

**RHODE ISLAND INDUSTRIAL-
RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE
OF RHODE ISLAND)**

YEARS ENDED JUNE 30, 2014 AND 2013



RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

YEARS ENDED JUNE 30, 2014 AND 2013

CONTENTS

	Page
Independent Auditors' Report	1-2
Management's Discussion and Analysis	3-7
Financial statements:	
Statements of net position	8
Statements of revenues, expenses, and changes in net position	9
Statements of cash flows	10
Notes to financial statements	11-15
Independent Auditors' Report on Accompanying Information	16
Accompanying information to financial statements:	
Schedules of Uncommitted Mortgage Insurance Availability	17
State of Rhode Island required format:	
Attachment B Statement of Net Position	18-19
Attachment C Statement of Changes in Net Position	20
Attachment E Schedule of Changes in Long-Term Debt	21
Independent Auditors' 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	22-23



Independent Auditors' Report

Board of Directors
Rhode Island Industrial-Recreational Building Authority
Providence, Rhode Island

Report on the Financial Statements

We have audited the accompanying financial statements of the Rhode Island Industrial-Recreational Building Authority (the Authority), a component unit of the State of Rhode Island, as of and for the years ended June 30, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Authority's 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.

Auditors' 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 auditors' 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.

Independent Auditors' Report (Continued)

Board of Directors
Rhode Island Industrial-Recreational Building Authority

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Rhode Island Industrial-Recreational Building Authority as of June 30, 2014 and 2013, 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.

Emphasis of Matter

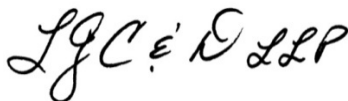
As discussed in Note 1 to the financial statements, for the year ended June 30, 2014 the Authority adopted new accounting guidance affecting the accounting for commitment fees. Due to the adoption of this guidance, the Authority restated its 2013 financial statements, resulting in an increase in net position of \$50,000 at July 1, 2012. Our opinion is not modified with respect to this matter.

Other Matters

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 7 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, who considers it to be an essential part of financial reporting for placing the 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.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated October 2, 2014 on our consideration of the Authority'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 Authority's internal control over financial reporting and compliance.



Providence, Rhode Island
October 2, 2014

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Rhode Island Industrial-Recreational Building Authority (the Authority), a component unit of the State of Rhode Island (the State), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the years ended June 30, 2014 and June 30, 2013. The Authority's financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

Introduction

The Authority was created by the Rhode Island General Assembly under Chapter 34 of Title 42 of the General Laws of Rhode Island. The Authority constitutes a body corporate and politic and a public instrumentality of the State having a distinct legal existence from the State.

The Authority is authorized to insure contractual principal and interest payments required under first mortgages and first security agreements issued to private sector entities by financial institutions and the Rhode Island Industrial Facilities Corporation (RIIFC), a component unit of the State, on industrial or recreational projects in the State up to a maximum of \$60,000,000 of outstanding principal balances under such insured mortgages and security agreements.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements.

The Authority engages only in business-type activities, that is, activities that are financed in whole or in part by charges to external parties for services. As a result, the Authority's basic financial statements include the statement of net position; the statement of revenues, expenses, and changes in net position; the statement of cash flows; and the notes to the financial statements. These basic financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The statement of net position presents detail on the Authority's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Changes in the Authority's net position serve as a useful indicator of whether the Authority's net position is improving or deteriorating. Readers should also consider other non-financial factors when evaluating the Authority's net position. The statement of revenues, expenses, and changes in net position presents information on how the Authority's net position changed during the year.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Overview of the Financial Statements (Continued)

All assets, liabilities, and changes in net position are reported as soon as the underlying event affecting the asset or liability or deferred outflow or inflow, and resulting change in net position occurs, regardless of the timing of when the cash is received or paid (accrual basis of accounting for governmental entities). Consequently, certain revenues and expenses reported in the statement of revenues, expenses, and changes in net position will result in cash flows in future periods.

