

**WYOMING COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF
WYOMING COUNTY, NEW YORK)**

FINANCIAL STATEMENTS

DECEMBER 31, 2025

**WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)**

TABLE OF CONTENTS

<u>AUDITED FINANCIAL STATEMENTS</u>	<u>PAGE</u>
INDEPENDENT AUDITORS' REPORT	1 - 3
STATEMENTS OF NET POSITION	4
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION	5
STATEMENTS OF CASH FLOWS	6
NOTES TO FINANCIAL STATEMENTS	7 - 18
<u>REQUIRED SUPPLEMENTARY INFORMATION</u>	
SCHEDULE OF THE AGENCY'S PROPORTIONATE SHARE OF THE NET PENSION ASSET (LIABILITY) - EMPLOYEES' RETIREMENT SYSTEM	19
SCHEDULE OF THE AGENCY'S PENSION CONTRIBUTIONS - EMPLOYEES' RETIREMENT SYSTEM	20
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION	21
<u>SUPPLEMENTARY INFORMATION</u>	
COMBINING STATEMENTS OF NET POSITION	22 - 23
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION	24 - 25
COMBINING STATEMENTS OF CASH FLOWS	26 - 27
<u>OTHER INFORMATION</u>	
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY	28 - 34
INDEPENDENT AUDITORS' 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>	35 - 36
INDEPENDENT AUDITORS' REPORT ON INVESTMENT COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE INVESTMENT GUIDELINES	37 - 38

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Wyoming County Industrial Development Agency
Warsaw, New York

Report on the Audit of Financial Statements

Opinion

We have audited the accompanying financial statements of Wyoming County Industrial Development Agency, a discretely presented component unit of Wyoming County, New York, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise Wyoming County 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 financial position of Wyoming County Industrial Development Agency, as of December 31, 2025 and 2024, and the changes in its financial position and cash flows thereof 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 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 Wyoming County Industrial Development 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.

Change in Accounting Principle

As discussed in Note 12 to the financial statements, during the year ended December 31, 2025, the Wyoming County Industrial Development Agency adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 101, Compensated Absences. Our opinion is not modified with respect to that matter.

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 Wyoming County 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 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 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.

In performing an audit in accordance with generally accepted auditing standards 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 Wyoming County 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 Wyoming County 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 audits.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of the agency's proportionate share of the net pension asset (liability) – employees' retirement system, schedule of the agency's pension contributions – employees' retirement system, and note to required supplementary information, as listed on the table of contents, 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.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Wyoming County Industrial Development Agency's basic financial statements. The combining financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the schedule of industrial development leases issued by agency, but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 13, 2026 on our consideration of Wyoming County 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 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 Wyoming County Industrial Development 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 Wyoming County Industrial Development Agency's internal control over financial reporting and compliance.

EFPR Group, CPAs, PLLC

EFPR Group CPAs, PLLC
Rochester, New York
March 13, 2026

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Statements of Net Position
December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Current Assets		
Cash and cash equivalents	\$ 893,298	\$ 1,263,389
Cash and cash equivalents - restricted	181,434	80,118
Certificates of deposit	2,538,183	2,250,533
Accounts receivable	549,400	2,200
Accrued interest receivable	11,522	8,841
Notes receivable - current portion	580,543	442,507
Grant receivable	99,325	-
Prepaid expense	14,438	10,984
Total current assets	<u>4,868,143</u>	<u>4,058,572</u>
Noncurrent Assets		
Notes receivable - net	1,815,642	2,201,530
Land held for investment	281,222	281,222
Intangible right of use asset	-	25,198
Total noncurrent assets	<u>2,096,864</u>	<u>2,507,950</u>
Total Assets	<u>6,965,007</u>	<u>6,566,522</u>
Deferred Outflows of Resources		
Deferred outflow of resources - pension	<u>105,233</u>	<u>127,216</u>
Current Liabilities		
Accounts payable	24,471	4,371
Accrued liabilities	5,542	-
Compensated absences	186,241	179,208
Unearned revenue	86,563	127,951
Current portion of lease liability	-	-
Total current liabilities	<u>302,817</u>	<u>311,530</u>
Noncurrent Liabilities		
Net pension liability	<u>91,217</u>	<u>104,460</u>
Total Liabilities	<u>394,034</u>	<u>415,990</u>
Deferred Inflows of Resources		
Deferred inflow of resources - pension	<u>21,371</u>	<u>59,266</u>
Net Position		
Restricted	181,434	80,118
Unrestricted	6,473,401	6,113,166
Total net position	<u>\$ 6,654,835</u>	<u>\$ 6,193,284</u>

The accompanying notes are an integral part of these financial statements.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Statements of Revenue, Expenses and Changes in Net Position
For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Operating Revenue		
Fees and penalties	\$ 860,759	\$ 410,462
Grant revenue	160,713	42,377
Interest income on notes receivable	65,235	79,418
Rental income	2,600	2,300
Total operating revenue	<u>1,089,307</u>	<u>534,557</u>
Operating Expenses		
Bad debt expense	57,565	-
Grant expense	100,000	4,800
Conferences and training	5,938	7,748
Insurance	4,876	4,712
Lease	25,205	25,205
Marketing	5,872	6,411
Meetings and dinners	464	477
Memberships and publications	4,114	4,116
Office expenses	9,927	7,942
Professional services and fees	64,090	38,630
Salaries and benefits	444,331	438,089
Travel	2,350	1,701
Website	424	392
Other	619	35
Total operating expenses	<u>725,775</u>	<u>540,258</u>
Operating Income (Loss)	363,532	(5,701)
Nonoperating Revenues		
Interest income	<u>98,019</u>	<u>127,427</u>
Change in Net Position	461,551	121,726
Net Position - Beginning, as Previously Stated	6,193,284	6,250,766
Cumulative Effect of Change in Accounting Principle (Note 12)	<u>-</u>	<u>(179,208)</u>
Net Position - Beginning, as Restated	<u>6,193,284</u>	<u>6,071,558</u>
Net Position - Ending	<u>\$ 6,654,835</u>	<u>\$ 6,193,284</u>

The accompanying notes are an integral part of these financial statements.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Statements of Cash Flows
For the Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash Flows from Operating Activities		
Receipts from providing services	\$ 316,159	\$ 434,452
Interest income on notes receivable	67,090	74,543
Repayments of notes receivable	410,287	279,313
Issuance of notes receivable	(220,000)	(652,000)
Payments to service providers and suppliers	(91,204)	(94,747)
Payments for grants services and administration	(80,000)	(3,400)
Payments for employee services	(476,940)	(430,939)
Net cash flows from operating activities	<u>(74,608)</u>	<u>(392,778)</u>
Cash Flows from Investing Activities		
Interest income	93,483	152,574
Proceeds from certificates of deposit	2,250,533	2,740,171
Purchase of certificates of deposit	<u>(2,538,183)</u>	<u>(2,250,533)</u>
Net cash flows from investing activities	<u>(194,167)</u>	<u>642,212</u>
Net Change in Cash and Cash Equivalents	(268,775)	249,434
Cash and Cash Equivalents - Beginning	<u>1,343,507</u>	<u>1,094,073</u>
Cash and Cash Equivalents - Ending	<u>\$ 1,074,732</u>	<u>\$ 1,343,507</u>
Cash and cash equivalents	\$ 893,298	\$ 1,263,389
Cash and cash equivalents - restricted	<u>181,434</u>	<u>80,118</u>
Cash and Cash Equivalents - Ending	<u>\$ 1,074,732</u>	<u>\$ 1,343,507</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows from Operating Activities		
Operating income (loss)	\$ 363,532	\$ (5,701)
Bad debt expense	57,565	-
Adjustment to reconcile operating income (loss) to net cash flows from operating activities:		
Change in accounts receivable	(547,200)	21,690
Change in prepaid expenses	(3,454)	(1,616)
Change in notes receivable	190,287	(372,687)
Change in interest receivable - notes	1,855	(4,875)
Change in grant receivable	(99,325)	-
Change in deferred outflows - pensions	21,983	17,421
Change in accounts payable	20,100	2,622
Change in accrued liabilities	5,542	-
Change in compensated absences	7,033	-
Change in unearned revenue	(41,388)	(40,977)
Change in net pension liability	(13,243)	(58,423)
Change in deferred inflows - pensions	<u>(37,895)</u>	<u>49,768</u>
Net Cash Flows from Operating Activities	<u>\$ (74,608)</u>	<u>\$ (392,778)</u>

