

# **Greene County Economic Development Corporation**

Communication to Those Charged With Governance  
December 31, 2025



March 6, 2026

Board of Directors  
Greene County Economic Development Corporation  
411 Main Street #419  
Catskill, NY 12414

Dear Members of the Board:

We are pleased to present this report related to our audit of the financial statements of the Greene County Economic Development Corporation (Corporation) as of and for the year ended December 31, 2025. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Corporation's financial reporting process.

This report is intended solely for the information and use of the Corporation Board of Directors, and management, and is not intended to be, and should not be, used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have regarding this report. We appreciate the opportunity to be of service to the Corporation.

Very truly yours,

BST & Co. CPAs, LLP

A handwritten signature in black ink, appearing to read 'Jonathan B. Gibbs', with a stylized flourish at the end.

Jonathan B. Gibbs, Partner

## TABLE OF CONTENTS

Required Communications .....	1-2
Significant Accounting Estimates .....	3
Recorded Audit Adjustments .....	4
Exhibit A: Significant Written Communications Between Management and Our Firm	
• Representation Letter	



## REQUIRED COMMUNICATIONS

Generally accepted auditing standards (AU-C 260, *The Auditor's Communication With Those Charged With Governance*) require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the financial statement audit, as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial reporting process.

### **Our Responsibilities With Regard to the Financial Statement Audit**

Our responsibilities under auditing standards generally accepted in the United States of America and *Governmental Auditing Standards* issued by the Comptroller General of the United States have been described to you in our arrangement letter dated February 4, 2026. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

### **Overview of the Planned Scope and Timing of the Financial Statement Audit**

We have issued a separate communication regarding the planned scope and timing of our audit dated February 3, 2026.

### **Accounting Policies and Practices**

#### *Preferability of Accounting Policies and Practices*

Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.

#### *Adoption of, or Change in, Accounting Policies*

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Corporation. Prior to the year ended December 31, 2025, the Corporation's financial statements were prepared in conformity with accounting principles generally accepted in the United States of America for not-for-profit organizations. During the year ended December 31, 2025, the Corporation changed its method of accounting to accounting principles generally accepted in the United States of America for governmental entities.

#### *Significant or Unusual Transactions*

We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Management's Judgments and Accounting Estimates*

Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the Summary of Significant Accounting Estimates.



## REQUIRED COMMUNICATIONS (CONTINUED)

### **Audit Adjustments and Uncorrected Misstatements**

Audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the Corporation are shown in the list of Recorded Audit Adjustments.

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

### **Observations About the Audit Process**

#### *Disagreements With Management*

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.

#### *Consultations With Other Accountants*

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

#### *Significant Issues Discussed With Management*

No significant issues arising from the audit were discussed with or were the subject of correspondence with management.

#### *Significant Difficulties Encountered in Performing the Audit*

We did not encounter any significant difficulties in dealing with management during the audit.

#### *Departure Within Audit Report*

Our audit opinion is modified to include emphasis of matters for change in accounting principle and correction of a misstatement. Additionally, our audit opinion is modified to include an other matter related to previous auditors.

#### *Deficiencies in Internal Control*

We have separately communicated the deficiencies in internal control identified during our audit within the *Government Auditing Standards* report.

### **Significant Written Communications Between Management and Our Firm**

A copy of significant written communications between our firm and the management of the Corporation, specifically the representation letter provided to us by management, is attached as Exhibit A.



## SIGNIFICANT ACCOUNTING ESTIMATES

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses its knowledge and experience about past and current events and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following describes the significant accounting estimates reflected in the Corporation's December 31, 2025 financial statements:

### Significant Accounting Estimates

#### Reserve for Uncollectible Loans

<b>Accounting Policy</b>	Loan balances determined to be uncollectible are reserved as an allowance.
<b>Management's Estimation Process</b>	Management performs a review of loan balances and prepares a specific item reserve based on their knowledge of the loan and historical collectability.

We have evaluated management's significant accounting estimates noted above as part of our audit and concluded that management's estimates and the estimation process appear reasonable in the context of the financial statements taken as a whole.