Effective July 1, 2013, the Authority adopted the provisions of Statement No. 65 of the Governmental Accounting Standards Board, *Items Previously Reported as Assets and Liabilities* (GASB 65). GASB 65 requires that certain items no longer be reported in statements of net position since they do not meet the definition of either assets, liabilities, deferred outflows of resources, or deferred inflows of resources. In addition, GASB 65 requires that certain items previously reported as assets or liabilities be reported as deferred inflows or outflows of resources. As required by GASB 65, effective July 1, 2013, commitment fees are recognized as revenue upon exercise or expiration of the commitment. Previously, commitment fees were deferred and amortized using the straight-line method over the life of the related debt. Due to the adoption of GASB 65, the Authority has restated its 2013 financial statements, resulting in an increase in net position of \$50,000 and \$45,161 at July 1, 2012 and June 30, 2013, respectively. The restatement resulted in a decrease in unearned revenue of \$45,161 at June 30, 2013, and a decrease in mortgage insurance premium revenues of \$4,839 for the fiscal year ended June 30, 2013. For 2014, the adoption of GASB 65 resulted in the reduction of \$1,935 in mortgage insurance premium revenues.

2014 Financial Highlights

Total assets exceeded total liabilities by \$246,767 (net position) at June 30, 2014, which is unrestricted and may be used to meet the Authority's operating requirements.

Operating loss for 2014 was \$928,049, an increase of \$301,222 when compared to 2013.

Net position decreased by \$918,582 in 2014.

2013 Financial Highlights

Total assets exceeded total liabilities by \$1,165,349 (net position, as restated) at June 30, 2013, which is unrestricted and may be used to meet the Authority's operating requirements.

Operating loss for 2013, as restated, was \$626,827, a decrease of \$1,465,234 when compared to 2012.

Net position, as restated, decreased by \$621,971 in 2013.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Condensed Comparative Information

The following table reflects a summary of changes in certain balances in the statements of net position, and revenues, expenses and changes in net position (in thousands):

	Statements of Net Position			Increase (decrease)	
	2014	June 30, 2013	2012	2014 v 2013	2013 v 2012
		(Restated)	(Restated)		
Net position:					
Current assets	\$ 2,889	\$ 3,638	\$ 4,018	\$ (749)	\$ (380)
Noncurrent assets	697	697	697	-	-
Total assets	<u>3,586</u>	<u>4,335</u>	<u>4,715</u>	<u>(749)</u>	<u>(380)</u>
Current liabilities	741	895	702	(154)	193
Noncurrent liabilities	<u>2,599</u>	<u>2,275</u>	<u>2,226</u>	<u>324</u>	<u>49</u>
Total liabilities	<u>3,340</u>	<u>3,170</u>	<u>2,928</u>	<u>170</u>	<u>242</u>
Net position, unrestricted	<u>\$ 246</u>	<u>\$ 1,165</u>	<u>\$ 1,787</u>	<u>\$ (919)</u>	<u>\$ (622)</u>

Statements of Revenues, Expenses, and Changes in Net Position

	Year ended June 30,			Increase (decrease)	
	2014	2013	2012	2014 v 2013	2013 v 2012
		(Restated)			
Changes in net position:					
Operating revenues	\$ 93	\$ 108	\$ 301	\$ (15)	\$ (193)
Operating expenses	<u>1,021</u>	<u>735</u>	<u>2,393</u>	<u>286</u>	<u>(1,658)</u>
Operating loss	(928)	(627)	(2,092)	(301)	1,466
Nonoperating revenues	<u>9</u>	<u>5</u>	<u>4</u>	<u>4</u>	<u>1</u>
Change in net position	<u>\$ (919)</u>	<u>\$ (622)</u>	<u>\$ (2,088)</u>	<u>\$ (297)</u>	<u>\$ 1,466</u>
Restatement of June 30, 2012 net position			<u>\$ 50</u>	<u>\$ -</u>	<u>\$ (50)</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

2014 Financial Analysis

Total assets of the Authority decreased by approximately \$749,000 during 2014, principally due to a decrease in cash and cash equivalents.