The accompanying notes are an integral part of these financial statements.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Note 1. Summary of Significant Accounting Policies

The financial statements of the Wyoming County Industrial Development Agency (the Agency) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Agency's significant accounting policies are described below.

Reporting Entity

Primary Government - The Wyoming County Industrial Development Agency (the Agency) was created in 1974 by the Wyoming County Board of Supervisors and a special act of the New York State Legislature to facilitate economic development in Wyoming County, New York (the County). The Agency is a discretely presented component unit of the County.

Component Unit - The Wyoming County Business Assistance Corporation (the Loan Corporation) was established on May 14, 2009 by the Agency under section 1411 of the Not-For-Profit Corporation Law of the State of New York. The sole purpose of the Loan Corporation is to manage business loan funds on behalf of the Agency and is a corporation as defined in sub paragraph (a) (5) of section 102 of the Not-For-Profit Corporation Law of the State of New York.

In conformity with accounting principles generally accepted in the United States of America, the financial statements of the Loan Corporation, have been included in the financial reporting entity of the Agency as a blended component unit. The blended component unit's balances are reported in the same manner as the primary government and are combined into one primary government column.

Basis of Presentation - The Agency distinguishes operating revenues and expenses from nonoperating items. Revenues from grants, interest on loans, and administrative fees are reported as operating revenues. Expenses related to operating the Agency are reported as operating expenses.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources, as they are needed.

Measurement Focus and Basis of Accounting - The financial statements of the Agency are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash transaction takes place. Nonexchange transactions, in which the Agency gives or receives value without directly receiving or giving equal value in exchange, includes grants. Revenue from grants is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Income Taxes - The Agency is a quasi-governmental organization. The Agency is not subject to federal or state income taxes, nor is it required to file federal or state income tax returns, therefore, no provision for income taxes is reflected in these financial statements. The Loan Corporation is exempt from federal income tax under Internal Revenue Code Section 501(c)(3), and the income realized will not be subject to New York State corporate franchise tax.

Cash, Cash Equivalents and Certificates of Deposit - The Agency's cash and cash equivalents consists of cash on hand, demand deposits, and certificate of deposits with original maturities of three months or less from date of acquisition.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Receivables - Receivables are reported at their net realizable value. Generally accepted accounting principles require the establishment of an allowance for uncollectible accounts. No allowance for uncollectible receivables have been provided since management believes that such allowance would not be necessary.

Notes receivable are presented net of an allowance for uncollectible accounts. The Agency maintains an allowance for estimated uncollectible accounts which is based on management's analysis of the potential collectability of the individual notes. Notes are written off when, in management's judgment, no legal recourse is available to collect the amount owed. The Loan Corporation records an allowance for uncollectible accounts in anticipation of the write-offs to the extent deemed necessary based on past experience. See details of notes receivable in Note 4.

Grants receivable consist of amounts due from state or local agencies based on the terms of the related grant agreement and are stated at the amount the Loan Corporation expects to collect from balances outstanding at year end. See details of grants receivable in Note 3.

Insurance - The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, personal injury liability, and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Judgments and claims are recorded when it is probable that an asset has been impaired or a liability has been incurred and the amount of loss can be reasonably estimated. Settled claims from these risks have not exceeded commercial insurance coverage for the past three fiscal years.

Accounting and Financial Reporting for Pensions - The Agency complies with GASB Statement No. 68, Accounting and Financial Reporting for Pensions - Amendment to GASB Statement No. 27 and GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date - An Amendment of GASB Statement No. 68. The primary objective of the Statements is to improve accounting and financial reporting by state and local governments for pensions. The implementation of the Statements requires the Agency to report as a liability its portion of the collective pension liability in the New York State and Local Employees' Retirement System. The implementation of the Statements also requires the Agency to report a deferred outflow and/or inflow for the effect of the net change in the Agency's proportion of the collective net pension liability and difference during the measurement period between the Agency's contributions and its proportionate share of total contributions to the pension systems not included in pension expense. Also included as a deferred outflow is the Agency contributions to the pension system subsequent to the measurement date. See Note 6.

Deferred Outflows/Inflows of Resources - In addition to assets, the statements of net position includes a separate section for *deferred outflows of resources*. Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Agency has one item that qualifies for reporting in this category, which is deferred amounts related to the retirement system pension. The deferred amounts relate to differences between estimated and actual investment earnings, changes in assumptions and other pension related changes.

In addition to liabilities, the statements of net position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has one item that qualifies for reporting in this category, which is deferred amounts related to the retirement system pension.

See details of deferred pension outflows and inflows in Note 6.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Compensated Absences - During the year ended December 31, 2025, the Agency adopted the provisions of GASB Statement No. 101 - *Compensated Absences*. The primary objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The Agency's employees are granted vacation and sick leave and earn compensated absences in varying amounts. In the event of termination or upon retirement, an employee is entitled to payment for accumulated vacation leave with no maximum limitations. Estimated vacation leave is recorded as an expense when earned.

Unearned Revenue - Unearned revenue arises when potential revenue does not meet both the measurable and available criteria for recognition in the current period. Unearned revenue also arises when resources are received by the Agency and the Loan Corporation before it has legal claim to them. In subsequent periods, when both recognition criteria are met, or when the Agency has legal claim to the resources, the liability for unearned revenue is removed and revenue is recognized. As of December 31, 2025 and 2024, unearned revenue amounted to \$86,563 and \$127,951 respectively.

Net Position - Equity is classified as net position and displayed in two components:

Restricted - This component of net position is considered restricted if its use is constrained to a particular purpose. Restrictions are imposed by grant agreements with external organizations. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets. At both December 31, 2025 and 2024, the Agency had \$- restricted net position. See Note 8 for further detail on restricted net position.

Unrestricted - This component of net position consists of all other net position that does not meet the definition of the above component and is available for general use by the Agency.

Revenue Recognition - Operating revenue consists of revenue from fees earned on lease-leaseback transactions, along with interest received from notes, and rental property. The Agency earns its fees primarily from lease agreements, which are based on 1% of the total project cost as indicated in the original lease application. Fee income is recorded as revenue when the agreement is finalized, regardless of when the related cash is received.

Statements of Cash Flows - For the purposes of the statements of cash flows, the Agency and the Loan Corporation consider the cash and cash equivalents to be both unrestricted and restricted including demand accounts and certificates of deposit with an original maturity of three months or less.

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. This affects the reported amounts of assets, liabilities deferred outflow/inflow of resources and disclosures of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates.

