

GREENE COUNTY ECONOMIC  
DEVELOPMENT CORPORATION

Financial Statements

December 31, 2019

(With Independent Auditors' Report Thereon)

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION

Table of Contents

|                                 | <u>Page</u> |
|---------------------------------|-------------|
| Independent Auditors' Report    | 1 - 2       |
| Financial Statements:           |             |
| Statement of Financial Position | 3           |
| Statement of Activities         | 4           |
| Statement of Cash Flows         | 5           |
| Notes to Financial Statements   | 6 - 8       |

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## INDEPENDENT AUDITORS' REPORT

The Board of Directors  
Greene County Economic Development Corporation:

### Report on the Financial Statements

We have audited the accompanying financial statements of Greene County Economic Development Corporation (the Corporation) (a nonprofit organization), which comprise the statement of financial position as of December 31, 2019, and the related statements of activities and cash flows for the year then ended, and the related notes to financial statements.

### 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 audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Corporation'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 Corporation'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 Greene County Economic Development Corporation as of December 31, 2019, and the changes in its net assets and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

EFPR Group, CPAs, PLLC

Williamsville, New York  
September 4, 2020

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION  
Statement of Financial Position  
December 31, 2019

| <u>Assets</u>                           |                  |
|---|------------------|
| Current assets cash - general operating | \$ 50,000        |
| Total assets                            | <u>\$ 50,000</u> |
| <br><u>Liabilities and Net Assets</u>   |                  |
| Net assets without donor restrictions   | <u>50,000</u>    |
| Total liabilities and net assets        | <u>\$ 50,000</u> |

See accompanying notes to financial statements.

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION  
Statement of Activities  
Year ended December 31, 2019

|  |                         |
|--|-------------------------|
| Revenue - contributions                                    | <u>\$ 50,000</u>        |
| Total revenue  | 50,000                  |
| Net assets without donor restrictions at beginning of year | <u>-</u>                |
| Net assets without donor restrictions at end of year       | <u><u>\$ 50,000</u></u> |

See accompanying notes to financial statements.

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION  
Statement of Cash Flows  
Year ended December 31, 2019

|   |                         |
|---|-------------------------|
| Cash flows from operating activities - change in net assets | \$ 50,000               |
| Cash at beginning of year                                   | <u>          -</u>      |
| Cash at end of year   | <u><u>\$ 50,000</u></u> |

See accompanying notes to financial statements.

GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION

Notes to Financial Statements

December 31, 2019

(1) Summary of Significant Accounting Policies

(a) Nature of Activities

The Greene County Economic Development Corporation (the Corporation) was incorporated in December 2018. The Corporation was organized and operates as a not-for-profit corporation under the provisions of Section 1411 of New York's Not-For-Profit Corporation Law.

The Corporation establishes programs to encourage the creation of employment opportunities primarily for low-income residents of Greene County and to provide entrepreneurial training to low-income residents of Greene County thereby encouraging the creation of businesses by low-income residents of Greene County.

The Corporation encourages the restoration, rehabilitation, and sustainable use of vacant and underused properties within Greene County and other remedial actions to eliminate physical, economic, and social deterioration within the County, and to provide education and training to members of the public to encourage the rehabilitation and preservation of properties with the County.

The Corporation acquires by purchase, grant, gift or otherwise, real property within Greene County (including property which is contaminated), to improve, maintain and manage such property (or contract for the improvement, maintenance and improvement of such property), to enter into contracts to sell, lease or otherwise dispose of such property, to mortgage such property and otherwise take steps to facilitate the redevelopment, preservation, use of reuse of vacant, underused or deteriorated properties within Greene County and to disseminate information and furnish advice, technical assistance and liaison with federal, state and local authorities with respect thereto.

The Corporation applies for and makes grants and loans, and executes any documents necessary in connection therewith, and borrows money and makes, draws, accepts, endorses, executes and issues negotiable bonds, debentures, notes and other obligations therefore.

The Corporation enters into agreements and covenants and to comply with all the terms, conditions and provisions thereof, and otherwise to carry out its corporate purposes and to foster and encourage the location or expansion of facilities and related businesses within Greene County.

The Corporation undertakes such other activities as deemed advisable by the Corporation to advance its corporate purposes, but not for the pecuniary profit or financial gain of any member, director, officer or any private person.



## GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION

### Notes to Financial Statements, Continued

#### (1) Summary of Significant Accounting Policies, Continued

##### (b) Basis of Presentation

The Corporation reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. Net assets without donor restrictions represents resources available for the general support of the Corporation's activities. Net assets with donor restrictions are those whose use has been limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled by actions of the Corporation. The Corporation only had net assets without donor restrictions during the year ended December 31, 2019.

##### (c) Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

##### (d) Contributions Revenue

Revenue from restricted grants is recognized when the expenses are incurred under the terms of the grant. Amounts unspent are recorded in the statement of financial position as net assets with donor restrictions. Revenue from operating grants is generally recognized when a release from restriction occurs. These grants are subject to review and audit by various funding sources. Adjustments, if any, are recognized in the year they are known.

##### (e) Allocation of Costs

The Corporation charges costs using the direct identification method where possible. However, certain costs have been allocated using various methods.

##### (f) Concentrations of Credit Risk

Financial instruments that potentially subject the Corporation to concentrations of credit risk consist principally of cash accounts in financial institutions. Although the accounts do not exceed the federally insured deposit amount.

##### (g) Recent Accounting Standards Issued

In June 2018, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2018-08, "Clarifying the Scope of Accounting Guidance for Contributions Received and Contributions Made." ASU 2018-08 provides clarification for determining if grants and contracts should be considered contributions or exchange transactions, as well as guidance for determining if a contribution is conditional. This guidance is effective for fiscal years beginning after December 15, 2018. These financial statements and notes reflect adoption of this new standard.

## GREENE COUNTY ECONOMIC DEVELOPMENT CORPORATION

### Notes to Financial Statements, Continued

#### (1) Summary of Significant Accounting Policies, Continued

##### (h) Income Taxes

The Corporation is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code (the Code); therefore, no provision for income taxes is reflected in the financial statements. The Corporation has been classified as a publicly supported organization that is not a private foundation under Section 509(a) of the Code. The Corporation presently discloses or recognizes income tax positions based on management's estimate of whether it is reasonably possible or probable that a liability has been incurred for unrecognized income taxes. Management has concluded that the Corporation has taken no uncertain tax positions that require adjustment in its financial statements. U.S. Forms 990 filed by the Corporation are subject to examination by taxing authorities.

##### (i) Subsequent Events

The Corporation has evaluated subsequent events through the date of the report which is the date the financial statements were available to be issued.

The United States is presently in the midst of a national health emergency related to the COVID-19 virus. The overall consequences of the COVID-19 on a national, regional and local level are unknown, but has the potential to result in a significant economic impact. The impact of this situation on the Corporation and its future results and financial position is not presently determinable.

#### (2) Liquidity

The Corporation had financial assets available within one year of the statement of financial position date to meet cash needs for general expenditures, consisting of \$50,000 of cash.

#### (3) Commitments and Contingencies

The Corporation is subject to audits and reviews of reimbursable costs by its various governmental agencies and other funding sources. The outcome of these audits and reviews may have the effect of retroactively increasing or decreasing revenue. In the event that a subsequent audit or review determines that an adjustment is required, the amount will be recognized in the period in which it becomes fixed and determinable. Management does not expect that such adjustments, if any, will be significant.

The Corporation may take ownership of properties in distress and, as a result, the potential exists for the commitment of substantial additional costs to be incurred in order to sell the related properties.