Total liabilities of the Authority increased by approximately \$170,000 during 2014, principally due to an increase in insured commitments payable, net of decreases in amounts due to Rhode Island Industrial Facilities Corporation (RIIFC) and Rhode Island Commerce Corporation (CommerceRI), both component units of the State.

2014 Operating Activity

Operating revenues of the Authority decreased by approximately \$15,000 compared to 2013 due to a decline in mortgage insurance premiums.

Total operating expenses increased by approximately \$286,000 due principally to increases in estimated losses on insured commitments and legal expenses, offset by decreases in administrative expenses.

The Authority's net position decreased \$918,582 in 2014 compared to \$621,971 in 2013 (restated).

2013 Financial Analysis

Total assets of the Authority, as restated, decreased by approximately \$380,000 during 2013, principally due to a decrease in cash and cash equivalents and mortgage insurance premiums receivable.

Total liabilities of the Authority increased by approximately \$242,000 during 2013, principally due to increases in amounts owed to RIIFC, a component unit of the State.

2013 Operating Activity

Operating revenues of the Authority, as restated, decreased by approximately \$193,000 compared to 2012 due to a decline in mortgage insurance premiums and other income as a result of no new insurance obligations being issued by the Authority during 2013.

Total operating expenses decreased by approximately \$1,658,000 due principally to declines in estimated losses on insured commitments, bad debt expense, and administrative expenses, offset by increases in contractual expenses.

The Authority's net position, as restated, decreased \$621,971 in 2013 compared to \$2,087,624 in 2012.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Requests for Information

This financial report is designed as a general overview of the Authority's financial picture for external and internal stakeholders. Questions concerning any of the information provided in this report or public requests for information should be addressed to the Manager, Rhode Island Industrial-Recreational Building Authority, 315 Iron Horse Way, Suite 101, Providence, Rhode Island 02908.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF NET POSITION – JUNE 30, 2014 AND 2013

	2014	2013
ASSETS:		(Restated)
Current assets:		
Cash and cash equivalents	\$ 2,871,796	\$ 3,628,970
Mortgage insurance premiums receivable, net of allowance for doubtful accounts of \$104,862 and \$61,379 in 2014 and 2013, respectively	7,611	6,606
Other receivables, net of allowance for doubtful accounts of \$162,117	-	-
Dividend receivable	7,079	
Prepaid expenses	2,650	2,935
Total current assets	2,889,136	3,638,511
Noncurrent asset, due from Rhode Island Industrial Facilities Corporation (RIIFC)	696,557	696,557
Total assets	3,585,693	4,335,068
LIABILITIES:		
Current liabilities:		
Accounts payable	40,816	36,705
Unearned revenue	25,000	10,000
Due to RIIFC	186,205	326,226
Due to Rhode Island Commerce Corporation (CommerceRI)	2,215	35,921
Insured commitments payable	486,350	486,350
Total current liabilities	740,586	895,202
Noncurrent liabilities:		
Unearned revenue	32,500	57,500
Escrow deposit, CommerceRI	696,557	696,557
Insured commitments payable	1,869,283	1,520,460
Total noncurrent liabilities	2,598,340	2,274,517
Total liabilities	3,338,926	3,169,719
Commitments and contingencies (Note 5)		
NET POSITION, UNRESTRICTED	\$ 246,767	\$ 1,165,349

See notes to financial statements.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEARS ENDED JUNE 30, 2014 AND 2013

	2014	2013
		(Restated)
Operating revenues:		
Mortgage insurance premiums	\$ 92,862	\$ 106,463
Other income		1,250
	92,862	107,713
Operating expenses:		
Contractual services	138,931	115,920
Administrative	14,723	55,852
Insurance	32,084	32,290
Loss on insured commitments (Note 5)	835,173	530,478
	1,020,911	734,540
Operating loss	(928,049)	(626,827)
Nonoperating revenues, interest and dividend income	9,467	4,856
Change in net position	(918,582)	(621,971)
Net position, beginning of year:		
As originally reported	1,165,349	1,737,320
Restatement (Note 1)		50,000
	1,165,349	1,787,320
Net position, end of year	\$ 246,767	\$ 1,165,349