Accounting Pronouncements - The Governmental Accounting Standards Board has issued the following pronouncements which will be implemented in the years required. The effects of the implementation of these pronouncements are not known at this time.

Statement No. 103 - *Financial Reporting Model Improvements*. Effective for fiscal years beginning after June 15, 2025.

Statement No. 104 - *Disclosure of Certain Capital Assets*. Effective for fiscal years beginning after June 15, 2025.

Statement No. 105 - *Subsequent Events*. Effective for fiscal years beginning after June 15, 2026.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Reclassifications - Certain reclassifications have been reflected in the 2024 financial statements in order to be comparative with 2025. These reclassifications had no impact on the change in net position.

Subsequent Events - Management has evaluated subsequent events through March 13, 2026 which is the date the financial statements are available for issuance and have determined there are no subsequent events that require disclosure under generally accepted accounting principles.

Note 2. Deposits and Investments

Cash, Cash Equivalents and Investments - The Agency's investment policies are governed by State statutes. In addition, the Agency has its own written investment policy. Agency monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Executive Director is authorized to use interest bearing demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. agencies, repurchase agreements and obligations of the State of New York and its localities.

Collateral is required for demand deposits and certificates of 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.

Restricted cash represents cash and cash equivalents where use is limited by legal requirements. These assets represent amounts required by statute to be reserved for various purposes. Restricted cash consists of the following as of December 31:

	<u>2025</u>	<u>2024</u>
Growing the Agricultural Industry Now! (GAIN) Revolving Loan Program	\$ 181,434	\$ 80,118

Investment and Deposit Policy - The Agency follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conformance with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Executive Director.

Interest Rate Risk - Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk - The Agency's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Agency's investment and deposit policy authorizes the reporting entity to purchase the following types of investments:

- Interest bearing demand accounts.
- Certificates of deposit.
- Obligations of the United States Treasury and United States agencies.
- Obligations of New York State and its localities.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Agency's investment and deposit policy, all deposits of the Agency including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIC) shall be secured by a pledge of securities with an aggregate value equal to 100% of the aggregate amount of deposits. The Agency restricts the securities to the following eligible items:

- Obligations issued, fully insured or guaranteed as to the payment of principal and interest, by the United States Treasury and United States agencies.
- Obligations issued or fully insured or guaranteed by New York State and its localities.
- Obligations issued by other than New York State rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.

The amounts on deposit in banking institutions and the related collateral as of December 31, 2025 are as follows:

	<u>Carrying Amount</u>	<u>Bank Balance</u>
Cash and cash equivalents	\$ 1,074,732	\$ 1,077,161
Certificates of deposit	2,538,183	2,538,183
Total	\$ 3,612,915	\$ 3,615,344
Amount covered by FDIC		\$ 1,913,024
Amount covered by collateral		1,702,320
Total		\$ 3,615,344

The amounts on deposit in banking institutions and the related collateral as of December 31, 2024 are as follows:

	<u>Carrying Amount</u>	<u>Bank Balance</u>
Cash and cash equivalents	\$ 1,343,507	\$ 1,343,904
Certificates of deposit	2,250,533	2,250,533
Total	\$ 3,594,040	\$ 3,594,437
Amount covered by FDIC		\$ 2,093,903
Amount covered by collateral		1,500,534
Total		\$ 3,594,437

Investments - The Agency has \$2,538,183 and \$2,250,533 invested in certificates of deposit as of December 31, 2025 and 2024, respectively. These certificates of deposit have with original maturity dates of less than one year and mature from January 2026 through May 2026 (2025) and January 2025 through August 2025 (2024).

As of December 31, 2025 and 2024, these certificates of deposit bear interest rates range from 3.50% to 4.10% (2025) and 3.93% to 4.41% (2024) and mature at various dates.

Fair Value of Investments - The Agency measures and records its investments using fair value to measurement guidelines established by U.S. GAAP. These guidelines recognize a three-tiered fair value and hierarchy as follows:

- Level 1: Quoted prices for identical investments in active markets
- Level 2: Observable inputs other than those in Level 1
- Level 3: Unobservable inputs

Certificates of deposit are classified as level 1 on the fair value hierarchy.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Note 3. Grant Revenue and Receivable

Grant revenue consists of the following for the years ended December 31:

	<u>2025</u>	<u>2024</u>
GAIN Revolving Loan Program	\$ 41,388	\$ 42,377
CDBG - Micro Enterprise Assistance Program (MAP)	119,325	-
Total grant revenue	\$ 160,713	\$ 42,377

During the year ended December 31, 2025, the Loan Corporation was subrecipient of a grant to the County for Community Development Block Grant Federal funding for the purpose of providing grants to Microenterprises within the County. Grant revenue for the year ended December 31, 2025 amounted to \$119,325.

Grants receivable consists of the following for the years ended December 31:

	<u>2025</u>	<u>2024</u>
CDBG - Micro Enterprise Assistance Program (MAP)	\$ 99,325	\$ -

Note 4. Notes Receivable

The Loan Corporation provides low-interest notes to businesses located in Wyoming County in order to encourage economic development. Notes receivable consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
Total notes receivable	\$ 2,532,008	\$ 2,722,295
Less: allowance for uncollectible notes	(135,823)	(78,258)
Notes receivable, net	2,396,185	2,644,037
Less: current maturities	(580,543)	(442,507)
Notes receivable - long-term	\$ 1,815,642	\$ 2,201,530

The Loan Corporation's policy is to present notes receivable net of an allowance for uncollectible notes. For the years ended December 31, 2025 and 2024, the allowance for uncollectible notes was \$135,823 and \$78,258 respectively. The loans awarded to local businesses bear interest at rates ranging from 0% to 6.00% with varying payment terms. All notes receivable are collateralized by assets of the respective borrowers.

Scheduled maturities of principal for these notes for the next five years and thereafter are as follows for the years ending December 31:

	<u>Principal</u>	<u>Interest</u>
2026	\$ 580,543	\$ 60,089
2027	259,892	53,660
2028	268,107	45,444
2029	243,232	43,148
2030	214,653	29,736
Thereafter	965,581	59,862
Total	\$ 2,532,008	\$ 291,939

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Note 5. Related Party Transaction

Wyoming County Industrial Development Agency charges an administration fee to the Loan Corporation that amounted to \$90,000 and \$82,500 for each of the years ended December 31, 2025 and 2024, respectively.

Note 6. PENSION OBLIGATIONS

New York State and Local Retirement System (the System)

Plan Description - The Agency participates in the New York State and Local Employees' Retirement System (ERS), which is referred to as New York State and Local Retirement System (the System). This is a cost-sharing multiple-employer defined benefit retirement system. The net position of the System is held in the New York State Common Retirement Fund (the Fund), which was established to hold all net assets and record changes in fiduciary net position allocated to the System. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. System benefits are established under the provisions of the New York State Retirement and Social Security Law (NYSRSSL). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan (GLIP), which provides death benefits in the form of life insurance. The System is included in the State's financial report as a pension trust fund. That report, including information with regard to benefit's provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

Funding Policy - The System is noncontributory, except for employees who joined after July 27, 1976 who contribute three percent (3%) of their salary for the first ten years of membership, and employees who joined on or after January 10, 2010, who generally contribute three percent (3%) to three and one half percent (3.5%) of their salary for their entire length of service. In addition, employee contribution rates under Tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the system's fiscal year ending March 31st.

