

**TIOGA COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**Owego, New York**

**FINANCIAL REPORT**

**For the Years Ended  
December 31, 2024 and 2023**



# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Tioga County Industrial Development Agency  
Owego, New York

### Report on the Audit of Financial Statements

#### Opinion

We have audited the accompanying financial statements of the Tioga County Industrial Development Agency (the Agency), a component unit of the County of Tioga, New York, as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency, as of December 31, 2024 and 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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 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.

## **Auditors' 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 auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS 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 the 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 Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis 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 GAAS, 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.

### **Supplementary Information**

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Schedule of Projects and the Schedule of Loans Receivable are presented for the purpose 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 GAAS. In our opinion, the Schedule of Projects and the Schedule of Loans Receivable are fairly stated in all material respects in relation to the basic financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2025, on our consideration of the 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 the 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 the Agency's internal control over financial reporting and compliance.

### **Other Reporting Required by New York State Public Authorities Law**

We have also issued our report dated March 24, 2025 on our consideration of the Agency's compliance with §2925(3)(f) of the New York State Public Authorities Law. The purpose of that report is to describe anything that came to our attention that caused us to believe the Agency failed to comply with the Agency's Investment Guidelines, the New York State Comptroller's Investment Guidelines, and §2925(3)(f) of the New York State Public Authorities Law.

Respectfully submitted,



Insero & Co. CPAs, LLP  
Certified Public Accountants

Ithaca, New York  
March 24, 2025

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024**

The Tioga County Industrial Development Agency (the Agency), a component unit of Tioga County, New York, was created to encourage economic growth in Tioga County.

**Mission:** The Tioga County Industrial Development Agency was created to promote, develop, encourage, and assist in acquiring, construction, maintaining, equipping, and furnishing certain types of projects and facilities, to advance the job opportunities, health, general prosperity, economic welfare, and recreation opportunities of the citizens of Tioga County.

The following Management's Discussion and Analysis (MD&A) provides a comprehensive overview of the Agency's financial position as of December 31, 2024 and 2023 and the result of its operations for the years then ended. Management has prepared the financial statements and related footnote disclosures along with this MD&A. The MD&A should be read in conjunction with the audited financial statements and related footnotes of the Agency, which directly follow the MD&A.

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

The financial statements of the Tioga County Industrial Development Agency have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) as prescribed by the Governmental Accounting Standards Board (GASB).

The basic financial statements consist of a Statement of Net Position; a Statement of Revenues, Expenses, and Changes in Net Position; a Statement of Cash Flows; and accompanying notes. These statements provide information on the financial position of the Agency and the financial activity and results of its operations during the year. A description of the Agency's financial statements follows.

- The Statement of Net Position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator as to whether the financial position of the Agency is improving or deteriorating.
- The Statement of Revenues, Expenses, and Changes in Net Position presents information showing the change in the Agency's net position during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses reported in this statement include all items that will result in cash received or disbursed in future fiscal periods.
- The Statement of Cash Flows provides information on the major sources and uses of cash during the year. The cash flow statement portrays net cash provided or used from operating, non-capital financing, capital financing, and investing activities.

# **TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024**

### **FINANCIAL ANALYSIS OF THE AGENCY AS A WHOLE**

Our analysis below focuses on the net position (*Figure 1*) and changes in net position (*Figure 2*) of the Agency's activities.