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2014 AND 2013

	2014	2013
		(Restated)
Cash flows from operating activities:		
Cash received from mortgage insurance premiums	\$ 91,857	\$ 162,280
Cash payments to suppliers for goods and services	(851,419)	(495,458)
Cash received from other sources		1,250
	(759,562)	(333,178)
Net cash used in operating activities		
Cash provided by investing activities, interest on investments	2,388	4,856
Net decrease in cash and cash equivalents	(757,174)	(328,322)
Cash and cash equivalents, beginning of year	3,627,720	3,956,042
Cash and cash equivalents, end of year	\$ 2,870,546	\$ 3,627,720
Reconciliation of operating loss to net cash used in operating activities:		
Operating loss	\$ (928,049)	\$ (626,827)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Provision for losses on mortgage insurance premiums receivable	43,483	45,726
Provision for losses on insured commitments	835,173	530,478
Changes in assets and liabilities:		
Mortgage insurance premiums receivable	(44,488)	10,091
Prepaid expenses	285	(2,935)
Accounts payable	4,111	16,627
Unearned revenue	(10,000)	5,000
Due to RIIFC	(626,371)	(244,182)
Due to CommerceRI	(33,706)	(65,906)
	(759,562)	(331,928)
Net cash used in operating activities	\$ (759,562)	\$ (331,928)

See notes to financial statements.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2014 AND 2013

1. Description of business and summary of significant accounting policies:

Description of business:

The Rhode Island Industrial-Recreational Building Authority (the Authority) was created by the Rhode Island General Assembly under Chapter 34 of Title 42 of the General Laws of Rhode Island. The Authority constitutes a body corporate and politic and a public instrumentality of the State of Rhode Island (the State) having a distinct legal existence from the State. It is a component unit of the State for financial reporting purposes. As such, the financial statements of the Authority will be included in the State's comprehensive annual financial report.

The Authority is authorized to insure contractual principal and interest payments required under first mortgages and first security agreements issued to private sector entities by financial institutions and the Rhode Island Industrial Facilities Corporation (RIIFC), a component unit of the State, on industrial or recreational projects in the State up to a maximum of \$60,000,000 of outstanding principal balances under such insured mortgages and security agreements.

The Authority is exempt from federal and state income taxes.

Financial statement presentation, measurement focus, and basis of accounting:

The Authority engages only in business-type activities. Business-type activities are activities that are financed in whole or in part by fees charged to external users.

The Authority uses the economic resources measurement focus and accrual basis of accounting.

The Authority distinguishes between operating and nonoperating revenues and expenses. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Operating expenses include the cost of and losses resulting from services provided and administrative expenses. All other operating revenues and expenses are reported as nonoperating revenues and expenses.

Use of estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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. A significant item subject to such estimates is the loss on insured commitments. Actual results could differ from those estimates.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEARS ENDED JUNE 30, 2014 AND 2013

1. Description of business and summary of significant accounting policies (continued):

Recent accounting pronouncement:

Effective for the fiscal year ended June 30, 2014, the Authority adopted the provisions of Statement No. 65 of the Governmental Accounting Standards Board, *Items Previously Reported as Assets and Liabilities* (GASB 65). GASB 65 requires that certain items no longer be reported in statements of net position since they do not meet the definition of either assets, liabilities, deferred outflows of resources, or deferred inflows of resources. In addition, GASB 65 requires that certain items previously reported as assets or liabilities be reported as deferred inflows or outflows of resources. As required by GASB 65, effective July 1, 2013, commitment fees are recognized as revenue upon exercise or expiration of the commitment. Previously, commitment fees were deferred and amortized using the straight-line method over the life of the related debt. Due to the adoption of GASB 65, the Authority has restated its 2013 financial statements, resulting in an increase in net position of \$50,000 and \$45,161 at July 1, 2012 and June 30, 2013, respectively. The restatement resulted in a decrease in unearned revenue of \$45,161 at June 30, 2013, and a decrease in mortgage insurance premium revenues of \$4,839 for the fiscal year ended June 30, 2013. For 2014, the adoption of GASB 65 resulted in a reduction of \$1,935 in mortgage insurance premium revenues.