Pension Assets, Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At December 31, 2025 and 2024, the Agency reported the following asset/liability for its proportionate share of the net pension asset/liability to the System. The net pension asset/liability was measured as of March 31, 2025 and 2024, and the total pension liability used to calculate the net pension asset/liability was determined by an actuarial valuation as of April 1, 2024 and 2023, respectively. The Agency's proportion of the net pension asset/liability was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. This information was provided by the System in reports provided to the Agency.

	<u>2025</u>		<u>2024</u>
Measurement date	March 31, 2025		March 31, 2024
Net pension asset (liability)	\$ (91,217)		\$ (104,460)
Agency's portion of the Plan's total net pension asset/liability	0.0005320	%	0.0007094
Change in proportion since the prior measurement date	(0.0001774)		(0.0000502)
Pension expense at December 31	\$ 25,143		\$ 51,066

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

The Agency's reported deferred outflows of resources and deferred inflows of resources related to the pension arose from the following sources as of December 31:

	<u>2025</u>		<u>2024</u>	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 22,641	\$ 1,068	\$ 33,646	\$ 2,848
Change of assumptions	3,825	-	39,494	-
Net difference between projected and actual earnings on pension plan investments	7,157	-	-	51,028
Changes in proportion and differences between the Agency's contributions and proportionate share of contributions	28,296	20,303	21,126	5,390
Agency's contributions subsequent to the measurement date	43,314	-	32,950	-
Total	<u>\$ 105,233</u>	<u>\$ 21,371</u>	<u>\$ 127,216</u>	<u>\$ 59,266</u>

The Agency's contributions subsequent to the measurement date March 31, 2025 will be recognized as a reduction of the net pension asset (liability) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the pension will be recognized in pension expense as follows for the years ending December 31:

	<u>ERS</u>
2026	\$ 20,439
2027	26,814
2028	(7,086)
2029	381
2030	-
Thereafter	-
Total	<u>\$ 40,548</u>

Actuarial Assumptions - The total pension asset/liability as of the March 31, 2025 and 2024 was determined by using an actuarial valuation as of April 1, 2024 and 2023, respectively, with update procedures used to roll forward the total pension asset/liability to March 31, 2025 and 2024. The actuarial valuation used the following actuarial assumptions as of December 31:

	<u>2025</u>	<u>2024</u>
Inflation	2.9 %	2.9 %
Salary increases	4.3	4.4
Investment rate of return (net of investment expense, including inflation)	5.9	5.9
Cost of living adjustments	1.5	1.5

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

For the measurement date of March 31, 2025 and 2024, Annuitant mortality rates are based on April 1, 2015 - March 31, 2020 System experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2021. The actuarial assumptions used in the April 1, 2024 valuation are based on the results of an actuarial experience study for the period April 1, 2015 - March 31, 2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, are summarized below:

	<u>2025</u>		<u>2024</u>	
	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return*</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return*</u>
Asset class:				
Domestic equity	25.0	3.5	32.0	4.0
International equity	14.0	6.6	15.0	6.7
Private equity	15.0	7.3	10.0	7.3
Real estate	12.0	5.0	9.0	4.6
Opportunistic/Absolute return strategies	3.0	5.3	3.0	5.3
Credit	4.0	5.4	4.0	5.4
Real assets	4.0	5.6	3.0	5.8
Fixed income	22.0	2.0	23.0	1.5
Cash	1.0	0.3	1.0	0.3
Total	<u>100.0</u>	%	<u>100.0</u>	%

*Real rates of return are net of a long-term inflation assumption of 2.9% for both years ended December 31, 2025 and 2024.

Discount Rate - The discount rate used to calculate the total pension asset/liability as of March 31, 2025 and 2024 was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension asset/liability.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Sensitivity of the Proportionate Share of the Net Pension Asset/Liability to the Discount Rate Assumption - The following tables present the Agency's proportionate share of the net pension asset/liability as of March 31 calculated using the discount rate, as well as what the Agency's proportionate share of the net pension asset/liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>2025</u>		
	<u>1% Decrease (4.9%)</u>	<u>Current Assumption (5.9%)</u>	<u>1% Increase (6.9%)</u>
ERS Agency's proportionate share of the Net pension asset (liability)	<u>\$ (263,994)</u>	<u>\$ (91,217)</u>	<u>\$ 53,051</u>

	<u>2024</u>		
	<u>1% Decrease (4.9%)</u>	<u>Current Assumption (5.9%)</u>	<u>1% Increase (6.9%)</u>
ERS Agency's proportionate share of the Net pension asset (liability)	<u>\$ (328,432)</u>	<u>\$ (104,460)</u>	<u>\$ 82,604</u>

Pension Plan Fiduciary Net Position - The components of the current-year net pension liability of the employers as of March 31, were as follows:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Employers' total pension liability	\$ 247,600,239	\$ 240,696,851
Plan net position	<u>230,454,512</u>	<u>225,972,801</u>
Employers' net pension asset (liability)	<u>\$ (17,145,727)</u>	<u>\$ (14,724,050)</u>
Ratio of plan net position to the employers' total pension liability	93.08%	93.88%

Prepayments to the Pension Plan - Employer contributions are paid annually based on the System's fiscal year which ends on March 31st. Prepaid retirement contributions as of December 31, 2025 and 2024 represent the Agency's contribution for the period of January 1, of the following year through March 31, based on the System's bill paid prior to December 31. Prepaid retirement contributions as of December 31, 2025 and 2024 amounted to \$14,438 and \$10,984, respectively.

Note 7. Land Held for Investment

The Agency has recorded an asset of land that is being held for future development in the amount of \$281,222 as of December 31, 2025 and 2024. This land is held at cost and any gain or loss will be recognized upon sale of the land.

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Note 8. Net Position

Unrestricted net position represents amounts designated by the Loan Corporation's Board for the maintenance of a revolving loan program.

Restricted net position represents the Growing the Agriculture Industry Now! (GAIN) grant funds.

Note 9. Outstanding Bond Issues

Bonds issued by the Agency are collateralized by the property which is leased to the borrowing company and the bonds are retired by lease payments. The bonds are not an obligation of the Agency, the County of Wyoming or the State of New York. The Agency does not record the assets or liabilities resulting from a completed bond issue in their accounts, since its primary function is to arrange the financing between the borrowing company and the lending bondholders, and the funds arising there from are controlled by a trustee bank. There are no bonds outstanding at December 31, 2025 and 2024.

Note 10. Leases

At December 31, 2025 and 2024, the Agency had entered into various lease agreements. These leases are merely financing arrangements in which the Agency has provided tax incentives or acts only as a financing conduit. Therefore, the Agency does not record these transactions in their financial records.

Note 11. Intangible Right of Use Asset and Lease Liability

During the year ended December 31, 2022, the Agency implemented GASB Statement No. 87, Leases (GASB 87).

The Agency has a sublease with the County for facilities requiring payments amounting to \$2,100 per month for the period February 9, 2021 through December 31, 2025. Total payments under the sublease total \$129,924. GASB 87 required that lease payments be discounted to present value. The Agency used the United States Treasuries rate as of February, 2021, or 0.50%, to determine the intangible right of use asset and corresponding lease liability, which amounted to \$25,198 at December 31, 2024. The difference between the annual payment and the corresponding reduction in the lease liability is reflected as other expense and is nominal. The lease ended during December 31, 2025 and was not renewed.