*Figure 1*

<i>Condensed Statement of Net Position</i>	<i>2024</i>	<i>2023</i>	<i>2022</i>	<i>Total Change 2024-2023</i>
<i>Current Assets:</i>				
<i>Cash and Cash Equivalents</i>	\$ 1,267,441	\$ 1,316,997	\$ 1,080,661	\$ (49,556)
<i>Investments</i>	1,247,533	1,192,688	1,179,584	54,845
<i>Accounts Receivable</i>	42,453	84,453	746,453	(42,000)
<i>Revolving Loans Receivable, Current, Net</i>	23,081	25,244	45,359	(2,163)
<b><i>Total Current Assets</i></b>	<b>2,580,508</b>	<b>2,619,382</b>	<b>3,052,057</b>	<b>(38,874)</b>
<i>Non-Current Assets:</i>				
<i>Capital Assets, Net</i>	2,266,408	2,190,083	2,212,226	76,325
<i>Revolving Loans Receivable, Non-Current</i>	391,529	446,873	352,118	(55,344)
<b><i>Total Assets</i></b>	<b>5,238,445</b>	<b>5,256,338</b>	<b>5,616,401</b>	<b>(17,893)</b>
<i>Current Liabilities:</i>				
<i>Accounts Payable and Accrued Liabilities</i>	16,675	50	50	16,625
<i>Due to County</i>	-	-	34,877	-
<i>Loans Payable, Current</i>	41,284	40,875	40,469	409
<b><i>Total Current Liabilities</i></b>	<b>57,959</b>	<b>40,925</b>	<b>75,396</b>	<b>17,034</b>
<i>Noncurrent Liabilities:</i>				
<i>Loans Payable, Non-Current</i>	357,972	399,257	440,132	(41,285)
<b><i>Total Liabilities</i></b>	<b>415,931</b>	<b>440,182</b>	<b>515,528</b>	<b>(24,251)</b>
<i>Net Position:</i>				
<i>Net Investment in Capital Assets</i>	2,266,408	2,190,083	2,212,226	76,325
<i>Restricted</i>	475,443	445,828	583,279	29,615
<i>Unrestricted</i>	2,080,663	2,180,245	2,305,368	(99,582)
<b><i>Total Net Position</i></b>	<b>\$ 4,822,514</b>	<b>\$ 4,816,156</b>	<b>\$ 5,100,873</b>	<b>\$ 6,358</b>

### **Comparison of 2024 to 2023**

The decrease in cash relates to operating activity during the year and is offset by the increase in Investments. The decrease in accounts receivable was due to the timing of payments received at year end.

The increase in Capital Assets is a result of the purchase of additional fixed assets during the year.

The net effect was a increase in total net position of \$6,358.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024**

### **Comparison of 2023 to 2022**

The increase in cash relates to payments received during the year. The decrease in accounts receivable was due to the two large payments received related to moneys anticipated for the Water Tower Project.

The decrease in restricted net position is a result of the decrease in restricted cash due to PILOT payments being made timelier.

The net effect was a decrease in total net position of \$284,717.

Our analysis in *Figure 2* considers the operations of the Agency's activities.

***Figure 2***

<b><i>Changes in Net Position</i></b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>Total Change 2024-2023</b>
<i>Operating Revenues:</i>				
<i>Charges for Services</i>	\$ 236,502	\$ 132,183	\$ 99,266	\$ 104,319
<i>Grant Income</i>	912,583	526,410	699,113	386,173
<i>Loan Interest Earned</i>	18,789	15,876	15,129	2,913
<i>Non-Operating Revenues</i>	56,860	12,800	3,645	44,060
<b>Total Revenues</b>	<b>1,224,734</b>	<b>687,269</b>	<b>817,153</b>	<b>537,465</b>
<i>Operating Expenses:</i>				
<i>Contractual Expenses</i>	1,159,090	881,456	1,573,820	277,634
<i>Loan Program Expenses</i>	60	364	595	(304)
<i>Depreciation</i>	29,395	22,143	20,123	7,252
<i>Interest Expense</i>	4,608	5,729	5,920	(1,121)
<i>Personnel Services</i>	25,223	62,294	58,844	(37,071)
<b>Total Expenses</b>	<b>1,218,376</b>	<b>971,986</b>	<b>1,659,302</b>	<b>246,390</b>
<b>Change in Net Position</b>	<b>\$ 6,358</b>	<b>\$ (284,717)</b>	<b>\$ (842,149)</b>	<b>\$ 291,075</b>

### **Comparison of 2024 to 2023**

Total revenues of the Agency increased \$537,465. The increase in revenue is primarily due to more freight fee revenue and the RJ Corman lease being recognized for the entire fiscal year. There was also an increase in Home & Community Renewal Reimbursements causing an increase in Grant Income.