Revenue recognition and concentrations:

Mortgage insurance premiums are based on a percentage of the principal amount outstanding under mortgages insured by the Authority, determined at specified measurement dates, and are recognized when earned. Mortgage insurance premiums paid in advance are reported as unearned revenue and recognized as revenue when earned. Other revenue is recognized when received.

For the years ended June 30, 2014 and 2013, mortgage insurance premiums from three entities represent 99% and 76%, respectively, of the Authority's mortgage insurance premiums.

Losses on mortgage insurance agreements:

Losses on mortgage insurance agreements are estimated and recognized when the amount of loss is determinable and occurrence is probable.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEARS ENDED JUNE 30, 2014 AND 2013

1. Description of business and summary of significant accounting policies (continued):

Cash and cash equivalents:

The Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. On June 30, 2014 and 2013, cash equivalents totaled \$2,855,846 and \$3,153,458, respectively.

Reclassifications:

Certain amounts in the 2013 financial statements have been reclassified to conform to the 2014 presentation.

2. Cash and cash equivalents:

At June 30, 2014 and 2013, the Authority's cash equivalents consisted of amounts invested in the Ocean State Investment Pool Trust (OSIP), an investment pool established by the State's General Treasurer. Funds of agencies, authorities, commissions, boards, municipalities, political subdivisions, and other public units of the State are eligible to invest in OSIP. OSIP operates in a manner consistent with an SEC Rule 2a-7 like pool; therefore, its investments are reported at amortized cost rather than fair value. The OSIP is not rated and the weighted average maturity of investments held in the pool, by policy, is not to exceed 60 days. OSIP issues a publicly available financial report that can be obtained by writing to the Office of the General Treasurer, Finance Department, 50 Service Avenue - 2nd Floor, Warwick, RI 02886.

The Authority has cash and cash equivalents that are held by the State's General Treasurer as follows:

	2014	2013
Cash (1)	\$ 15,950	\$ 475,512
OSIP	2,855,846	3,153,458
	\$ 2,871,796	\$ 3,628,970

(1) Collateralized with securities that are not in the Authority's name.

The Rhode Island General Treasurer's Office collateralization policy requires 100% collateralization of all bank balances held in custody of the General Treasurer.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEARS ENDED JUNE 30, 2014 AND 2013

2. Cash and cash equivalents (continued):

The amount of federal depository insurance on cash and cash equivalents held by the General Treasurer is determined on a State-wide basis.

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market value interest rates. Although it has no established policy, the Authority manages its exposure to declines in fair values by limiting the term of liquid investments to less than 60 days.

The Authority assumes levels of custodial credit risk for its cash and cash equivalents. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be recovered. The Authority is authorized to invest excess funds, by provisions of its Act, in obligations of the State and of the United States Government or certain agencies thereof, and in certificates of deposit. The Authority also is authorized to enter into repurchase agreements.

In accordance with State of Rhode Island General Laws, Chapter 35-10.1, depository institutions holding deposits of the State, its agencies or governmental subdivisions of the State, are required, at a minimum, to insure or pledge eligible collateral equal to one hundred percent of time deposits with maturities greater than sixty days. Any of these institutions which do not meet minimum capital standards prescribed by federal regulators are required to insure or pledge eligible collateral equal to one hundred percent of deposits, regardless of maturity. The Authority does not have a separate deposit policy for custodial credit risk.