## RECORDED AUDIT ADJUSTMENTS

Management corrected the following material misstatements that were identified as a result of our audit procedures:

Description	Effect - Increase (Decrease)				
	Assets and Deferred Outflows of Resources	Liabilities and Deferred Inflows of Resources	Net Position	Revenue	Expense
To adjust loans receivable	\$ (21,519)	\$ -	\$ -	\$ (24,655)	\$ (3,136)
To adjust net position	-	-	(3,189)	-	(3,189)
To adjust allowance for doubtful accounts	(2,500)	-	-	-	2,500
Total statement of revenues, expenses, and changes in net position effect			(20,830)	<u>\$ (24,655)</u>	<u>\$ (3,825)</u>
Total statement of net position effect	<u>\$ (24,019)</u>	<u>\$ -</u>	<u>\$ (24,019)</u>		



## **Exhibit A**

### **Significant Written Communications Between Management and Our Firm**

Representation Letter





**Greene County  
Economic Development,  
& Planning**

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**James Hannahs**  
Director

March 6, 2026

**BST & Co. CPAs, LLP**  
10 British American Blvd.  
Latham, New York 12110

This representation letter is provided in connection with your audit of the financial statements of the Green County Economic Development Corporation (Corporation), as of December 31, 2025, for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, that as of March 6, 2026:

**Financial Statements**

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 4, 2026, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility 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.
3. We acknowledge our responsibility for the design, implementation and maintenance of controls to prevent and detect fraud.
4. The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of U.S. GAAP, and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
5. Related-party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
6. All events subsequent to the date of the financial statements, and for which U.S. GAAP requires adjustment or disclosure, have been adjusted or disclosed.
7. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.



8. In the audit engagement letter dated February 4, 2026, we requested that you draft the financial statements.

With respect to this service:

- a. We have made all management decisions and performed all management functions;
  - b. We assigned an appropriate individual to oversee the services;
  - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
  - d. We have accepted responsibility for the results of the services; and
  - e. We have accepted responsibility for all significant judgments and decisions that were made.
9. We have no knowledge of any uncorrected misstatements in the financial statements.

#### **Information Provided**

10. We have provided you with:
  - a. Access to all information of which we are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation and other matters.
  - b. Additional information that you have requested from us for the purpose of the audit.
  - c. Unrestricted access to persons within the Corporation from whom you determined it necessary to obtain audit evidence.
  - d. Minutes of the meetings of and the Corporation Board of Directors, or summaries of actions of recent meetings for which minutes have not yet been prepared.
11. All transactions have been recorded in the accounting records and are reflected in the financial statements.
12. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated as a result of fraud.
13. We have no knowledge of allegations of fraud or suspected fraud affecting the Corporation's financial statements involving:
  - a. Management.
  - b. Employees who have significant roles in internal control.
  - c. Others where the fraud could have a material effect on the financial statements.
14. We have no knowledge of any allegations of fraud or suspected fraud affecting the Corporation's financial statements received in communications from employees, former employees, analysts, regulators, short sellers or others.

15. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
16. We have disclosed to you all known actual or possible litigation, claims or assessments; unasserted claims or assessments that are probable of assertion and must be disclosed in accordance with Government Accounting Standards Board (GASB) Codification Section C50, *Claims and Judgments*; or other matters, including gain or loss contingencies, whose effects should be considered when preparing the financial statements.
17. We have disclosed to you the identity of all of the Corporation's related parties and all the related-party relationships and transactions of which we are aware.
18. We have informed you of all deficiencies in internal control over financial reporting, including significant deficiencies or material weaknesses, in the design or operation of internal controls that could adversely affect the Corporation's ability to record, process, summarize and report financial data.
19. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
20. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

#### **Supplementary Information**

21. With respect to Management's Discussion and Analysis presented as required by U.S. GAAP to supplement the basic financial statements:
  - a. We acknowledge our responsibility for the presentation of such required supplementary information.
  - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by U.S. GAAP.
  - c. The methods of measurement or presentation have not changed from those used in the prior period.

#### **Compliance Considerations**

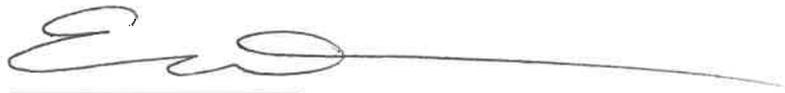
In connection with your audit conducted in accordance with *Government Auditing Standards*, we confirm that management:

22. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
23. Is responsible for compliance with the laws, regulations and provisions of contracts and grant agreements applicable to the Corporation.
24. Is not aware of any instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.

25. Is responsible 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.
26. Acknowledges its responsibility for the design, implementation and maintenance of controls to prevent and detect fraud.
27. Has a process to track the status of audit findings and recommendations.
28. Is not aware of any investigations or legal proceedings that have been initiated with respect to the period under audit.

Very truly yours,

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION



Evelyn Donnelly, Business Manager



James Hannahs, Director of Economic  
Development, Tourism, and Planning