Total expenses of the Agency increased \$246,390. The increase in expenses is mainly a result of the increase in Contractual Expenses.

### **Comparison of 2023 to 2022**

Total revenues of the Agency decreased \$129,884. The decrease in revenue is primarily due to the DRI grant revenue that was recognized in 2022 and not recurring.

Total expenses of the Agency decreased \$687,316. The decrease in expenses is mainly a result of the decrease in Contractual Expenses.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024**

### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

#### **Capital Assets**

At December 31, 2024, the Capital Assets net balance was \$2,266,408. This amount represents a net increase (including additions, deletions, and depreciation) of \$76,325 compared to last year, due to purchases of additions and accumulated depreciation.

At December 31, 2023, the Capital Assets net balance was \$2,190,083. This amount represents a net decrease (including additions, deletions, and depreciation) of \$22,143 compared to last year, due to accumulated depreciation.

*Figure 3*

<i>Changes in Capital Assets</i>	<i>2024</i>	<i>2023</i>	<i>2022</i>	<i>Total Change</i>
<i>Land - 434</i>	\$ 376,800	\$ 376,800	\$ 376,800	\$ -
<i>Land - General</i>	1,114,969	1,110,769	1,110,769	4,200
<i>Land - Archaeological Studies</i>	5,652	2,452	2,452	3,200
<i>Railroad Tracking and Facilities</i>	2,077,651	1,979,331	1,979,331	98,320
<i>Accumulated Depreciation</i>	(1,308,664)	(1,279,269)	(1,257,126)	(29,395)
<b><i>Totals</i></b>	<b>\$ 2,266,408</b>	<b>\$ 2,190,083</b>	<b>\$ 2,212,226</b>	<b>\$ 76,325</b>

#### **Debt Administration**

Debt, both short and long-term, considered a liability, decreased by \$40,876 in 2024, as shown in *Figure 4*. This decrease resulted from annual principal payments made during the year based on amortization schedules. Debt decreased by \$40,469 in 2023, due to principal payments made.

*Figure 4*

<i>Changes in Debt</i>	<i>2024</i>	<i>2023</i>	<i>2022</i>	<i>Total Change</i>
<i>Loans Payable</i>	\$ 399,256	\$ 440,132	\$ 480,601	\$ (40,876)
<b><i>Totals</i></b>	<b>\$ 399,256</b>	<b>\$ 440,132</b>	<b>\$ 480,601</b>	<b>\$ (40,876)</b>

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2024**

### **FACTORS BEARING ON THE AGENCY'S FUTURE**

The Agency will continue to increase job opportunities and improve the quality of life in our community. The Agency will continue ongoing administration of PILOT Agreements and Loan Programs. The Agency will continue to develop shovel-ready sites and attract new businesses. The Agency will continue compliance with all provisions of the Public Authority Accountability Act by diligent oversight of operations. The Agency will continue partnership with Tioga County's Economic Development & Planning Department and Local Development Corporation for collaboration and success.

### **CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide the Agency's clients, investors, and creditors with a general overview of the Agency's finances and demonstrate the Agency's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Tioga County Industrial Development Agency, 56 Main Street #109, Owego, New York 13827.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **STATEMENTS OF NET POSITION DECEMBER 31,**

