u>	<u>\$(25,908)</u>	(23.76)%

### Condensed Statement of Revenues, Expenses and Changes in Net Assets for the Year Ended December 31,

	<u>2010</u>	<u>2009</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Total operating revenue	\$ -	\$ 5,357,915	\$(5,357,915)	(100.00)%
Total operating expenses	<u>(26,285)</u>	<u>(1,003,649)</u>	<u>977,364</u>	(97.38)%
Operating income (loss)	<u>(26,285)</u>	<u>4,354,266</u>	<u>(4,380,551)</u>	(100.60)%
Non-operating revenues (expenses)	<u>377</u>	<u>(41,235,394)</u>	<u>41,235,771</u>	100.00%
Changes in net assets	<u>\$(25,908)</u>	<u>\$(36,881,128)</u>	<u>\$36,855,220</u>	99.93%

## Analysis of Financial Position and Results of Operations:

- The significant change to the Agency's financial position during 2010 was due to the Agency selling its 86.3949% interest in the John P. Cohalan Court Complex during 2009.
- The Agency's 2010 net assets decreased by \$25,908 as compared to 2009 net assets.
- Operating and non-operating expenses decreased due to the Agency selling its 86.3949% interest in the John P. Cohalan Court Complex in 2009.

**Analysis of Balances and Transactions:**

- The Agency, an enterprise fund, reported net assets of \$83,149, which is \$25,908 lower than last year. The decrease was due to payment of operating expenses while having no operating revenue.

**Budgetary Analysis:**

- The Agency is required to adopt a budget in accordance with the Public Authorities Accountability Act.

**Capital Asset and Long-Term Debt Activity:**

- The Agency had no investment in capital assets as of December 31, 2010.
- The Agency reported no long-term debt as of December 31, 2010.

**Current Known Facts:**

- The Agency expects minimal operating activity in the near future as it has sold its 86.3949% interest in the John P. Cohalan Court Complex in 2009.

**Suffolk County  
Judicial Facilities Agency**

**FINANCIAL STATEMENTS  
AND  
AUDITORS' REPORT**

**December 31, 2010**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Suffolk County Judicial Facilities Agency

We have audited the accompanying financial statements of Suffolk County Judicial Facilities Agency (the Agency), a New York State Public Benefit Corporation, as of and for the year ended December 31, 2010, as listed in the table of contents. These financial statements are the responsibility of the Agency's management. 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 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 audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2010 and the results of its operations and its cash flows, thereof, for the year 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 March 13, 2012, on our consideration of the Agency'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 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.

To the Board of Directors  
Suffolk County Judicial Facilities Agency

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages i through iii and 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Sheehan & Company CPA, P.C.

March 13, 2012

# Suffolk County Judicial Facilities Agency

## BALANCE SHEET

December 31, 2010

### ASSETS

**Current assets:**

Cash and cash equivalents \$ 83,149

Total assets \$ 83,149

### LIABILITIES AND FUND EQUITY

**Net assets:**

Unrestricted \$ 83,149

Total net assets \$ 83,149

See notes to financial statements

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# Suffolk County Judicial Facilities Agency

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

For the Year Ended December 31, 2010

<b>Operating revenue</b>	<u>\$ -</u>
<b>Operating expenses:</b>	
Printing	40
Fees for services	15,913
Insurance	9,900
Bank charges	<u>432</u>
Total operating expenses	<u>26,285</u>
Operating income (loss)	<u>(26,285)</u>
<b>Non-operating revenue:</b>	
Interest income	<u>377</u>
Net non-operating revenue	<u>377</u>
Change in net assets	(25,908)
Total net assets, January 1	<u>109,057</u>
Total net assets, December 31	<u>\$ 83,149</u>

See notes to financial statements

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# Suffolk County Judicial Facilities Agency

## STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2010

**Cash flows from operating activities:**

**Cash received:**

From providing services \$ -

**Cash payments:**

Contractual services (26,285)

Net cash provided (used) by operating activities (26,285)

**Cash flows from investing activities:**

Interest income 377

Net cash provided by investing activities 377

Net increase (decrease) in cash and cash equivalents (25,908)

Cash and cash equivalents, January 1 109,057

Cash and cash equivalents, December 31 \$ 83,149

**Reconciliation of operating income to net cash provided by operating activities:**

Operating income (loss) \$ (26,285)

**Adjustments to reconcile operating income to net cash provided by operating activities**

-

Net cash provided (used) by operating activities \$ (26,285)

See notes to financial statements

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# Suffolk County Judicial Facilities Agency

## NOTES TO FINANCIAL STATEMENTS

### 1. Summary of significant accounting policies:

The general purpose financial statements of the Suffolk County Judicial Facilities Agency (the Agency) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

**Financial reporting entity:** The Agency was created by Chapter 200 of the New York State Legislature and is a corporate governmental agency and public benefit corporation of the State authorized to acquire, erect, build, alter, improve, extend, renovate, rehabilitate or relocate the John P. Cohalan Court Complex or any part thereof for, among other uses, lease to the County for use by the County and the State for judicial purposes. It raises funds to accomplish these purposes by issuing its special obligation bonds. The Agency is perpetual in duration and its corporate existence shall continue until terminated by law, provided that so long as bonds of the Agency are outstanding, provision must be made for their payment.

