

REPORT TO THE BOARD OF DIRECTORS

WYOMING COUNTY BUSINESS CENTER, INC.

DECEMBER 31, 2021



March 21, 2022

To the Members of the Board of Directors
Wyoming County Business Center, Inc.
36 Center Street, Suite D
Warsaw, New York 14569

We are pleased to present this report related to our audit of the financial statements of Wyoming County Business Center, Inc. (the Center) for the year ended December 31, 2021. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Center's financial and compliance reporting process.

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

Freed Maxick CPAs, P.C.

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Required Communications

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

Area	Comments
Our Responsibilities with Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America and <i>Government Auditing Standards</i> , issued by the Comptroller General of the United States, have been described to you in our arrangement letter dated November 15, 2021. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities which are also described in that letter.
Overview of the Planned Scope and Timing of the Financial Statement Audit	We have issued a separate communication dated November 15, 2021 regarding the planned scope and timing of our audit and have discussed with you our identification of significant risks of material misstatement.
Accounting Policies and Practices	Preferability of Accounting Policies and Practices Under generally accepted principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.
	Adoption of, or Change in, Accounting Policies Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Center. In the current year, the Center implemented the provision of Governmental Accounting Standards Board (GASB) Statement No. 89, <i>Accounting for Interest Cost Incurred before the End of a Construction Period</i> .
	Significant or Unusual Transactions We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.
	Management's Judgments and Accounting Estimates Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached Summary of Significant Accounting Estimates.
Basis of Accounting	The financial statements were prepared on the assumption that the Center will continue as a going concern.

Required Communications (Continued)

Area	Comments
Audit Adjustments	There were no audit adjustments made to the original trial balance presented to us to begin our audit.
Uncorrected Misstatements	We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.
Disagreements with Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.
Consultations with Other Accountants	We are not aware of any consultations management had with other accountants about accounting or auditing matters.
Significant Issues Discussed with Management	No significant issues arising from the audit were discussed or were the subject of correspondence with management.
Significant Difficulties Encountered in Performing the Audit	We did not encounter any significant difficulties in dealing with management during the audit.
Difficult or Contentious Matters That Required Consultation	We did not encounter any significant and difficult or contentious matters that required consultation outside of the engagement team.
Letter Communicating an Operational Matter	We have separately communicated an operational matter in identified during our audit of the financial statements, and this communication is attached as Exhibit A
Significant Written Communication Between Management and Our Firm	A copy of the representation letter provided to us by management is attached as Exhibit B.

Wyoming County Business Center, Inc.
Summary of Significant Accounting Estimates
Year Ended December 31, 2021

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following describes the significant accounting estimate reflected in the Center's December 31, 2021 financial statements.

Estimate	Accounting Policy	Management's Estimation Process	Basis for Our Conclusions on Reasonableness of Estimate
Allowance for Uncollectible Notes	Management estimates the collectability of their note portfolio on a note-by-note basis based on conditions that exist at the time of the audit.	Management reviews note payment history and correspondence with borrowers in evaluating the allowance for uncollectible notes every year.	Management's process to estimate the allowance for uncollectible notes appears reasonable.

Recently Issued Accounting Standards

The GASB has issued several statements not yet implemented by the Center. The Center's management has not yet determined the effect these statements will have on the Center's financial statements. However, the Center plans to implement all standards by the required dates. The Statements which might impact the Center are as follows:

Summary of GASB Statement No. 87, *Leases*

This Statement was issued in June 2017 and will be effective for the Center beginning with its fiscal year ending December 31, 2022. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The requirements of GASB Statement No. 87 are effective for financial periods beginning after December 15, 2021. Earlier application is encouraged.

EXHIBIT A - LETTER COMMUNICATING AN OPERATIONAL MATTER



Communication of an Operational Matter

To the Members of the Board of Directors
Wyoming County Business Center, Inc.
36 Center Street, Suite D
Warsaw, New York 14569

This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of the Wyoming County Business Center, Inc (the Center) as of and for the year ended December 31, 2021. The item below is offered as a constructive suggestion to be considered part of the ongoing process of modifying and improving the Center's practices and procedures.

OPERATIONAL MATTER

Cybersecurity

Observation

The Center currently does not have a comprehensive cybersecurity program with a formal technology vulnerability management and penetration testing process to protect itself from cybersecurity threats. New vulnerabilities and new attacker exploits occur almost daily, thus the Organization could be susceptible to attack which could cause significant disruption or loss of sensitive and valuable data. In addition, it can be difficult for organizations, such as the Center, to keep systems current on frequent security upgrades released by hardware and software vendors. A formal cybersecurity testing program helps assure the proper security layers and controls are in place.

