## TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY HAMBURG, NEW YORK

FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITOR'S REPORT

FOR THE YEARS ENDED DECEMBER 31, 2016 AND 2015

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# Amato, Fox & Company, PC

Certified Public Accountants



#### INDEPENDENT AUDITOR'S REPORT

To the Board of Directors Town of Hamburg Industrial Development Agency Hamburg, New York

## **Report on the Financial Statements**

We have audited the accompanying financial statements of the Town of Hamburg Industrial Development Agency as of and for the years ending December 31, 2016 and 2015, 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 opinions 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 *Governmental 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 opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Town of Hamburg Industrial Development Agency as of December 31, 2016 and 2015, and the changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United states of America.

#### Other Matters

Required Supplementary Information

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 the financial reporting for placing the basic 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 March 1 2017 on our consideration of the Town of Hamburg Industrial Development 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 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 Town of Hamburg Industrial Development Agency's internal control over financial reporting and compliance.

March 1, 2017

Tonawanda, New York

Amato, 70x & Company, P.C.

## Management's Discussion and Analysis December 31, 2016 and 2015

This section of the Hamburg Industrial Development Agency's (the "Agency") annual financial report presents a discussion and analysis of the Agency's financial performance during the fiscal years ended December 31, 2016 and 2015. Please read it in conjunction with the Agency's basic financial statements following this section.

#### FINANCIAL HIGHLIGHTS

- The assets of the Agency exceeded liabilities at the close of the 2016 and 2015 fiscal years by \$701,785 and \$1,018,762, respectively (net position). The entire amounts, \$701,785 and \$1,018,762 (unrestricted net position) may be used to meet ongoing obligations.
- The Agency's total net position decreased by \$316,977.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report includes the independent auditors' report, management discussion and analysis, and the basic financial statements of the Agency.

**Required Financial Statements** - The basic financial statements are prepared using the accrual basis of accounting. This provides an indication of the Agency's financial health. The basic financial statements include:

The Statement of Net Position shows all assets, liabilities and net position. The Statement of Net Position can be found on page 8 of this report.

The Statement of Activities shows the financial activity for 2016 and 2015 and displays how this financial activity changes the Agency's net position. The Statement of Activities and Changes in Net Position can be found on page 9 of this report.

The Statement of Cash Flows shows the cash provided and used during 2016 and 2015 and how it affects cash balances at December 31, 2016 and 2015. The Statement of Cash Flows can be found on page 10 of this report.

The notes to the basic financial statements provide information regarding the Agency and explain in more detail some of the information in the basic financial statements. The notes can be found on pages 11-14 of this report.

## FINANCIAL ANALYSIS

As noted earlier, net position may serve, over time, as a useful indicator of the Agency's financial position. In the case of the Agency, assets exceeded liabilities by \$701,785 at the close of the most recent fiscal year.

## Management's Discussion and Analysis December 31, 2016 and 2015

## **Summary of Hamburg Industrial Development Agency's Net Position**

	Total Activities December 31, 2016	Total Activities December 31, 2015		
Current and other assets Total assets	\$ 701,785 701,785	\$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
Current liabilities  Total liabilities	<del>-</del>	<u>-</u>		
Net position: Unrestricted	701,785	1,018,762		
<b>Total net position</b>	<u>\$ 701,785</u>	<u>\$ 1,018,762</u>		

The entire portion of the Agency's current and other assets are comprised of cash and cash equivalents.

The entire portion of the Agency's net position of \$701,785 (100.0%) represents unrestricted net position, which may be used to meet the Agency's ongoing obligations.

## Management's Discussion and Analysis December 31, 2016 and 2015

At the end of the year, the Agency is able to report a positive balance in its net position. The following table indicates the changes in net position for the Agency's activities:

## **Summary of Hamburg Industrial Development Agency's Changes in Net Position**

	2016	2015	
Revenues:			
Program revenues:			
Charges for services	\$ 73,847	\$ 636,212	
General revenues:			
Miscellaneous Income	4,500	4,500	
Contributions	315	28	
Interest Earnings	448	443	
Total revenues	79,110	641,183	
Expenses:			
Salaries and benefits	171,361	166,649	
General	20,646	81,102	
Loss on Sale of Property	204,080		
Total expenses	396,087	247,751	
Increase (Decrease) in net position	(316,977)	393,432	
Net position - beginning	1,018,762	625,330	
Net position - ending	<u>\$ 701,785</u>	<u>\$1,018,762</u>	