The Agency is governed by a six member Board of Directors whose members are appointed by the Suffolk County Legislature and the Suffolk County Executive and is considered a separate entity from Suffolk County.

All governmental activities and functions performed for the Agency are its direct responsibility. No other governmental organizations have been included or excluded from the reporting entity.

The financial reporting entity includes functions and activities over which appointed Agency directors exercise oversight responsibility. Oversight responsibility is determined on the basis of financial interdependency, selection of governing authority, designations of management and ability to significantly influence operations and accountability for fiscal matters.

# Suffolk County Judicial Facilities Agency

## NOTES TO FINANCIAL STATEMENTS

### 1. Summary of significant accounting policies (continued):

**Basis of accounting:** The Agency utilizes the accrual basis of accounting and the flow of all economic resources (measurement focus). This basis of accounting and measurement focus emphasizes the measurement of net income similar to the approach used by commercial enterprises and revenues are recorded when earned and expenses are recorded when incurred. Under this basis of accounting and measurement focus, the Agency applies all GASB pronouncements and Financial Accounting Standards Board (FASB) Statements and Interpretations, APB Opinions and Account Research Bulletins issued on or before November 30, 1989, except those that conflict with a GASB pronouncement.

**Uses of estimates:** The preparation of financial statements in conformity with generally accepted accounting principles 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:** For purposes of the Statement of Cash Flows, investments with maturities of three months or less when purchased are considered cash equivalents.

**Budget policies:** The Agency is required to establish a budget by the Public Authorities Accountability Act. For management control purposes, budgeting is utilized for various activities. The initial budget is approved by the Agency's Board of Directors and subsequent amendments are made by management.

**Restricted/unrestricted resources:** When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, restricted resources are applied first.

**Income:** Operating income reported in the financial statements includes revenues and expenses related to the primary operations of the fund. Principal operating revenues for proprietary funds are charges to customers for services. Principal operating expenses include administrative expenses. Other revenues and expenses are classified as non-operating in the financial statements.

### 2. Cash and cash equivalents:

The Agency's investment policies are governed by State statutes. In addition, the Agency has its own written investment policy. The Agency's monies must be deposited into Federal Deposit Insurance Corporation (FDIC) insured banks authorized to do business in New York State.

# Suffolk County Judicial Facilities Agency

## NOTES TO FINANCIAL STATEMENTS

**2. Cash and cash equivalents (continued):**

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB directs that deposits be disclosed according to custodial credit risk. The Agency's custodial risk is specified by the following categories:

1. Covered by FDIC Insurance.
2. Collateralized with securities held by the pledging financial institution's trust department or agent but not in the Agency's name.
3. Collateralized with securities held by the pledging financial institution in the Agency's name.
4. Uncollateralized.

The Agency's deposits held by the banks are categorized, based on the above criteria, as follows:

<u>Category</u>	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
1	\$83,149	\$ -	\$83,149
2	-	-	-
3	-	-	-
4	-	-	-
Total	<u>\$83,149</u>	<u>\$ -</u>	<u>\$83,149</u>

**3. Net assets:**

The Agency's net assets are categorized as either invested in capital assets, net of related debt, restricted or unrestricted.

Restricted net assets include net assets restricted for debt service.

Unrestricted net assets include all net assets not classified as either invested in capital assets, net of related debt or restricted net assets.

At December 31, 2010, all of the Agency's net assets were unrestricted.

# Suffolk County Judicial Facilities Agency

## NOTES TO FINANCIAL STATEMENTS

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### 4. New accounting pronouncements:

In December 2010, the GASB issued GASB Statement No. 62, "Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA (American Institute of Certified Public Accountants) Pronouncements". GASB No. 62 modifies the guidance to recognize the effects of the governmental environment and the needs of governmental financial statement users. GASB No. 62 also supersedes GASB No. 20, thus, eliminating the election that allowed enterprise funds and business-type activities to apply FASB statements and interpretations issued after November 30, 1989 that did not conflict with or contradict GASB pronouncements. GASB No. 62 is effective for financial statements for periods beginning after December 15, 2011. The Agency has not yet elected to adopt GASB No. 62.

## Suffolk County Judicial Facilities Agency

### BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2010

	<u>Budgetary Amounts</u>		<u>Actual Amounts (Budgetary Basis)</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Operating revenues</b>	\$ -	\$ -	\$ -	\$ -
<b>Operating expenses:</b>				
Printing and advertising	500	500	40	460
Travel	500	500	-	500
Fees for services	18,800	18,800	15,913	2,887
Insurance	9,900	9,900	9,900	-
Meetings	300	300	-	300
Bank charges	-	-	432	(432)
Total operating expenses	<u>30,000</u>	<u>30,000</u>	<u>26,285</u>	<u>3,715</u>
<b>Non-operating revenue (expenses):</b>				
Interest income	-	-	377	377
Total non-operating revenue				
(expenses)	-	-	377	377
<b>Excess (deficiency) of revenue over (under) expenses</b>	<u>\$ (30,000)</u>	<u>\$ (30,000)</u>	<u>\$ (25,908)</u>	<u>\$ 4,092</u>