	<b>2024</b>	<b>2023</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	\$ 791,998	\$ 871,169
Restricted Cash and Cash Equivalents	475,443	445,828
Investments	1,247,533	1,192,688
Accounts Receivable	42,453	84,453
Revolving Loans Receivable, Current Portion, Net	23,081	25,244
<b>Total Current Assets</b>	<b>2,580,508</b>	<b>2,619,382</b>
<b>Noncurrent Assets</b>		
Land and Non-Depreciable Capital Assets	1,497,421	1,490,021
Depreciable Capital Assets, Net	768,987	700,062
Revolving Loans Receivable, Net of Current Portion	391,529	446,873
<b>Total Noncurrent Assets</b>	<b>2,657,937</b>	<b>2,636,956</b>
<b>Total Assets</b>	<b>5,238,445</b>	<b>5,256,338</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable and Accrued Liabilities	16,675	50
Loans Payable, Current Portion	41,284	40,875
<b>Total Current Liabilities</b>	<b>57,959</b>	<b>40,925</b>
<b>Non-Current Liabilities</b>		
Loans Payable, Noncurrent Portion	357,972	399,257
<b>Total Liabilities</b>	<b>415,931</b>	<b>440,182</b>
<b>NET POSITION</b>		
Net Investment in Capital Assets	2,266,408	2,190,083
Restricted	475,443	445,828
Unrestricted	2,080,663	2,180,245
<b>Total Net Position</b>	<b>\$ 4,822,514</b>	<b>\$ 4,816,156</b>

*See Notes to Financial Statements*

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31,**

	<b>2024</b>	<b>2023</b>
<b>Operating Revenues</b>		
Charges for Services	\$ 236,502	\$ 132,183
Grant Income	912,583	526,410
Loan Interest Earned	18,789	15,876
<b>Total Operating Revenues</b>	<b>1,167,874</b>	<b>674,469</b>
<b>Operating Expenses</b>		
Contractual Expenses	1,159,090	881,456
Loan Program Expenses	60	364
Depreciation	29,395	22,143
Interest Expense	4,608	5,729
Personnel Services	25,223	62,294
<b>Total Operating Expenses</b>	<b>1,218,376</b>	<b>971,986</b>
Operating Gain (Loss)	<b>(50,502)</b>	<b>(297,517)</b>
<b>Non-Operating Revenues (Expenses)</b>		
Investment Interest	56,860	12,800
<b>Total Non-Operating Revenues (Expenses)</b>	<b>56,860</b>	<b>12,800</b>
Change in Net Position	6,358	(284,717)
Net Position, January 1,	4,816,156	5,100,873
<b>Net Position, December 31,</b>	<b>\$ 4,822,514</b>	<b>\$ 4,816,156</b>

*See Notes to Financial Statements*

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31,**

	<b>2024</b>	<b>2023</b>
<b>Cash Flows From Operating Activities</b>		
Cash Received From Providing Services	\$ 1,209,874	\$ 1,336,469
Cash Payments - Operating Expenses	(1,172,356)	(949,843)
Cash Payments to Tioga County	-	(34,877)
Cash Advances to Loan Program Recipients	-	(162,500)
Cash Received from Loan Program Repayments	57,507	87,860
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>95,025</b>	<b>277,109</b>
<b>Net Cash From Capital and Related Financing Activities</b>		
Repayments of Loans Payable	(40,876)	(40,469)
<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b>(40,876)</b>	<b>(40,469)</b>
<b>Cash Flows From Investing Activities</b>		
Investment in Certificates of Deposit	(54,845)	(13,104)
Acquisition of Assets	(105,720)	-
Interest Received	56,860	12,800
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>(103,705)</b>	<b>(304)</b>
Net Change in Cash and Cash Equivalents	(49,556)	236,336
Cash and Cash Equivalents, January 1,	1,316,997	1,080,661
<b>Cash and Cash Equivalents, December 31,</b>	<b>\$ 1,267,441</b>	<b>\$ 1,316,997</b>
<b>Reconciliation of Operating (Loss) to Net Cash Provided (Used) by Operating Activities</b>		
Operating Loss	\$ (50,502)	\$ (297,517)
Adjustments to Reconcile Net Operating Loss to Net Cash Provided (Used) by in Operating Activities:		
Depreciation Expense	29,395	22,143
Changes in Assets and Liabilities:		
Accounts Receivable	42,000	662,000
Loans Receivable	57,507	(74,640)
Accounts Payable and Accrued Liabilities	16,625	-
Due to County	-	(34,877)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ 95,025</b>	<b>\$ 277,109</b>
<b>Reconciliation of Cash on Statements of Net Position to Cash on Statement of Cash Flows</b>		
Cash and Cash Equivalents	\$ 791,998	\$ 871,169
Restricted Cash and Cash Equivalents	475,443	445,828
Total Cash and Cash Equivalents	<b>\$ 1,267,441</b>	<b>\$ 1,316,997</b>