Intangible right of use asset and lease liability consists of the following:

	<u>Intangible Right of Use Asset</u>	<u>Lease Liability</u>
Lease Inception - February 9, 2021	\$ 123,768	\$ 123,768
Less: 2021 amortization	(23,052)	(23,052)
Total - December 31, 2021	<u>100,716</u>	<u>100,716</u>
Less: 2022 amortization	(25,160)	(25,160)
Total - December 31, 2022	<u>75,556</u>	<u>75,556</u>
Less: 2023 amortization, 2023	(25,173)	(25,173)
Total - December 31, 2023	<u>50,383</u>	<u>50,383</u>
Less: 2024 amortization, 2024	(25,185)	(25,185)
Total - December 31, 2024	<u>25,198</u>	<u>25,198</u>
Less: 2025 amortization, 2025	(25,198)	(25,198)
Total - December 31, 2025	<u>\$ -</u>	<u>\$ -</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Notes to Financial Statements

Note 12. Restatement of Net Position

For the fiscal year ended December 31, 2024, the Agency implemented GASB Statement No. 101 - "Compensated Absences." The implementation resulted in an decrease in beginning net position of \$179,208.

The Agency's net position at December 31, 2024 has been restated as follows:

Net position - beginning - as previously stated	\$ 6,250,766
GASB Statement No. 101 implementation	<u>(179,208)</u>
Net position - beginning - as restated	<u>\$ 6,071,558</u>

Note 13. Certain Risk Disclosures

Concentration - The Agency generates a significant portion of its annual operating revenue from fees and penalties. For the year ended December 31, 2025, approximately 79% of the Agency's total operating revenue was derived from fees and penalties. This concentration exposes the Agency to risk should the Agency's fees and penalties go uncollected.

Constraints - The Agency operates under the Public Authorities Accountability Act (PAAA) and the Public Authorities Reform Act (PARA) of New York State, which impose extensive compliance and reporting obligations.

REQUIRED SUPPLEMENTARY INFORMATION

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Schedule of the Agency's Proportionate Share of the Net Pension Asset (Liability) - Employees' Retirement System
For the Year Ended December 31, 2025

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Measurement date	March 31, 2017	March 31, 2018	March 31, 2019	March 31, 2020	March 31, 2021	March 31, 2022	March 31, 2023	March 31, 2024	March 31, 2025
Agency's proportion of the net pension asset (liability)	0.0002651%	0.0003977%	0.0005944%	0.0005641%	0.0005287%	0.0005091%	0.0075960%	0.0070940%	0.0053200%
Agency's proportionate share of the net pension asset (liability)	<u>\$ (24,908)</u>	<u>\$ (12,836)</u>	<u>\$ (42,116)</u>	<u>\$ (149,378)</u>	<u>\$ (526)</u>	<u>\$ 41,616</u>	<u>\$ (162,883)</u>	<u>\$ (104,460)</u>	<u>\$ (91,217)</u>
Agency's covered payroll	\$ 173,731	\$ 177,393	\$ 183,539	\$ 194,700	\$ 198,556	\$ 221,334	\$ 279,118	\$ 275,010	\$ 328,298
Agency's proportionate share of the net pension asset (liability) as a percentage of its covered payroll	14.3%	7.2%	22.9%	76.7%	0.3%	18.8%	58.4%	38.0%	27.8%
Plan fiduciary net position as a percentage of the total pension asset (liability)	94.70%	98.20%	96.27%	86.40%	99.95%	103.65%	90.78%	93.88%	93.08%

Note: The Agency became a member of the Employees' Retirement System effective January 1, 2016. Information for the Agency for the year ended December 31, 2016 was not provided by the System.

This Schedule is intended to show information for ten years. Additional years will be included as they become available.

See accompanying note to required supplementary information

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Schedule of the Agency's Pension Contributions - Employees' Retirement System
For the Year Ended December 31, 2025

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Contractually required contribution	\$ 4,264	\$ 33,784	\$ 24,972	\$ 25,795	\$ 27,787	\$ 31,788	\$ 25,877	\$ 37,483	\$ 43,933	\$ 57,752
Contributions in relation to the contractually required contribution	<u>4,264</u>	<u>33,784</u>	<u>24,972</u>	<u>25,795</u>	<u>27,787</u>	<u>31,788</u>	<u>25,877</u>	<u>37,483</u>	<u>43,933</u>	<u>57,752</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Agency's covered payroll	\$ 193,183	\$ 195,979	\$ 200,165	\$ 201,275	\$ 206,158	\$ 209,018	\$ 266,451	\$ 275,770	\$ 275,010	\$ 328,298
Contributions as a percentage of covered payroll	2.2%	17.2%	12.5%	12.8%	13.5%	15.2%	9.7%	13.6%	16.0%	17.6%

Note: The Agency became a member of the Employees' Retirement System effective January 1, 2016. Information for the Agency for the year ended December 31, 2016 was not provided by the System.

See accompanying note to required supplementary information

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Note to Required Supplementary Information

Note 1. Factors Affecting Trends in the Retirement System Pension

The Agency's proportionate share of the net pension liability of the pension systems is significantly dependent on the performance of the stock market and the funds that the retirement system invests in. The discount rate in effect at each measurement date is as follows:

	<u>ERS</u>
2025	5.90%
2024	5.90%
2023	5.90%
2022	5.90%
2021	5.90%
2020	6.80%
2019	7.00%
2018	7.00%
2017	7.00%

Schedule of Agency's Proportionate Share of the Net Pension Asset (Liability) and Schedule of Agency's Pension Contributions

The information presented in these required supplementary schedules was determined as part of the audit of the New York State Employees' Retirement System Plan. Additional information for the pension schedules can be found in the notes to the financial statements.

The Schedule of Agency's Proportionate Share of the Net Pension Asset (Liability) is presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend is compiled, the Agency will present information for those years for which information is available.

SUPPLEMENTARY INFORMATION

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Net Position
December 31, 2025

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Current Assets				
Cash and cash equivalents	\$ 161,339	\$ 731,959	\$ -	\$ 893,298
Cash and cash equivalents - restricted	-	181,434	-	181,434
Certificates of deposit	2,158,261	379,922	-	2,538,183
Accounts receivable	549,400	-	-	549,400
Accrued interest receivable	7,276	4,246	-	11,522
Notes receivable - current portion	-	580,543	-	580,543
Grant receivable	-	99,325	-	99,325
Prepaid expense	14,438	-	-	14,438
Total current assets	<u>2,890,714</u>	<u>1,977,429</u>	<u>-</u>	<u>4,868,143</u>
Noncurrent Assets				
Notes receivable - net	-	1,815,642	-	1,815,642
Land held for investment	281,222	-	-	281,222
Total noncurrent assets	<u>281,222</u>	<u>1,815,642</u>	<u>-</u>	<u>2,096,864</u>
Total Assets	<u>3,171,936</u>	<u>3,793,071</u>	<u>-</u>	<u>6,965,007</u>
Deferred Outflows of Resources				
Deferred pension outflows	<u>105,233</u>	<u>-</u>	<u>-</u>	<u>105,233</u>
Current Liabilities				
Accounts payable	4,627	19,844	-	24,471
Accrued liabilities	5,542	-	-	5,542
Compensated absences	186,241	-	-	186,241
Unearned revenue	-	86,563	-	86,563
Total current liabilities	<u>196,410</u>	<u>106,407</u>	<u>-</u>	<u>302,817</u>
Noncurrent Liabilities				
Net pension liability	<u>91,217</u>	<u>-</u>	<u>-</u>	<u>91,217</u>
Total Liabilities	<u>287,627</u>	<u>106,407</u>	<u>-</u>	<u>394,034</u>
Deferred Inflows of Resources				
Deferred pension inflows	<u>21,371</u>	<u>-</u>	<u>-</u>	<u>21,371</u>
Net Position				
Restricted	-	181,434	-	181,434
Unrestricted	2,968,171	3,505,230	-	6,473,401
Total net position	<u>\$ 2,968,171</u>	<u>\$ 3,686,664</u>	<u>\$ -</u>	<u>\$ 6,654,835</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Net Position
December 31, 2024