The following table presents the amount of revenue from various sources, as well as, increases or decreases from the prior year:

## Management's Discussion and Analysis December 31, 2016 and 2015

	2016 Amount	Percent of Total	2015 Amount	Amount of Increase (Decrease)	Percent of Increase (Decrease)
Revenues:					
Administrative fees	\$ 72,847	92.08%	\$634,212	\$(561,365)	-88.51%
Interest income	448	0.57%	443	5	1.13%
Miscellaneous income	4,500	5.69%	4,500	-	0.00%
Contributions	315	0.40%	28	287	100.00%
Application fees	1,000	1.26%	2,000	(1,000)	-50.00%
Total revenues	\$ 79,110	100.00%	\$ 641,183	\$ (562,073)	-87.66%

The following provides an explanation of revenues that have changed significantly over the prior year:

Administrative fees - The decrease was due to more projects closing in 2015.

## **Expenditures by Function**

	2016 <u>Amount</u>	Percent of Total	2015 <u>Amount</u>	Amount of Increase (Decrease)	Percent of Increase (Decrease)
Expenditures:					
Salaries and benefits	\$171,361	43.26%	\$166,649	\$ 4,712	2.83%
General operating	20,646	5.21%	81,102	(60,456)	-74.54%
Loss on sale of property	204,080	<u>51.52%</u>		204,080	100.00%
Total expenditures	<u>\$396,087</u>	<u>100.00%</u>	<u>\$247,751</u>	<u>\$ 148,336</u>	<u>59.87%</u>

The following provides an explanation of the expenditures that changed significantly over the prior year:

**General operating** – The decrease is due mostly to legal services provided in 2015. **Loss on sale of property** – The increase is due to the sale of 70 Lakeview.

## Management's Discussion and Analysis December 31, 2016 and 2015

The current year and previous year change in net position is presented below:

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

	2016	2015
Revenues	\$ 79,110	\$ 641,183
Expenditures	396,087	247,751
Excess of revenues over (under) expenditures	(316,977)	393,432
Net position at January 1	1,018,762	625,330
Net position at December 31	<u>\$ 701,785</u>	<u>\$1,018,762</u>

## CAPITAL ASSETS AND DEBT ADMINISTRATION

*Capital Assets* - The Agency's investment in capital assets for its activities as of December 31, 2016 was \$0 and 2015, amounted to \$209,753.

Long-term Debt - At December 31, 2016 and 2015, the Agency had no long-term debt.

## REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the Agency's finances. Questions concerning any of the information provided in this report, or requests for additional financial information, should be addressed to: Hamburg Industrial Development Agency, 6122 South Park Avenue, Hamburg, NY 14075.



## Statements of Net Position December 31, 2016 and 2015

<u>ASSETS</u>		<u>2016</u>		<u>2015</u>
Current assets:	Φ	701 705	Φ	000 000
Cash and cash equivalents	\$	701,785	\$	809,009
Other assets:				
Loan receivable		-		-
Land		_		209,753
Total other assets	_			209,753
Total assets	<u>\$</u>	701,785	<u>\$</u>	1,018,762
LIABILITIES AND NET POSITION				
Liabilities	\$	<u>-</u>	\$	
Net position:				
Unrestricted		701,785		1,018,762
Total liabilities and net position	\$	701,785	\$	1,018,762

## Statements of Activities and Changes in Net Position For the Years Ended December 31, 2016 and 2015

	2016	2015
Operating revenues:		
Administrative and application fees	\$ 73,847	\$ 636,212
Contributions	315	28
Town of Hamburg Contribution	4,500	4,500
Total operating revenues	78,662	640,740
Operating expenses:		
Salaries and benefits	171,361	166,649
Other operating expenses	20,646	81,102
Total operating expenses	192,007	247,751
Operating income	(113,345)	392,989
Nonoperating revenues:		
Interest earnings	448	443
Loss on sale of property	(204,080)	
Total nonoperating revenues	(203,632)	443
Change in net position	(316,977)	393,432
Net position at beginning of year	1,018,762	625,330
Net position at end of year	<u>\$ 701,785</u>	<u>\$ 1,018,762</u>