*See Notes to Financial Statements*

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

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

The financial statements of Tioga County Industrial Development Agency (the Agency) have been prepared in conformity with generally accepted accounting principles (U.S. GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing U.S. GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the Agency's accounting policies are described below.

#### **Financial Reporting Entity**

The Agency was created in 1971 by the New York State Legislature under the mandate of Article 18-A, "New York State Industrial Development Agency Act" of New York State municipal law for the purpose of advancing job opportunities, health, general prosperity, and economic welfare of the people of Tioga County. The Agency also works to improve current recreation opportunities, posterity, and standard of living. The Agency is exempt from federal, state, and local income taxes. Although established by the Tioga County Board of Representatives, the Agency is a separate entity and operates independently of the County. The Agency is considered a component unit of Tioga County.

The financial reporting entity consists of (a) the primary government which is the Tioga County Industrial Development Agency, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth in GASB Statement No. 14, "The Financial Reporting Entity," as amended by GASB Statement No. 85, "Omnibus 2017."

The decision to include a potential component unit in the Agency's reporting entity is based on several criteria set forth in GASB Statement No. 14, "The Financial Reporting Entity," as amended.

#### **Basis of Accounting**

The accounts of the Agency are maintained on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned. Expenses are recorded when the liability is incurred.

#### **Cash and Cash Equivalents**

The Agency considers all highly liquid investments having an original maturity of three months or less to be cash equivalents.

#### **Investments**

Investments consist of Certificates of Deposit and are stated at fair value, which approximate cost.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

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

#### **Loans Receivable**

The Agency commenced administering a loan program effective January 1, 2010. The program has revolving loan funds, which were created to provide low interest loans to start-up and expanding businesses in Tioga County. The loans must involve direct job retention or creation, which will strengthen the economic base of Tioga County. In 2011, after a disastrous flood, the Agency also provided short-term interest free loans for businesses sustaining significant damage as a result of the flood. During 2013, the Agency commenced administering a commercial façade loan program. During 2020, the Agency commenced administering an Emergency Relief Loan Program.

The Agency administers the operation of the revolving loan program on behalf of the County of Tioga Local Development Corporation for the Commercial Façade Loan Program (CFLP), the United States Department of Agriculture (USDA) for the Intermediary Relending Program (IRP), and the Rural Business Development Grants (RBEG).

#### **Allowance for Uncollectible Loans**

The Agency follows the policy of evaluating its loans receivable to adequately reserve for anticipated losses. Although management believes all the loans receivable are collectible, an allowance account of \$35,000 has been established for each of the years ended December 31, 2024 and 2023.

#### **Capital Assets**

All capital asset purchases are recorded at historical cost or fair market value at the date of acquisition. Depreciation is recorded on a straight-line basis over the assets' estimated useful life of five to 39 years. The Agency's policy is to capitalize all additions greater than \$1,000 with a useful life of more than five years.

#### **Equity Classifications - Statement of Net Position**

- Net Investment in Capital Assets - Consists of capital assets (including restricted capital assets), net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings attributable to the acquisition, construction, or improvement of those assets.
- Restricted - Consists of net resources with constraints placed on its use either by 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or 2) law through constitutional provisions or enabling legislation.
- Unrestricted - Consists of all other resources that do not meet the definition of "net investment in capital assets" or "restricted."