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Current Assets				
Cash and cash equivalents	\$ 508,845	\$ 754,544	\$ -	\$ 1,263,389
Cash and cash equivalents - restricted	-	80,118	-	80,118
Certificates of deposit	1,885,581	364,952	-	2,250,533
Accounts receivable	2,200	-	-	2,200
Accrued interest receivable	2,740	6,101	-	8,841
Notes receivable - current portion	-	442,507	-	442,507
Prepaid expense	10,984	-	-	10,984
Total current assets	<u>2,410,350</u>	<u>1,648,222</u>	<u>-</u>	<u>4,058,572</u>
Noncurrent Assets				
Notes receivable - net	-	2,201,530	-	2,201,530
Land held for investment	281,222	-	-	281,222
Intangible right of use asset	25,198	-	-	25,198
Total noncurrent assets	<u>306,420</u>	<u>2,201,530</u>	<u>-</u>	<u>2,507,950</u>
Total Assets	<u>2,716,770</u>	<u>3,849,752</u>	<u>-</u>	<u>6,566,522</u>
Deferred Outflows of Resources				
Deferred pension outflows	127,216	-	-	127,216
Current Liabilities				
Accounts payable and accrued liabilities	4,371	-	-	4,371
Unearned revenue	-	127,951	-	127,951
Current portion of lease liability	-	-	-	-
Total current liabilities	<u>4,371</u>	<u>127,951</u>	<u>-</u>	<u>132,322</u>
Noncurrent Liabilities				
Net pension liability	104,460	-	-	104,460
Total Liabilities	<u>108,831</u>	<u>127,951</u>	<u>-</u>	<u>236,782</u>
Deferred Inflows of Resources				
Deferred pension inflows	59,266	-	-	59,266
Net Position				
Restricted	-	80,118	-	80,118
Unrestricted	2,471,483	3,641,683	-	6,113,166
Total net position	<u>\$ 2,471,483</u>	<u>\$ 3,721,801</u>	<u>\$ -</u>	<u>\$ 6,193,284</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Revenue, Expenses, and Changes in Net Position
For the Year Ended December 31, 2025

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Operating Revenue				
Fees and penalties	\$ 949,159	\$ 1,600	\$ (90,000)	\$ 860,759
Grant revenue	-	160,713	-	160,713
Interest income on notes receivable	-	65,235	-	65,235
Rental income	2,600	-	-	2,600
Total operating revenue	<u>951,759</u>	<u>227,548</u>	<u>(90,000)</u>	<u>1,089,307</u>
Operating Expenses				
Administration fee	-	90,000	(90,000)	-
Bad debt expense	-	57,565	-	57,565
Grant expense	-	100,000	-	100,000
Conferences and training	5,938	-	-	5,938
Insurance	4,876	-	-	4,876
Lease	25,205	-	-	25,205
Marketing	5,872	-	-	5,872
Meetings and dinners	464	-	-	464
Memberships and publications	4,114	-	-	4,114
Office expenses	9,927	-	-	9,927
Professional services and fees	28,603	35,487	-	64,090
Salaries and benefits	444,331	-	-	444,331
Travel	2,350	-	-	2,350
Website	424	-	-	424
Other	619	-	-	619
Total operating expenses	<u>532,723</u>	<u>283,052</u>	<u>(90,000)</u>	<u>725,775</u>
Operating Income (Loss)	419,036	(55,504)	-	363,532
Nonoperating Revenues				
Interest income	<u>77,652</u>	<u>20,367</u>	<u>-</u>	<u>98,019</u>
Change in Net Position	496,688	(35,137)	-	461,551
Net Position - Beginning	<u>2,471,483</u>	<u>3,721,801</u>	<u>-</u>	<u>6,193,284</u>
Net Position - Ending	<u>\$ 2,968,171</u>	<u>\$ 3,686,664</u>	<u>\$ -</u>	<u>\$ 6,654,835</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Revenue, Expenses, and Changes in Net Position
For the Year Ended December 31, 2024

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Operating Revenue				
Fees and penalties	\$ 489,786	\$ 3,176	\$ (82,500)	\$ 410,462
Grant revenue	-	42,377	-	42,377
Interest income on notes receivable	-	79,418	-	79,418
Rental income	2,300	-	-	2,300
Total operating revenue	<u>492,086</u>	<u>124,971</u>	<u>(82,500)</u>	<u>534,557</u>
Operating Expenses				
Administration fee	-	82,500	(82,500)	-
Grant expense	-	4,800	-	4,800
Conferences and training	7,748	-	-	7,748
Insurance	4,712	-	-	4,712
Lease	25,205	-	-	25,205
Marketing	6,411	-	-	6,411
Meetings and dinners	477	-	-	477
Memberships and publications	4,116	-	-	4,116
Office expenses	7,942	-	-	7,942
Professional services and fees	24,557	14,073	-	38,630
Salaries and benefits	438,089	-	-	438,089
Travel	1,701	-	-	1,701
Website	392	-	-	392
Other	35	-	-	35
Total operating expenses	<u>521,385</u>	<u>101,373</u>	<u>(82,500)</u>	<u>540,258</u>
Operating Income (Loss)	(29,299)	23,598	-	(5,701)
Nonoperating Revenues				
Interest income	<u>87,417</u>	<u>40,010</u>	<u>-</u>	<u>127,427</u>
Change in Net Position	58,118	63,608	-	121,726
Net Position - Beginning, as Previously Stated	2,592,573	3,658,193	-	6,250,766
Cumulative Effect of Change in Accounting Principle (Note 12)	<u>(179,208)</u>	<u>-</u>	<u>-</u>	<u>(179,208)</u>
Net Position - Beginning, as Restated	<u>2,413,365</u>	<u>3,658,193</u>	<u>-</u>	<u>6,071,558</u>
Net Position - Ending	<u>\$ 2,471,483</u>	<u>\$ 3,721,801</u>	<u>\$ -</u>	<u>\$ 6,193,284</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Cash Flows
For the Year Ended December 31, 2025