## Statements of Cash Flows For the Years Ended December 31, 2016 and 2015

	2016	2015
Cash flows from (used by) operating activities:		
Cash received from services provided	\$ 78,662	\$ 640,740
Payments made for operating costs	(192,007)	(247,751)
Net cash flows from (used by) operating activities	(113,345)	392,989
Cash flows from financing activities		
Issuance of loan receivable		(15,000)
Repayment of loan receivable	_	(15,000) 135,000
Net cash flows from (used by) financing activities	<u>-</u> _	120,000
Cash flows from (used by) investing activities:	( <b>7</b> (00)	(200 752)
Purchase of land	(5,690)	(209,753)
Sale of Land	11,363	- 442
Interest income	448	443
Net cash flows from (used by) investing activities	6,121	(209,310)
Net increase (decrease) in cash flows	(107,224)	303,679
Cash and cash equivalents at beginning of year	809,009	505,330
Cash and cash equivalents at end of year	<u>\$ 701,785</u>	<u>\$ 809,009</u>
Supplemental Cash Flow Information:		
Cash Paid for Interest	<u>\$ -</u>	\$ -
Cash Paid for Income Taxes	<u>\$ - </u>	<u>\$ -</u>

## Notes to the Financial Statements December 31, 2016 and 2015

## **Note 1 - Summary of Significant Accounting Policies**

This summary of significant accounting policies of the Town of Hamburg Industrial Development Agency (the Agency) is presented to assist in understanding the Agency's financial statements. The financial statements and notes are representations of the Agency's management, which is responsible for their integrity and objectivity. The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America. 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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

*Organization and Purpose* - The Agency is a public benefit corporation and was created in 1987 in accordance with Article 18-A of New York State General Municipal Law for the purpose of encouraging financially sound companies to locate and expand in the Town of Hamburg, New York, Village of Hamburg, New York and the Village of Blasdell, New York. The Agency is a separate entity and operates independently of the Town of Hamburg, New York.

**Basis of Accounting** – The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America. The accounts of the Agency are maintained on the accrual basis of accounting.

*Income Taxes* - The Agency is exempt from federal, state and local income taxes.

*Uncertain Tax Positions* – Management has determined that the organization does not have any uncertain tax positions and associated unrecognized benefits that materially impact the financial statements or related disclosures. The Organization's Return of Organization Exempt from Income Tax Returns (Form 990) for tax years 2015, 2014, and 2013 are subject to examination by the Internal Revenue Service (IRS), generally for three years after they were filed.

Industrial Development Revenue Bond Transactions - Industrial development revenue bonds issued by the Agency are secured by the properties which are in turn leased to client companies. The bonds are retired by lease payments and are not obligations of the Agency. The Agency does not record the assets or liabilities resulting from completed bond issues in its accounts since its primary function is to arrange the financing between the borrowing companies and the bondholders. Funds arising there from are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administrative fees from the borrowing companies. Such fees are recognized immediately upon issuance of the bonds.

## Notes to the Financial Statements December 31, 2016 and 2015

## **Note 1 - Summary of Significant Accounting Policies (Cont.)**

**Lease Agreements** - Lease agreements are used for projects when no financing is needed. Typically the project is financed internally by the company or developer. The Agency does not record the assets or liabilities resulting from these activities in its accounts since its primary function is to arrange the financing. Funds arising there from are controlled by trustees and banks acting as fiscal agents. For providing this service, the Agency receives administrative fees from the borrowing companies. Such fees are recognized when earned.

Cash and Cash Equivalents – For purposes of the statement of cash flows, the Agency considers all certificates of deposit and money market funds purchased with a maturity date of three months or less to be cash equivalents for statements of cash flows purposes.

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Future Impacts of Accounting Pronouncements – The Agency has not completed the process of evaluating the impact that will result from adopting GASB Statement No. 73, Financial Reporting For Pensions and Related Assets that are Not within the Scope of Statement 68, and GASB Statement No. 74, Financial Reporting for Postemployment Benefit Plans other than Pensions, and Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits other than Pensions effective for the year ending December 31, 2017. The Agency concluded that there would be no impact on its financial position and results of operations when such statements are adopted.