Recommendation

We recommend that vulnerability and penetration testing be performed at least annually or whenever a significant change is made to the IT environment, so that identified potential vulnerabilities can be monitored and the security of your network can be improved, reducing the risk exposures from being compromised.

This communication is intended solely for the information and use of management and the Board of Directors and is not intended to be, and should not be, used by anyone other than these specified parties.

Freed Maxick CPAs, P.C.

Batavia, New York
March 21, 2022

EXHIBIT B

**SIGNIFICANT WRITTEN COMMUNICATION BETWEEN
MANAGEMENT AND OUR FIRM**

**WYOMING COUNTY BUSINESS CENTER, INC.
36 CENTER STREET, SUITE D
WARSAW, NEW YORK 14569**

March 21, 2022

Freed Maxick CPAs, P.C.
One Evans Street
Batavia, New York 14020

This representation letter is provided in connection with your audits of the financial statements of the Wyoming County Business Center, Inc. (the Center), as of and for the years ended December 31, 2021 and 2020 for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves, as of the date of the auditor's report:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit arrangement letter dated November 15,, 2021, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable and reflect our judgment based on our knowledge and experience about past and current events and our assumptions about conditions we expect to exist and courses of action we expect to take.
5. Related-party transactions have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Types of related party transactions engaged in by the Center include:
 - a. Those with other organizations for which the nature and significance of their relationship with the Center are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.
 - b. Those with component units for which the Center is accountable.
 - c. Interfund transactions, including interfund accounts and advances receivable and payable, sale and purchase transactions, interfund transfers, long-term loans, leasing arrangements and guarantees.
6. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as amended.
7. All events subsequent to the date of the financial statements, and for which U.S. GAAP requires adjustment or disclosure, have been adjusted or disclosed.
8. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
9. The following have been properly recorded and/or disclosed in the financial statements:
 - a. Investments, and land and other real estate are properly valued.
 - b. Provisions for uncollectible receivables have been properly identified and recorded.

- c. Expenses have been appropriately classified in or allocated to programs in the statement of revenues, expenses and changes in net position, and allocations have been made on a reasonable basis.
 - d. Revenues are appropriately classified in the statement of revenues, expenses and changes in net position within program revenues and general revenues.
 - e. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
 - f. Net position classifications.
 - g. All significant estimates known to management that are required to be disclosed.
 - h. Capital assets, including infrastructure, are properly capitalized, reported and, if applicable, depreciated.
 - i. Risk disclosures associated with deposit and investment securities are presented in accordance with GASB requirements.
 - j. The Center's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and appropriately disclosed and that net position is properly recognized under the policy.
 - k. The effect on the financial statements of Governmental Accounting Standard Board (GASB) Pronouncements, which have been issued, but which we have not yet adopted.
10. With respect to drafting of the financial statements and related notes and the maintained of the depreciation schedule services performed in the course of the audit:
- a. We have made all management decisions and performed all management functions;
 - b. We assigned an appropriate individual to oversee the services;
 - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
 - d. We have accepted responsibility for the results of the services; and
 - e. We have accepted responsibility for all significant judgments and decisions that were made.
11. We have no direct or indirect, legal or moral obligation for any debt of any organization, public or private that is not disclosed in the financial statement.
12. We have complied with all aspects of laws, regulations and provisions of contracts and agreements that would have a material effect on the financial statements in the event of noncompliance. In connection therewith, we specifically represent that we are responsible for determining that we are not subject to the requirements of the Single Audit Act, because we have not received, expended, or otherwise been the beneficiary of the required amount of federal awards during the period of this audit.
13. We have no knowledge of any uncorrected misstatements in the financial statements.

Information Provided

14. We have provided you with:
- a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
 - b. Additional information that you requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the Center from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the governing board and committees of board members, or summaries of actions of recent meetings for which minutes have not yet been prepared.
15. All transactions have been recorded in the accounting records and are reflected in the financial statements.
16. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated as a result of fraud.