3. Due from RIIFC and escrow deposit:

In conjunction with the insurance of a private-sector entity's first mortgage and security agreement, the Authority received escrow funds from the private-sector entity to cover certain principal and interest payments in the event of default by the private-sector entity. The private-sector entity relocated its facilities to another state and, under a Settlement Agreement dated March 3, 2000 by and between the private-sector entity, the Authority, RIIFC, and Rhode Island Commerce Corporation (CommerceRI), the Authority returned the escrow funds to the private-sector entity. Concurrently, CommerceRI provided the Authority with an escrow equal to that previously funded by the private-sector entity to be held as an escrow deposit in the event of default by the private-sector entity. The escrow funds are held by RIIFC in a repurchase agreement in RIIFC's name on behalf of the Authority.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

YEARS ENDED JUNE 30, 2014 AND 2013

4. Due to RIIFC:

Due to RIIFC represents amounts paid by RIIFC on behalf of the Authority. The payments pertain to the Authority's guarantee of defaulted revenue bonds issued to a private-sector entity.

5. Insured commitments payable and contingency:

At June 30, 2014 and 2013, the Authority has insured contractual principal and interest payments required under first mortgages and first security agreements principally for land and buildings of manufacturing and distribution entities located throughout Rhode Island. Principal balances outstanding under first mortgages and first security agreements insured by the Authority at June 30, 2014 and 2013 total approximately \$14,930,000 and \$16,105,000, respectively.

In March 2013, the Authority was authorized to insure up to \$2,000,000 of taxable revenue bonds to finance the development of real property and the construction of a recreational vehicle resort. During the fiscal year ended June 30, 2014, authorization for these bonds increased to \$2,200,000 and the commitment to lend was extended until October 2014.

The Authority insures a bond issued by RIIFC on behalf of a private-sector entity. During the year ended June 30, 2012, the private-sector entity was in default on its payments to the bondholder and the Authority has assumed responsibility for making the debt payments. These payments will be made by first exhausting the Authority's available financial resources. The Authority must then request appropriations of the Rhode Island General Assembly for any loss in excess of the insured amount. At June 30, 2014 and 2013, the Authority has determined that it is likely that it will incur a loss under the insured commitment. At June 30, 2014, the Authority has estimated the range of potential loss to be between approximately \$2,241,600 and \$5,885,900 and has determined the best estimate within this range to be \$2,355,633. At June 30, 2013, the recorded estimated loss, based on the available information, was \$2,006,810. The current portion of the insured commitment payable was calculated by estimating the monthly payments due within one year on this bond.



Independent Auditors' Report on Accompanying Information

Board of Directors
Rhode Island Industrial-Recreational Building Authority
Providence, Rhode Island

Our audit was performed for the purpose of forming an opinion on the 2014 basic financial statements of the Rhode Island Industrial-Recreational Building Authority, a component unit of the State of Rhode Island, taken as a whole. The accompanying supplementary information on pages 17 through 21 is presented for purposes of additional analysis and is not a required part of the 2014 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 basic financial statements. The 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 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 basic financial statements as a whole.

Providence, Rhode Island
October 2, 2014

A Limited Liability Partnership

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RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

SCHEDULE OF UNCOMMITTED MORTGAGE INSURANCE AVAILABILITY

YEARS ENDED JUNE 30, 2014 AND 2013

	<u>2014</u>	<u>2013</u>
Maximum contractual principal payments the Authority is authorized to insure	<u>\$ 60,000,000</u>	<u>\$ 60,000,000</u>
Principal balances outstanding under first mortgages and first security agreements at year-end	14,930,495	16,105,041
Approved resolutions at year-end	<u>2,200,000</u>	<u>2,000,000</u>
	<u>17,130,495</u>	<u>18,105,041</u>
	<u>\$ 42,869,505</u>	<u>\$ 41,894,959</u>

The amounts presented above exclude interest accrued at year-end and contractual interest to become due in future periods under the bonds and notes.