## Notes to the Financial Statements December 31, 2016 and 2015

## Note 2 - Cash and Cash Equivalents

The Agency's investment policies are governed by New York State statutes. Agency monies must be deposited in FDIC insured commercial banks or trust companies located within the state. The Treasurer is authorized to use only demand 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 at 102% of the amount of all deposits 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 and its municipalities and school districts.

Unrestricted cash and cash equivalents are comprised of the following:

		2016	2015		
Cash on deposit - demand accounts	\$	701,785	\$	809,009	
	<u>\$</u>	701,785	<u>\$</u>	809,009	

## Notes to the Financial Statements December 31, 2016 and 2015

Unrestricted cash and investments at December 31, 2016 and 2015 were entirely covered by federal depository insurance or by collateral held by the Agency's custodial bank in the Agency's name.

	December 31, 2016				Decembe	r 31, 2	31, 2015		
	]	Bank Balance		Book Amount		Bank Balance		Book Amount	
Insured (FDIC) Uninsured:	\$	250,500	\$	250,500	\$	251,000	\$	250,500	
Collateralized		451,285		451,285		254,830		354,830	
Total deposits	<u>\$</u>	701,785	<u>\$</u>	701,785	<u>\$</u>	505,830	<u>\$</u>	809,009	

## **Note 3 – Related Party Transactions**

During the year the Town of Hamburg Industrial Development Agency sold real estate located at 70 Lakeview to the Hamburg New York Land Development Corporation, a related non-profit company.

## **Note 4 - Subsequent Events**

The Town of Hamburg Industrial Development Agency has evaluated events and transactions for potential recognition or disclosure in the financial statements through March 25, 2016 (the date the financial statements were available to be issued).

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## Schedule of Agency Investments For the Year Ended December 31, 2016

Annual Investment Report – Section 2925 (6) of Public Authorities Law of the State of New York requires that each public authority must annually prepare an investment report which shall include (a) investment guidelines, (b) amendments to such guidelines since the last investment report, (c) an explanation of the investment guidelines and amendments, (d) results of the annual independent audit, (e) the investment income record of the Agency, and (f) a list of the total fees, commissions or other charges paid to each investment banker, broker, dealer and advisor rendering investment associated services to the Agency since the last investment report.

- a. Investment guidelines The Agency's investment policy was adopted by the Board of Directors.
- b. Amendments to guidelines None
- Explanation of guidelines and investments The Agency has not made any amendments to its investment policy, which restricts investments to money market accounts and certificates of deposit.
- d. Results of the annual independent audit The independent auditors have issued an unqualified opinion on the Agency's financial statements for the year ended December 31, 2016.
- e. Investment income record Investment income for the year ended December 31, 2016 consisted of:

Interest Earned \$448

M&T Bank – Money market savings account

f. List of the total fees, commissions or other charges paid to each investment banker, broker, dealer and advisor rendering investment associated services to the Agency since the last investment report – No such fees or commissions were paid during the year ended December 31, 2016.

# Real Property Listing For the Year Ended December 31, 2016

*Real Property List* – Section 2896 (3) of Public Authorities Law of the State of New York requires that each public authority must, at least annually, a report listing all real property of the authority. At December 31, 2016, the Agency reported the purchase of real property located at 70 Lakeview. This property was sold in 2016.

**Real Property Acquisitions/Dispositions** – During the year ended December 31, 2016, the Agency disposed of real property located at 70 Lakeview.

## Amato, Fox & Company, PC

Certified Public Accountants



# 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

To the Board of Directors Town of Hamburg Industrial Development Agency Hamburg, New York

We have audited, in accordance with the 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 Town of Hamburg Industrial Development Agency, as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Town of Hamburg Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 1, 2017.

## **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Town of Hamburg Industrial Development Agency's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

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 misstatements on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, that adversely affects the Town of Hamburg Industrial Development Agency's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Town of Hamburg Industrial Development Agency's financial statements that is more than inconsequential will not be prevented or detected by the Agency's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Town of Hamburg Industrial Development Agency's internal control.

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Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Town of Hamburg Industrial Development Agency's financial statements are free of 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*.

This report is intended solely for the information and use of management, the audit committee, the Board of Directors, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

March 1, 2017

Tonawanda, New York

Amato, 70x & Company, P.C.