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Cash Flows from Operating Activities				
Receipts from providing services	\$ 404,559	\$ 1,600	\$ (90,000)	\$ 316,159
Interest income on notes receivable	-	67,090	-	67,090
Repayments of notes receivable	-	410,287	-	410,287
Issuance of notes receivable	-	(220,000)	-	(220,000)
Payments to service providers and suppliers	(75,561)	(105,643)	90,000	(91,204)
Receipts (payments) for grants services and administration	-	(80,000)	-	(80,000)
Payments for employee services	(476,940)	-	-	(476,940)
Net cash flows from operating activities	<u>(147,942)</u>	<u>73,334</u>	<u>-</u>	<u>(74,608)</u>
Cash Flows from Investing Activities				
Interest income	73,116	20,367	-	93,483
Proceeds from certificates of deposit	1,885,581	364,952	-	2,250,533
Purchase of certificates of deposit	<u>(2,158,261)</u>	<u>(379,922)</u>	<u>-</u>	<u>(2,538,183)</u>
Net cash flows from investing activities	<u>(199,564)</u>	<u>5,397</u>	<u>-</u>	<u>(194,167)</u>
Net Change in Cash and Cash Equivalents	(347,506)	78,731	-	(268,775)
Cash and Cash Equivalents - Beginning	<u>508,845</u>	<u>834,662</u>	<u>-</u>	<u>1,343,507</u>
Cash and Cash Equivalents - Ending	<u>\$ 161,339</u>	<u>\$ 913,393</u>	<u>-</u>	<u>\$ 1,074,732</u>
Cash and cash equivalents	\$ 161,339	\$ 731,959	\$ -	\$ 893,298
Cash and cash equivalents - restricted	-	181,434	-	181,434
Cash and Cash Equivalents - Ending	<u>\$ 161,339</u>	<u>\$ 913,393</u>	<u>\$ -</u>	<u>\$ 1,074,732</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows from Operating Activities				
Operating income (loss)	\$ 419,036	\$ (55,504)	\$ -	\$ 363,532
Bad debt expense	-	57,565	-	57,565
Adjustment to reconcile operating income (loss) to net cash flows from operating activities:				
Change in accounts receivable	(547,200)	-	-	(547,200)
Change in prepaid expenses	(3,454)	-	-	(3,454)
Change in notes receivable	-	190,287	-	190,287
Change in interest receivable - notes	-	1,855	-	1,855
Change in grants receivable	-	(99,325)	-	(99,325)
Change in deferred outflows - pensions	21,983	-	-	21,983
Change in accounts payable	256	19,844	-	20,100
Change in accrued liabilities	5,542	-	-	5,542
Change in compensated absences	7,033	-	-	7,033
Change in unearned revenue	-	(41,388)	-	(41,388)
Change in net pension asset/liability	(13,243)	-	-	(13,243)
Change in deferred inflows - pensions	<u>(37,895)</u>	<u>-</u>	<u>-</u>	<u>(37,895)</u>
Net Cash Flows from Operating Activities	<u>\$ (147,942)</u>	<u>\$ 73,334</u>	<u>\$ -</u>	<u>\$ (74,608)</u>

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A DISCRETELY PRESENTED COMPONENT UNIT OF WYOMING COUNTY, NEW YORK)
Combining Statements of Cash Flows
For the Year Ended December 31, 2024

	<u>Agency</u>	<u>Loan Corporation</u>	<u>Eliminations</u>	<u>Total</u>
Cash Flows from Operating Activities				
Receipts from providing services	\$ 509,576	\$ 7,376	\$ (82,500)	\$ 434,452
Interest income on notes receivable	-	74,543	-	74,543
Repayments of notes receivable	-	279,313	-	279,313
Issuance of notes receivable	-	(652,000)	-	(652,000)
Payments to service providers and suppliers	(80,487)	(96,760)	82,500	(94,747)
Payments for grants services and administration	-	(3,400)	-	(3,400)
Payments for employee services	(430,939)	-	-	(430,939)
Net cash flows from operating activities	<u>(1,850)</u>	<u>(390,928)</u>	<u>-</u>	<u>(392,778)</u>
Cash Flows from Investing Activities				
Interest income	112,118	40,456	-	152,574
Proceeds from certificates of deposit	2,240,171	500,000	-	2,740,171
Purchase of certificates of deposit	(1,885,581)	(364,952)	-	(2,250,533)
Net cash flows from investing activities	<u>466,708</u>	<u>175,504</u>	<u>-</u>	<u>642,212</u>
Net Change in Cash and Cash Equivalents	464,858	(215,424)	-	249,434
Cash and Cash Equivalents - Beginning	<u>43,987</u>	<u>1,050,086</u>	<u>-</u>	<u>1,094,073</u>
Cash and Cash Equivalents - Ending	<u>\$ 508,845</u>	<u>\$ 834,662</u>	<u>\$ -</u>	<u>\$ 1,343,507</u>
Cash and cash equivalents	\$ 508,845	\$ 754,544	\$ -	\$ 1,263,389
Cash and cash equivalents - restricted	-	80,118	-	80,118
Cash and Cash Equivalents - Ending	<u>\$ 508,845</u>	<u>\$ 834,662</u>	<u>\$ -</u>	<u>\$ 1,343,507</u>
Reconciliation of Operating Income to Net Cash Flows from Operating Activities				
Operating income	\$ (29,299)	\$ 23,598	\$ -	\$ (5,701)
Adjustment to reconcile operating income to net cash flows from operating activities:				
Change in accounts receivable	17,490	4,200	-	21,690
Change in prepaid expenses	(1,616)	-	-	(1,616)
Change in notes receivable	-	(372,687)	-	(372,687)
Change in interest receivable - notes	-	(4,875)	-	(4,875)
Change in deferred outflows - pensions	17,421	-	-	17,421
Change in accounts payable	2,809	(187)	-	2,622
Change in unearned revenue	-	(40,977)	-	(40,977)
Change in net pension asset/liability	(58,423)	-	-	(58,423)
Change in deferred inflows - pensions	49,768	-	-	49,768
Net cash flows from operating activities	<u>\$ (1,850)</u>	<u>\$ (390,928)</u>	<u>\$ -</u>	<u>\$ (392,778)</u>

OTHER INFORMATION

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project Koike Aronson, Inc. AMENDED
Address of Owner 635 West Main Street
Arcade, New York 14009
Date of Lease 2/26/2007 Date Amended 12/23/13
Date of Expiration 2/25/2017 Amended new term 12/22/23 **Terminated**

Name of Project Noble Bliss Wind Park, LLC **New Owner: AES Clean Energy**
Address of Owner **282 Century Pl. #2000**
Louisville, CO 80027
Date of Lease 4/23/2007
Date of Expiration 6/30/2023 (plus 5) **with extension 6/30/2028**

Name of Project Noble Wethersfield Windpark, LLC **NewOwner AES Clean Energy**
Address of Owner **282 Century Pl. #2000**
Louisville, CO 80027
Date of Lease 5/14/2008
Date of Expiration 06/30/2024 (plus 5) **with extension 6/30/2029**

Name of Project Sheldon Energy, LLC
Address of Owner One South Wacker Drive, Suite 2020
Chicago, IL 60606
Date of Lease 9/10/2008
Date of Expiration 9/30/24 (plus 5) **with extension 9/30/2029**

Name of Project Krog Corp/ Arcade REHC 1
Address of Owner The Krog Corporation
4 Centre Drive
Orchard Park, New York 14127
Date of Lease 10/3/2008 **Amendment 2-24-17**
Date of Expiration 12/31/2019 **New Expiration 12-31-27**

Name of Project Drasgow, Inc.
Address of Owner Karl Drasgow
Varysburg, NY 14167
Date of Lease 12/7/2006
Date of Expiration 12/6/2026 Amendment Extension 2/21/2014

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project Snyder Corp./ Biggest Loser Niagara
Name Change- Beaver Hollow Wellness , LLC
Address of Owner Six Fountain Drive Property: 1083 Pit Road
Buffalo, NY 14202 Java, New York
Date of Lease 9/28/2012
Date of Expiration 9/27/2022

Name of Project Stony Creek Energy, LLC
Address of Owner One South Wacker Drive, Suite 1900
Chicago, Illinois 60606
Date of Lease 3/1/2013
Date of Expiration 12/31/2029 (plus 5)

Name of Project Perry Holding Company, LLC
Address of Owner 3180 Route 246
Perry, New York 14530
Date of Lease 10/1/2013
Date of Expiration 12/31/2025