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATE OF RHODE ISLAND REQUIRED FORMAT

JUNE 30, 2014

Statement of Net Position

Attachment B

Assets

Current assets:

Cash and cash equivalents	\$ 2,871,796
Investments	
Receivables (net)	7,611
Restricted assets:	
Cash and cash equivalents	
Investments	
Receivables (net)	
Other assets	
Due from primary government	
Due from other component units	
Due from other governments	
Inventories	
Other assets	9,729

Total current assets 2,889,136

Noncurrent assets:

Investments	
Receivables	
(Receivable allowance)	
Restricted assets:	
Cash and cash equivalents	
Investments	
Other assets	
Due from other component units	696,557
Capital assets - nondepreciable	
Capital assets - depreciable (net)	
Other assets, net of amortization	

Total noncurrent assets 696,557

Total assets 3,585,693

(continued)

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATE OF RHODE ISLAND REQUIRED FORMAT

JUNE 30, 2014

Statement of Net Position (Continued)

Attachment B

Liabilities

Current liabilities:

Cash overdraft	
Accounts payable	\$ 40,816
Due to primary government	
Due to other component units	188,420
Due to other governments	
Unearned revenue	25,000
Other liabilities	486,350
Current portion of long-term debt	

Total current liabilities 740,586

Noncurrent liabilities:

Due to primary government	
Due to other governments	
Due to other component units	696,557
Unearned revenue	32,500
Notes payable	
Loans payable	
Obligations under capital leases	
Other liabilities	1,869,283
Compensated absences	
Bonds payable	

Total noncurrent liabilities 2,598,340

Total liabilities 3,338,926

Net position, unrestricted \$ 246,767

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATE OF RHODE ISLAND REQUIRED FORMAT

YEAR ENDED JUNE 30, 2014

<u>Statement of Activities</u>	<u>Attachment C</u>
Expenses	<u>\$ 1,020,911</u>
Program revenues:	
Charges for services	92,862
Operating grants and contributions	
Capital grants and contributions	
Total program revenues	<u>92,862</u>
Net (expenses) revenues	<u>(928,049)</u>
General revenues:	
Interest and investment earnings	9,467
Miscellaneous revenue	
Total general revenues	<u>9,467</u>
Loss before contributions, transfers, and special and extraordinary items	<u>(918,582)</u>
Transfers to State, bond proceeds	
Special items	
Extraordinary items	
Total contributions and transfers	<u></u>
Change in net position	<u>(918,582)</u>
Total net position - beginning, as originally reported	1,120,188
Restatement	<u>45,161</u>
Total net position - beginning, as restated	<u>1,165,349</u>
Total net position - ending	<u><u>\$ 246,767</u></u>

RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATE OF RHODE ISLAND REQUIRED FORMAT

YEAR ENDED JUNE 30, 2014

Attachment E

Schedule of Changes in Long-Term Debt

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Amounts Due Within One Year	Amounts Due Thereafter
Bonds payable						
Net unamortized premium/discount						
Deferred amount on refunding						
Bonds payable						
Due to primary government						
Due to other governments						
Due to other component units	\$ 1,058,704		\$ (173,727)	\$ 884,977	\$ 188,420	\$ 696,557
Notes payable						
Obligations under capital leases						
Net OPEB obligation						
Compensated absences						
Unearned revenue	67,500		(10,000)	57,500	25,000	32,500
Other liabilities, insured commitments	2,006,810	\$ 835,173	(486,350)	2,355,633	486,350	1,869,283
	<u>\$ 3,133,014</u>	<u>\$ 835,173</u>	<u>\$ (670,077)</u>	<u>\$ 3,298,110</u>	<u>\$ 699,770</u>	<u>\$ 2,598,340</u>



**Independent Auditors' 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**

Board of Directors
Rhode Island Industrial-Recreational Building Authority
Providence, Rhode Island

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 Rhode Island Industrial-Recreational Building Authority (the Authority), a component unit of the State of Rhode Island, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, and have issued our report thereon dated October 2, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority'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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 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.

A Limited Liability Partnership

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**Independent Auditors' 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 (Continued)**

Board of Directors
Rhode Island Industrial-Recreational Building Authority

Internal Control Over Financial Reporting (Continued)

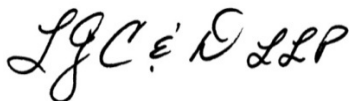
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not 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 Authority'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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Providence, Rhode Island
October 2, 2014