

**Village of Green Island  
Industrial Development Agency**

Financial Statements

December 31, 2019 and 2018

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## **Independent Auditor's Report**

Chair and Members of the Board  
Village of Green Island Industrial Development Agency  
Green Island, New York

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Village of Green Island Industrial Development Agency (Agency) as of and for the years ended December 31, 2019 and 2018, and the related notes to the financial statements, which collectively comprise the Agency'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 auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

#### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency 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 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 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.

*Supplementary Information*

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The schedule of indebtedness is presented for 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 audits 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 schedule of indebtedness 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 9, 2020, 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 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 Agency'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 Agency's internal control over financial reporting and compliance.

Albany, New York  
March 9, 2020

BST & CO. CPAs, LLP



# Village of Green Island Industrial Development Agency

## Statements of Net Position

	<u>December 31,</u>	
	<u>2019</u>	<u>2018</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 364,333	\$ 209,108
Due from other governments - Village	-	20,000
	<u>364,333</u>	<u>229,108</u>
<b>NONCURRENT ASSETS</b>		
Property held for redevelopment	<u>812,210</u>	<u>812,210</u>
	<u><b>\$ 1,176,543</b></u>	<u><b>\$ 1,041,318</b></u>
<b>LIABILITIES AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Due to other governments - Village	\$ 6,347	\$ 6,038
<b>NET POSITION</b>		
Unrestricted	<u>1,170,196</u>	<u>1,035,280</u>
	<u><b>\$ 1,176,543</b></u>	<u><b>\$ 1,041,318</b></u>

See accompanying Notes to Financial Statements.

# Village of Green Island Industrial Development Agency

## Statements of Revenues, Expenses, and Changes in Net Position

	Years Ended December 31,	
	2019	2018
<b>OPERATING REVENUE</b>	<u>\$ 215,000</u>	<u>\$ 1,000</u>
<b>OPERATING EXPENSES</b>		
Salary and benefits	49,492	47,986
Insurance	1,093	1,212
Professional fees	15,200	11,500
Supplies, equipment, and maintenance	-	1,489
Utilities	13,297	11,011
Other	2,267	1,951
	<u>81,349</u>	<u>75,149</u>
<b>Operating income (loss)</b>	<b>133,651</b>	<b>(74,149)</b>
<b>NON OPERATING REVENUES</b>		
Interest	<u>1,265</u>	<u>431</u>
<b>Change in net position</b>	<b>134,916</b>	<b>(73,718)</b>
<b>NET POSITION, <i>beginning of year</i></b>	<u>1,035,280</u>	<u>1,108,998</u>
<b>NET POSITION, <i>end of year</i></b>	<u><b>\$ 1,170,196</b></u>	<u><b>\$ 1,035,280</b></u>

See accompanying Notes to Financial Statements.

# Village of Green Island Industrial Development Agency

## Statements of Cash Flows

	<b>Years Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>
<b>CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Receipts from customers	\$ 215,000	\$ 161,000
Payments to vendors	(31,857)	(27,163)
Payments for personal services and benefits	(49,183)	(48,235)
	<b>133,960</b>	<b>85,602</b>
 <b>CASH FLOWS PROVIDED BY INVESTING ACTIVITIES</b>		
Interest income	1,265	431
 <b>CASH FLOWS PROVIDED BY NONCAPITAL FINANCING ACTIVITIES</b>		
Payments from other governments - Village	20,000	-
 <b>Net increase in cash</b>	<b>155,225</b>	<b>86,033</b>
 <b>CASH, beginning of year</b>	209,108	123,075
 <b>CASH, end of year</b>	<b>\$ 364,333</b>	<b>\$ 209,108</b>
 <b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Operating income (loss)	\$ 133,651	\$ (74,149)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
(Increase) decrease in assets		
Accounts receivable	-	160,000
Increase (decrease) in liabilities		
Due to other governments - Village	309	(249)
	<b>\$ 133,960</b>	<b>\$ 85,602</b>

See accompanying Notes to Financial Statements.

# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2019 and 2018

## Note 1 - Organization And Summary Of Significant Accounting Policies

### *a. Organization and Purpose*

The Village of Green Island Industrial Development Agency (Agency) was created during 1979 by the Board of Trustees of the Village of Green Island (Village) under the provisions of Article 18-A of the General Municipal Law of the State of New York and Chapter 63 of the Laws of 1979 of the State of New York for the purpose of encouraging economic growth in the Village. The Agency, although established by the Board of Trustees of the Village, is a separate entity and operates independently of the Village.

The Agency's function is to authorize the issuance of industrial revenue bonds for industrial development projects and to assist businesses in acquiring or constructing various facilities in order to provide job opportunities and increase economic welfare. In return for its efforts, the Agency receives application and closing fees related to this business financing.

