



# **Village of Green Island Industrial Development Agency**

Financial Statements  
December 31, 2025 and 2024

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## Independent Auditor's Report

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

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of the Village of Green Island Industrial Development Agency (Agency), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2025 and 2024, 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.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of American 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.



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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 9, 2026, 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.

BST+Co.CPAs, LLP

Latham, New York  
February 9, 2026



# Village of Green Island Industrial Development Agency

## Statements of Net Position

	December 31,	
	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 1,231,414	\$ 991,257
<b>NONCURRENT ASSETS</b>		
Property held for redevelopment	<u>249,499</u>	<u>581,740</u>
	<u><b>\$ 1,480,913</b></u>	<u><b>\$ 1,572,997</b></u>
<b>NET POSITION</b>		
Unrestricted	<u><b>\$ 1,480,913</b></u>	<u><b>\$ 1,572,997</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,	
	2025	2024
<b>OPERATING REVENUES</b>		
Charges for services	\$ -	\$ 114,881
<b>OPERATING EXPENSES</b>		
Salaries and benefits	110,491	94,795
Insurance	697	813
Professional fees	11,750	8,750
Loss on property held for redevelopment	-	93,581
Utilities	8,914	9,016
Other	1,992	2,210
	<u>133,844</u>	<u>209,165</u>
<b>Operating loss</b>	<b>(133,844)</b>	<b>(94,284)</b>
<b>NONOPERATING REVENUES</b>		
Interest income	41,760	39,603
<b>Change in net position</b>	<b>(92,084)</b>	<b>(54,681)</b>
<b>NET POSITION, <i>beginning of year</i></b>	<u>1,572,997</u>	<u>1,627,678</u>
<b>NET POSITION, <i>end of year</i></b>	<u><b>\$ 1,480,913</b></u>	<u><b>\$ 1,572,997</b></u>

See accompanying Notes to Financial Statements.

# Village of Green Island Industrial Development Agency

## Statements of Cash Flows

	Years Ended December 31,	
	2025	2024
<b>CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Receipts from customers	\$ -	\$ 114,881
Payments to vendors	(23,353)	(114,370)
Payments for personal services and benefits	(110,491)	(94,795)
Cash received from sale of property held for redevelopment	332,241	93,581
	198,397	(703)
<b>CASH FLOWS PROVIDED BY INVESTING ACTIVITIES</b>		
Interest income	41,760	39,603
<b>CASH FLOWS USED BY NONCAPITAL FINANCING ACTIVITIES</b>		
Payments to other governments	-	(7,019)
<b>Net increase in cash</b>	<b>240,157</b>	<b>31,881</b>
<b>CASH, <i>beginning of year</i></b>	<b>991,257</b>	<b>959,376</b>
<b>CASH, <i>end of year</i></b>	<b>\$ 1,231,414</b>	<b>\$ 991,257</b>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Operating loss	\$ (133,844)	\$ (94,284)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities		
Decrease in property held for redevelopment	332,241	-
Loss on property held for redevelopment	-	93,581
	198,397	(703)
	<b>\$ 198,397</b>	<b>\$ (703)</b>

See accompanying Notes to Financial Statements.

# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2025 and 2024

## **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 business financing transactions, if any; and administrative fees, if any, related to assisting businesses in acquiring or constructing facilities.

### *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 the 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.

### *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 of New York. 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.

# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2025 and 2024

## **Note 1. Organization and Summary of Significant Accounting Policies (Continued)**

### *e. Cash Deposits and Investments (Continued)*

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 of New York, its municipalities, and school districts. The Agency's deposits were fully insured or collateralized at December 31, 2025 and 2024.

### *f. Property Held for Redevelopment*

At December 31, 2025 and 2024, the Agency's property held for redevelopment consists of approximately 11 and 44 acres of land, respectively, which are available for sale and development. The Agency is actively seeking buyers for the remaining 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.

On January 2, 2025, the Agency sold property held for redevelopment totaling 31.9 acres for \$332,241, its carrying value at December 31, 2024. An impairment loss of \$93,581 determined in relation to the known sale price was recognized during the year ended December 31, 2024.

### *g. Subsequent Events*

The Agency has evaluated subsequent events for potential recognition or disclosure through February 9, 2026, 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, 2025 and 2024, the Agency was billed \$110,491 and \$94,795, respectively, for these employee-related costs and services. The Agency was not indebted to the Village for these costs and services at December 31, 2025 and 2024.

## **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 waste comply with applicable federal, state, and local requirements.

# Village of Green Island Industrial Development Agency

Notes to Financial Statements  
December 31, 2025 and 2024

## Note 4. Revenue Bond Transactions

During the year ended December 31, 2017, the Agency issued Series 2017A and Series 2017B Housing Revenue Bonds (Revenue Bonds) totaling \$13,367,385 and \$2,632,615, respectively. The Revenue Bonds issued by the Agency are secured by loan agreements from independent, third-party organizations that utilized the proceeds for various projects and to construct apartment buildings. The repayment terms of the loan agreements match the repayment terms of the Revenue Bonds issued by the Agency. The Agency is obligated to maintain its tax-exempt status; however, the Revenue Bonds are considered conduit debt and, therefore, are not obligations of the Agency. As such, the Agency does not record the Revenue Bonds as liabilities and does not record the related assets that resulted from the various projects and the construction of the apartment buildings. 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. The Revenue Bonds outstanding at December 31, 2025 were as follows:

Project Description	Year Ended December 31, 2025						
	Original Issue Date	Current Interest Rate	Outstanding January 1, 2025	Issued During 2025	Principal Payments 2025	Outstanding December 31, 2025	Final Maturity Date
Rivers Edge Apartment Project - 2017A	12/17	6.24%	\$ 11,521,412	\$ -	\$ 284,854	\$ 11,236,558	1/1/2048
Rivers Edge Apartment Project - 2017B	12/17	7.71%	2,319,710	-	50,456	2,269,254	1/1/2048
			<u>\$ 13,841,122</u>	<u>\$ -</u>	<u>\$ 335,310</u>	<u>\$ 13,505,812</u>	

## Note 5. Accounting Pronouncements Issued But Not Yet Implemented

GASB Statement No. 103, *Financial Reporting Model Improvements*. This statement improves key components of the financial reporting model, including a reiteration of the Management's Discussion and Analysis requirements, description and presentation requirements for unusual or infrequent items, definitions of nonoperating revenues and expenses, major component unit presentation requirements, and the requirement that budgetary comparison information be presented as required supplementary information versus as a statement. The requirements of this statement are effective for fiscal years beginning after June 15, 2025.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*. This statement establishes requirements for certain types of capital assets to be disclosed separately in the capital assets note disclosures required by GASB Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. It also establishes disclosure requirements for capital assets held for sale, including disclosures relating to debt for which the capital assets held for sale are pledged as collateral. The requirements of this statement are effective for fiscal years beginning after June 15, 2025.

The Agency's management is not yet able to estimate the extent of the potential impact of these statements on the Agency's financial statements.



**Report on Internal Control Over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of  
Financial Statements Performed in Accordance  
With Government Auditing Standards**

**Independent Auditor's Report**

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

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 (*Government Auditing Standards*), the financial statements of the Village of Green Island Industrial Development Agency (Agency), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated February 9, 2026.

**Report on 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) as a basis for designing 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 or significant deficiencies may exist that were not identified.

**Report on 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 financial statements. 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.

BST & Co. CPAs, LLP

Latham, New York  
February 9, 2026

