# Town of Hamburg Industrial Development Agency Hamburg, New York

Financial Statements
With Required Supplementary Information
As of December 31, 2024 and 2023
Together With
Independent Auditor's Report

# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY

# **TABLE OF CONTENTS**

	<u>Page</u>
Independent Auditor's Report	1 - 2
Management's Discussion and Analysis	3 - 6
Basic Financial Statements:	
Statements of Net Position	7
Statements of Activities and Changes in Net Position	8
Statements of Cash Flows	9
Notes to the Financial Statements	10 - 11
Required Supplementary Information	
Schedule of Agency Investments	12
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with <i>Government Auditing Standards</i>	13 - 14

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#### INDEPENDENT AUDITOR'S REPORT

To the Board of Directors Town of Hamburg Industrial Development Agency Hamburg, New York 14075

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, and the aggregate remaining fund information of the Town of Hamburg Industrial Development Agency as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Town of Hamburg Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and the aggregate remaining fund information of the Town of Hamburg Industrial Development Agency, as of December 31, 2024 and 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America

### **Basis for Opinions**

We conducted our audit 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. 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 Town of Hamburg Industrial Development Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **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 Town of Hamburg Industrial Development 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 opinions. 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 generally accepted auditing standards 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.

#### **BUFFALO**

501 John James Audubon Suite 390 Amherst, NY 14228 *P*: (716) 694-0336

#### COOPERSTOWN

55-57 Grove Street Cooperstown, NY 13326 P: (607) 282-4161

#### **ONEONTA**

189 Main Street, Suite 302 Oneonta, NY 13820 *P*: (607) 432-3462

### **PERRY**

199 S. Main Street, PO Box 1 Perry, NY 14530 P: (585) 237-3887

# ROCHESTER

90 Linden Oaks, Suite 100 Rochester, NY 14625 *P*: (585) 410-6733

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In performing an audit in accordance with generally accepted 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 Town of Hamburg Industrial Development 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 Town of Hamburg Industrial Development 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**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on page 3 through 6 be presented to supplement the basic financial statements. Section 2925 (6) of Public Authorities Law of the State of New York requires that the schedule of agency investments on page 12 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. 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 February 11, 2025, 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.

Amherst, New York February 11, 2025

Attied CPAs, P.C.

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, 2024 and 2023. 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 2024 and 2023 fiscal years by \$939,813 and \$931,629, respectively (net position). These entire amounts (unrestricted net position) may be used to meet ongoing obligations.
- The Agency's total net position increased by \$8,184 during the year ended December 31, 2024.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report includes the independent auditor's 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 7 of this report.

The statement of activities shows the financial activity for 2024 and 2023 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 8 of this report.

The statement of cash flows shows the cash provided and used during 2024 and 2023 and how it affects cash balances at December 31, 2024 and 2023. The statement of cash flows can be found on page 9 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 10 - 11 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 \$939,813 at the close of the most recent fiscal year.

# **FINANCIAL ANALYSIS (Continued)**

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

		Total ctivities 2/31/2024		Total ctivities 2/31/2023
<u>ASSETS</u>				
Current assets	\$	939,813	\$	931,629
Intangible assets		8,447		
TOTAL ASSETS	\$	948,260	\$	931,629
LIABILITIES Currrent liabilities Non-current liabilities		4,800 3,647		- -
TOTAL LIABILITIES		8,447		
NET POSITION Unrestricted TOTAL LIABILITIES AND NET POSITION	<u>\$</u> \$	939,813 948,260	<u>\$</u>	931,629 931,629
	<u> </u>		<u> </u>	

The Agency's current and intangible assets are comprised of cash and cash equivalents and an operating lease.

The entire portion of the Agency's net position of \$939,813 (100.00%) represents unrestricted net position, which may be used to meet the Agency's ongoing obligations.