### *b. Basis of Accounting and Financial Statement Presentation*

The Agency's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). 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 Agency is determined by its measurement focus. The transactions of the Agency are accounted for on a flow of economic resources measurement focus and the accrual basis of accounting. With this measurement focus, all assets and liabilities associated with the operations are included on the statements of net position. Net position consists of unrestricted assets and liabilities.

Revenues are recognized when earned, and expenses are recognized when incurred. The Agency distinguishes operating revenues and expenses from nonoperating items. Operating revenues are determined based on the services provided by the Agency. Operating expenses include the costs associated with providing those services. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

### *c. Estimates*

In preparing financial statements in conformity with U.S. GAAP, management is required 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. Actual results could differ from those estimates.

### *d. Tax Status*

The Agency is exempt from federal, state, and local income taxes.



# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2019 and 2018

## Note 1 - Organization And Summary Of Significant Accounting Policies - Continued

### *e. Cash Deposits and Investments*

The Agency's investment policies are governed by New York State statutes. In addition, the Agency has its own written investment policy. Agency monies must be deposited at Federal Deposit Insurance Corporation insured commercial banks or trust companies located within the State. The Agency is authorized to use demand accounts, money market accounts, and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State, its municipalities, and school districts. The Agency's deposits were fully insured or collateralized at December 31, 2019 and 2018.

### *f. Property Held for Redevelopment*

At December 31, 2019 and 2018, the Agency's property held for redevelopment consists of approximately 55 acres of land, which are available for sale and development. The Agency is actively seeking buyers for the land consistent with the Agency's purpose of encouraging economic growth in the Village. Property held for redevelopment is valued at the lower of cost or net realizable value.

### *g. Subsequent Events*

The Agency has evaluated subsequent events for potential recognition or disclosure through March 9, 2020, the date the financial statements were available to be issued.

## Note 2 - Transactions with the Village

In accordance with an informal agreement between the Agency and the Village, the Agency reimburses the Village for employee salaries, benefits, sick and vacation time, and grant writing services. During the years ended December 31, 2019 and 2018, the Agency was billed \$49,492 and \$47,986, respectively, for these employee related costs and services. As of December 31, 2019, and 2018, the Agency was indebted to the Village for \$6,347 and \$6,038, respectively, for these costs and services.

As of December 31, 2018, the Agency was due \$20,000, from the Village related to a project undertaken by the Agency on behalf of the Village. The balance was repaid in full in 2019.

## Note 3 - Contingencies

Certain facilities are subject to federal, state, and local regulations relating to the discharge of materials into the environment. Compliance with these provisions has not had, nor does the Agency expect such compliance to have, any material effect upon the capital expenditures or financial condition of the Agency. Management believes that its current practices and procedures for control and disposition of regulated wastes comply with applicable federal, state, and local requirements.

# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2019 and 2018

## **Note 4 - Revenue Bond Transactions**

Revenue bonds issued by the Agency are secured by loan agreements from organizations that utilized the proceeds for various projects and the buildings which were built with those proceeds. The repayment terms of the loan agreements match the repayment terms of the bonds issued by the Agency. The bonds are considered conduit debt and therefore are not obligations of the Agency or the Village. As such, the Agency does not record the assets resulting from completed loan agreements or liabilities resulting from completed bonds issued in its accounts. The Agency's primary function is to arrange the financing between the borrowing companies and the bond holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives administrative fees from the borrowing organizations. Such administrative fee income is recognized upon authorization and closing of bonds. During December 2017, the Agency completed a bond refinancing transaction. These revenue bonds outstanding at December 31, 2019 and 2018 were \$15,461,199 and \$15,747,594, respectively.

# Village of Green Island Industrial Development Agency

## Supplementary Information - Schedule of Indebtedness

Project Description	Year Ended December 31, 2019						Final Maturity Date
	Original Issue Date	Current Interest Rate	Outstanding January 1, 2019	Issued During 2019	Principal Payments 2019	Outstanding December 31, 2019	
Rivers Edge Apartment Project - 2017A	12/17	3.91%	\$ 13,150,831	\$ -	\$ 245,388	\$ 12,905,443	1/1/2028
Rivers Edge Apartment Project - 2017B	12/17	4.79%	2,596,763	-	41,007	2,555,756	1/1/2028
			<b>\$ 15,747,594</b>	<b>\$ -</b>	<b>\$ 286,395</b>	<b>\$ 15,461,199</b>	



**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***

Chair and Members  
Village of Green Island Industrial Development Agency  
Green Island, New York

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 Village of Green Island Industrial Development Agency (Agency), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 9, 2020.

**Internal Control Over Financial Reporting**

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

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 Agency'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.

Albany, New York  
March 9, 2020

BST & CO. CPAs, LLP