17. It is our responsibility to establish and maintain internal control over financial reporting. One of the components of internal control is risk assessment. We hereby represent that our risk assessment process includes identification and assessment of risks of material misstatement due to fraud. We have shared with you our fraud risk assessment, including a description of the risks, our assessment of the magnitude and likelihood of misstatements arising from those risks, and the controls that we have designed and implemented in response to those risks.
18. We have no knowledge of allegations of fraud or suspected fraud affecting the Center's financial statements involving:
 - a. Management.
 - b. Employees who have significant roles in the internal control.
 - c. Others where the fraud could have a material effect on the financial statements.
19. We have no knowledge of any allegations of fraud or suspected fraud affecting the Center's financial statements received in communications from employees, former employees, analysts, regulators, short sellers, or others.
20. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
21. We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
22. We have disclosed to you the identity of all of the Center's related parties and all the related-party relationships and transactions of which we are aware.
23. We are aware of no significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect the Center's ability to record, process, summarize, and report financial data.
24. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
25. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

Compliance Considerations

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

1. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
2. Is responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the Center.
3. Is not aware of any instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.
4. Is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
5. Acknowledges its responsibility for the design, implementation, and maintenance of internal controls to prevent and detect fraud.
6. Has a process to track the status of audit findings and recommendations.
7. Is not aware of any investigations or legal proceedings that have been initiated with respect to the period under audit.
8. Acknowledges its responsibilities as it relates to non-audit services performed by the auditor, including a statement that it assumes all management responsibilities; that it oversees the services by designating James

Pierce, Executive Director, who possesses suitable skill, knowledge, or experience; to evaluate the adequacy and results of the services performed; and accepts responsibility for the results of the services.

Wyoming County Business Center, Inc.


James Pierce, Executive Director

**WYOMING COUNTY BUSINESS CENTER
36 CENTER STREET, SUITE D
WARSAW, NEW YORK 14569**

March 21, 2022

Freed Maxick CPAs, P.C.
One Evans Street
Batavia, New York 14020

In connection with your examination of the Wyoming County Business Center Inc.'s (the Center) compliance with the New York State Comptroller's Investment Guidelines for Public Authorities and Section 2925 of the New York State Public Authorities Law (collectively, the "Investment Guidelines") during the period of January 1, 2021 through December 31, 2021, in accordance with attestation standards established by the American Institute of Certified Public Accountants, we confirm, to the best of our knowledge and belief, the following representations made to you during the course of your engagement:

1. We assert that, during the January 1, 2021 through December 31, 2021, the Center was in compliance with the Investment Guidelines (the specified requirements).
2. All relevant matters are reflected in the measurement or evaluation of the compliance with the specified requirements.
3. There are no known matters contradicting the compliance with the specified requirements or our assertion nor any communication from regulatory agencies affecting the compliance with the specified requirements or our assertion.
4. We are responsible for the Center's compliance with the specified requirements, for our assertion and for establishing and maintaining effective internal control over the Center's compliance with the specified requirements.
5. We understand that we are responsible for determining that such criteria are appropriate for our purposes.
6. We have performed an evaluation of the Center's compliance with the specified requirements. Based on our evaluation, the Center has complied with the specified requirements during the period of January 1, 2021 through December 31, 2021, based on the above mentioned criteria.
7. No events or transactions have occurred subsequent to the period of January 1, 2021 through December 31, 2021 that would have a material effect on the Center's compliance with the specified requirements.
8. We have made available to you all documentation related to the Center's compliance with the specified requirements.
9. We have responded fully to all inquiries made to us by you during your engagement.
10. There has been no all deficiencies in internal control relevant to your engagement of which we are aware.
11. There has been no knowledge of fraud or suspected fraud affecting the Center involving:
 - a. Management.

- b. Employees who have significant roles in the internal control.
 - c. Others where fraud could have a material effect on the Center's compliance with the specified requirements.
12. We acknowledge our responsibility for the design and implementation of programs and controls to provide reasonable assurance that fraud is prevented and detected.
 13. We have no knowledge of any allegations of fraud or suspected fraud affecting the Center received in communications from employees, former employees, analysts, regulators, short sellers or others.
 14. There has been no known noncompliance with the specified requirements during the period of January 1, 2021 through December 31, 2021, or through the date of this letter.
 15. There are no known communications from regulatory agencies, internal auditors, or other practitioners concerning the Center's possible noncompliance with the specified requirements received by us during the period of January 1, 2021 through December 31, 2021, or through the date of this letter.
 16. During the course of your engagement, you may have accumulated records containing data which should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

Wyoming County Business Center, Inc.

James P. Pica
Signature
President
Title