Name of Project Maple Grove- Hobin's
Address of Owner 7075 Route 98
Arcade, New York 14009
Date of Lease 12/23/2013
Date of Expiration 12/22/2023 **Terminated**

Name of Project Paddock Properties, LLC
Address of Owner 440 Commerce Way
Warsaw, New York 14569
Date of Lease 3/19/2014
Date of Expiration 3/18/2024

Name of Project CFI Properties, Inc. (Creative Food Ingredients)
Address of Owner 1 Lincoln Ave.
Perry, New York 14530
Date of Lease 1/1/2015
Date of Expiration 5/31/2027

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project	Maple Pro, Inc. (CDL USA)
Address of Owner	3 Lemnah Drive St. Albans, Vermont 05478
Date of Lease	02/01/15
Date of Expiration	05/31/26
Name of Project	Alpine Acres, LLC (East Hill Creamery)
Address of Owner	5840 Route 20A, Warsaw, New York 14569
Date of Lease	07/01/15
Date of Expiration	05/31/27
Name of Project	Marquart Realty, LLC
Address of Owner	5195 Route 19 Gainesville, New York 14066
Date of Lease	12/1/2016
Date of Expiration	12/31/2027
Name of Project	RM4 Holdings, LLC (Calamar)
Address of Owner	3949 Forest Parkway, Suite 100 Wheatfield, NY 14120
Date of Lease	3/20/2017
Date of Expiration	12/31/2028
Name of Project	73 Main Street Associates
Address of Owner	101 Main Street Mount Morris, New York 14510
Date of Lease	12/1/2018
Date of Expiration	5/31/2035
Name of Project	CFI Properties, Inc
Address of Owner	4-3470 Laird Road Mississauga, ON L5L 5Y4 Canada
Date of Lease	2/1/2019
Date of Expiration	5/31/2031

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project Laken Holdings, LLC
Address of Owner 4101 Traber Road
Silver Springs, New York 14550

Date of Lease 2/1/2019
Date of Expiration 12/31/2034

Name of Project Texas Brine New York, LLC
Address of Owner 1346 Saltvale Road
Wyoming, New York 14591

Date of Lease 2/1/2019
Date of Expiration 12/31/2029

Name of Project Indus 19, LLC
Address of Owner 950 Panoramic Trail South
Rochester, New York 14625

Date of Lease 9/12/2019
Date of Expiration 12/31/2035

Name of Project JC Equipment Rentals, LLC
Address of Owner 6918 Halvorsen Road
Portageville, New York 14536

Date of Lease 12/1/2020
Date of Expiration 12/31/2036

Name of Project Drasgow, Inc.
Address of Owner 4150 Poplar Tree Road
Varysburg, NY 14167

Date of Lease **10/1/2021**
Date of Expiration **2/28/2032**

Name of Project Kal-Kenna Properties/ Dream Lake Campground
Address of Owner 4391 Old Buffalo Road
Warsaw, NY 14569

Date of Lease **10/1/2021**
Date of Expiration **2/28/2037**

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project NY Pike I
Address of Owner 560 Davis Street , Suite 250
San Francisco, CA 94111
Date of Lease 11/1/2021
Date of Expiration 2/28/2042

Name of Project NY Pike II
Address of Owner 560 Davis Street , Suite 250
San Francisco, CA 94111
Date of Lease 11/1/2021
Date of Expiration 2/28/2042

Name of Project NY Pike III
Address of Owner 560 Davis Street , Suite 250
San Francisco, CA 94111
Date of Lease 11/1/2021
Date of Expiration 2/28/2042

Name of Project NY Pike IV
Address of Owner 560 Davis Street , Suite 250
San Francisco, CA 94111
Date of Lease 11/1/2021
Date of Expiration 2/28/2042

Name of Project Romesser Holdings, LLC
Address of Owner 3 Hurdville Road
Arcade, New York 14009
Date of Lease 11/1/2021
Date of Expiration 2/28/2032

Name of Project Hillcrest Industries, Inc
Address of Owner 40 Favor Street
Attica, New York 14011
Date of Lease 2/9/2022
Date of Expiration 5/31/2032

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project Michael Kelly d/b/a Kelly's Garage
Address of Owner 2868 Route 246
Perry, New York 14530

Date of Lease 2/24/2022
Date of Expiration 2/28/2032

Name of Project Orangeville Energy Storage, LLC
Address of Owner One South Wacker Drive, Suite 2020
Chicago, IL 60606

Date of Lease 2/28/2022
Date of Expiration 2/28/2042

Name of Project Marimax Resorts, LLC
Address of Owner 7037 Albro Road
Pike New York 14024

Date of Lease 4/1/2022
Date of Expiration 2/28/2038

Name of Project Monty Acquisitions, LLC d/b/a Select Door
Address of Owner 2074 Perry Road
North Java, New York 14113

Date of Lease 5/20/2022
Date of Expiration 5/31/2033

Name of Project **NEW** Morton Salt, Inc.
Address of Owner 45 Ribaud Ave.
Silver Springs, New York 14550

Date of Lease 1/12/2023
Date of Expiration 5/31/2033

Name of Project **NEW** Park Warner, LLC
Address of Owner Empire Distributing, Inc
7420 Route 98
Arcade, New York 14009

Date of Lease 2/1/2023
Date of Expiration 2/28/2034

WYOMING COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDUSTRIAL REVENUE LEASES ISSUED BY THE AGENCY
December 31 2025

Name of Project **NEW** Sunrise Courts, LLC
Address of Owner 7 View Street
Warsaw, New York 14569

Date of Lease 5/1/2023
Date of Expiration 5/31/2034

Name of Project **NEW** Dirt Rich, LLC / Farmcraft Brewery, LLC
Address of Owner Ashley Howe
567 Route 20A
Strykersville, New York 14145

Date of Lease 12/27/2023
Date of Expiration 2/28/2039

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
Wyoming County Industrial Development Agency
Warsaw, 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 Wyoming County Industrial Development Agency, a discretely presented component unit of Wyoming County, New York, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise Wyoming County Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 13, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Wyoming County Industrial Development 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 Wyoming County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Wyoming County Industrial Development 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 Wyoming County Industrial Development 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 Agency'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.

EFPR Group, CPAs, PLLC

EFPR Group, CPAs, PLLC
Rochester, New York
March 13, 2026

INDEPENDENT AUDITORS' REPORT ON INVESTMENT COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE INVESTMENT GUIDELINES

To the Board of Directors
Wyoming County Industrial Development Agency
Warsaw, New York

Report on Investment Compliance

Opinion on Investment Compliance

We have audited the Wyoming County Industrial Development Agency's (the Agency), a discretely presented component unit of Wyoming County, New York, compliance with the types of compliance requirements identified as subject to audit in Section 2925(3)(f) of the New York State Public Authorities Law (the investment guidelines) that could have a direct and material effect on its investments for the year ended December 31, 2025.

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its investments for the year ended December 31, 2025.

Basis for Opinion on Investment Compliance

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS) and the audit requirements of the investment guidelines. Our responsibilities under those standards and the investment guidelines are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance with the investment guidelines. Our audit does not provide a legal determination of the Agency's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Agency's investments.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Agency's compliance based on our audit. 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 the investment guidelines, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Agency's compliance with the requirements of the investment guidelines as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Agency's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Agency's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the investment guidelines, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of the investment guidelines on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of investment guidelines will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of the investment guidelines that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the investment guidelines. Accordingly, this report is not suitable for any other purpose.

EFPR Group, CPAs, PLLC

EFPR Group, CPAs, PLLC
Rochester, New York
March 13, 2026