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

•	<u> </u>	2024			2023
REVENUES			_		_
OPERATING REVENUES	:				
Administrative and appli	cation fees	\$	229,694	\$	46,605
Miscellaneous income			5,000		-
NON-OPERATING REVEN	NUES:				
Interest earnings			42,580		34,955
	TOTAL REVENUES	\$	277,274	\$	81,560
EXPENSES  Salaries and benefits  Other operating expenses		\$	187,899 81,191	\$	172,951 49,974
	TOTAL EXPENSES		269,090		222,925
CHANGE IN NET POSITION	I		8,184		(141,365)
NET POSITION - BEGINNING OF YEAR			931,629		1,072,994
NET POSITION - END OF YEAR			939,813	\$	931,629

# Financial Analysis - Government Revenues

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

### **Revenues Classified by Function**

	2024 Amount	Percent of Total	A	2023 mount	Percent of Total	li	mount of ncrease ecrease)	Percent of Increase (Decrease)
REVENUES:								
Administrative and application fees	\$ 229,694	82.84%	\$	46,605	57.14%	\$	183,089	392.85%
Interest earnings	42,580	15.36%		34,955	42.86%		7,625	21.81%
Miscellaneous income	5,000	1.80%			0.00%		5,000	100.00%
TOTAL REVENUES	\$ 277,274	100.00%	\$	81,560	100.00%	\$	195,714	239.96%

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

• Administrative and application fees – The increase in administrative fees it due to more industrial development related project activity in the current year.

### Financial Analysis - Government Expenses

# **Expenditures Classified by Function**

	 2024 Amount	Percent of Total	 2023 Amount	Percent of Total	In	nount of crease ecrease)	Percent of Increase (Decrease)
EXPENSES:							
Salaries and benefits	\$ 187,899	69.83%	\$ 172,951	77.58%	\$	14,948	8.64%
Other operating expenses	 81,191	30.17%	49,974	22.42%		31,217	62.47%
TOTAL EXPENSES	\$ 269,090	100.00%	\$ 222,925	100.00%	\$	46,165	20.71%

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

- Salaries and benefits The increase is due to an increase in employee wages.
- Other operating expenses The increase is due to the Agency having more grant expenses during the year.

## **Governmental-Wide Financial Analysis**

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

# Statement of Revenues, Expenses and Changes in Net Position

	2024	 2023
Revenues	\$ 277,274	\$ 81,560
Expenditures	 269,090	 222,925
CHANGE IN NET POSITION	8,184	(141,365)
NET POSITION - BEGINNING OF YEAR	 931,629	 1,072,994
NET POSITION - END OF YEAR	\$ 939,813	\$ 931,629

# **CAPITAL ASSETS AND DEBT ADMINISTRATION**

Capital Assets - The Agency's investment in capital assets for its activities was \$0 for both 2024 and 2023.

**Long-term Debt** - At December 31, 2024 and 2023, the Agency had \$8,447 and \$0 of long-term debt in a lease liability.

## **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.



# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY STATEMENTS OF NET POSITION DECEMBER 31, 2024 AND 2023

# **ASSETS**

		2024		2023					
CURRENT ASSETS  Cash and cash equivalents	\$	939,813	\$	931,629					
INTANGIBLE ASSETS Right of use asset, net		8,447							
TOTAL ASSETS	\$	948,260	\$	931,629					
LIABILITIE	<u>s</u>								
CURRENT LIABILITIES  Current portion of lease liability	\$	4,800	\$	<u>-</u>					
NON-CURRENT LIABILITIES  Lease liability, less current portion		3,647							
TOTAL LIABILITIES		8,447							
NET POSITION									
NET POSITION Unrestricted		939,813		931,629					
TOTAL LIABILITIES AND NET POSITION	\$	948,260	\$	931,629					

# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY STATEMENTS OF ACTIVITIES AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023		
OPERATING REVENUES	_			
Administrative and application fees	\$ 229,694	\$	46,605	
Miscellaneous income	 5,000			
TOTAL OPERATING REVENUES	 234,694		46,605	
OPERATING EXPENSES				
Salaries and benefits	187,899		172,951	
Other operating expenses	 81,191		49,974	
TOTAL OPERATING EXPENSES	 269,090		222,925	
OPERATING INCOME	(34,396)		(176,320)	
NON-OPERATING REVENUES				
Interest earnings	 42,580		34,955	
TOTAL NON-OPERATING REVENUES	 42,580		34,955	
CHANGE IN NET POSITION	8,184		(141,365)	
NET POSITION - BEGINNING OF YEAR	931,629		1,072,994	
NET POSITION - END OF YEAR	\$ 939,813	\$	931,629	

# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024		2023
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from services provided	\$	234,694	\$ 46,605
Payments made for operating costs		(269,090)	(222,925)
NET CASH FLOWS FROM OPERATING ACTIVITIES		(34,396)	(176,320)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income		42,580	34,955
NET CASH FLOWS FROM INVESTING ACTIVITIES		42,580	34,955
CHANGE IN CASH AND CASH EQUIVALENTS		8,184	(141,365)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR		931,629	 1,072,994
CASH AND CASH EQUIVALENTS - END OF YEAR	\$	939,813	\$ 931,629

# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024 AND 2023

### 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.

### 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.

### **Income Taxes**

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

### 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.

### 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.

#### 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.

# Subsequent Events

The Agency has evaluated events and transactions for potential recognition or disclosure in the financial statements through February 11, 2025, which is the date the financial statements were available to be issued.

# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024 AND 2023

## 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:

	2024	2023
Cash on deposit - demand accounts	\$ 689,813	\$ 681,629
Certificates of deposit	 250,000	 250,000
TOTAL CASH	\$ 939,813	\$ 931,629

Unrestricted cash and investments at December 31, 2024 and 2023 were entirely covered by federal depository insurance or by collateral held by the Agency's custodial bank in the Agency's name.

	<b>December 31, 2024</b>					Decembe	r 31,	2023
	E	Bank Balance		Book Amount	E	Bank Balance		Book Amount
Insured (FDIC) Uninsured:	\$	500,000	\$	500,000	\$	500,000	\$	500,000
Collateralized		440,213		439,813		432,424		431,629
TOTAL DEPOSITS	\$	940,213	\$	939,813	\$	932,424	\$	931,629

### **Note 3- Operating Lease**

Hamburg Industrial Development Agency, Inc has entered into an operating lease with the Town of Hamburg, during the year ended December 31, 2024, for office space with lease terms expiring December 31, 2026. The terms provide for monthly payments of \$400. Total lease expense for the operating lease was \$4,800 for the year ended December 31, 2024.

Future minimum lease payments consist of the following for the year ended December 31:

	\$ 8,447
Less: imputed interest	 (1,153)
Total	\$ 9,600
2026	 4,800
2025	\$ 4,800



# TOWN OF HAMBURG INDUSTRIAL DEVELOPMENT AGENCY SCHEDULE OF AGENCY INVESTMENTS FOR THE YEAR ENDED DECEMBER 31, 2024

### 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
- c. 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, 2024.
- e. Investment income record Investment income for the year ended December 31, 2024 consisted of:

INTEREST EARNED	
Bank on Buffalo	\$ 3,455
CNB Bank	13,328
Wealth Advisors	 25,797
TOTAL INTEREST	\$ 42,580

- 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, 2024.
- g. 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. The Agency did not acquire or sell real property during the year.
- h. Real Property Acquisitions/Dispositions During the year ended December 31, 2024, the Agency did not acquire or dispose of any real property.



# INDEPENDENT AUDITOR'S 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 14075

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 governmental activities and the aggregate remaining fund information of the Town of Hamburg Industrial Development Agency, as of and for the year ended December 31, 2024, 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 February 11, 2025

### Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Town of Hamburg Industrial Development Agency's internal control over financial reporting (internal controls) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions 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.

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 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 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*.

#### **BUFFALO**

501 John James Audubon Suite 390 Amherst, NY 14228 *P*: (716) 694-0336

### **COOPERSTOWN**

55-57 Grove Street Cooperstown, NY 13326 P: (607) 282-4161

#### **ONEONTA**

189 Main Street, Suite 302 Oneonta, NY 13820 *P*: (607) 432-3462

#### **PERRY**

199 S. Main Street, PO Box 1 Perry, NY 14530 P: (585) 237-3887

# ROCHESTER

90 Linden Oaks, Suite 100 Rochester, NY 14625 *P*: (585) 410-6733

alliedcpa.com

# **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.

Amherst, New York

Attied CPAs, P.C.

February 11, 2025