#### **Fee Income, Grant, and Contract Support**

The Agency charges a service fee for each project, the proceeds of which are intended to offset Agency expenses and fund continuing operations.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

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

#### **Non-Operating Revenues**

Non-operating activities include gains or losses on disposal of capital assets and investment income.

#### **Use of Estimates**

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and to disclose contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### **New Accounting Standards**

The Agency adopted and implemented the following current Statements of the GASB effective for the year ended December 31, 2024:

- GASB has issued Statement No. 101, "Compensated Absence," effective for the year ended December 31, 2024. The Corporation has determined that there was no material effect on the financial statements.

#### **Future Changes in Accounting Standards**

- GASB has issued Statement No. 102, "Certain Risk Disclosures," effective for the year ending December 31, 2025.
- GASB has issued Statement No. 103, "Financial Reporting Model Improvements," effective for the year ending December 31, 2026.

### ***Note 2* Deposits and Investments**

State statutes govern the Agency's investment policies. In addition, the Agency has its own written investment policy. Agency monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the state. The Treasurer is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit at 105% of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of New York State and its municipalities and school districts.

Total bank balances of the Agency (including certificates of deposit) of \$2,543,692 and \$2,526,457 at December 31, 2024 and 2023 were covered by FDIC insurance up to \$250,000. As of December 31, 2024 and 2023, all deposits with financial institutions were either insured or collateralized with securities held by the pledging financial institution in the Agency's name.

Restricted cash includes grant and loan proceeds, and PILOT payments to be distributed.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

**Note 3 Investments**

The Agency categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation of inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

**Level 1** Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Agency has the ability to access.

**Level 2** Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs derived principally from or corroborated observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

**Level 3** Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The Agency categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Agency had the following investments stated at fair value at December 31, 2024:

<b>Type of Investment</b>	<b>Cost</b>	<b>Carrying Amount Fair Value</b>	<b>Level</b>
Certificate of Deposit	\$ 583,461	\$ 583,461	(2)
Certificate of Deposit	557,045	557,045	(2)
Certificate of Deposit	107,027	107,027	(2)

The Agency had the following investments stated at fair value at December 31, 2023:

<b>Type of Investment</b>	<b>Cost</b>	<b>Carrying Amount Fair Value</b>	<b>Level</b>
Certificate of Deposit	\$ 555,597	\$ 555,597	(2)
Certificate of Deposit	327,220	327,220	(2)
Certificate of Deposit	309,871	309,871	(2)

# TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024

**Note 3 Investments - Continued**

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The Agency does not typically purchase investments for a duration long enough to cause it to believe that it is exposed to any material interest rate risk.

**Note 4 Loans Receivable**

Loans receivable, net of allowance, is summarized as follows:

	<u>Balance December 31, 2023</u>	<u>Loan Advances</u>	<u>Principal Repayments</u>	<u>Balance December 31, 2024</u>	<u>Amounts Due Within One Year</u>
CFLP Revolving Loans	\$ 4,375	\$ -	\$ (4,375)	\$ -	\$ -
IRP Revolving Loans	357,385	-	(37,235)	<b>320,150</b>	41,470
RBEG Revolving Loans	145,357	-	(15,897)	<b>129,460</b>	16,611
<b>Total Loans Receivable</b>	<b>507,117</b>	<b>-</b>	<b>(57,507)</b>	<b>449,610</b>	<b>58,081</b>
Allowance for Doubtful Loans	(35,000)	-	-	<b>(35,000)</b>	(35,000)
<b>Total Loans Receivable, Net</b>	<b>\$ 472,117</b>	<b>\$ -</b>	<b>\$ (57,507)</b>	<b>\$ 414,610</b>	<b>\$ 23,081</b>

	<u>Balance December 31, 2022</u>	<u>Loan Advances</u>	<u>Principal Repayments</u>	<u>Balance December 31, 2023</u>	<u>Amounts Due Within One Year</u>
CFLP Revolving Loans	\$ 19,529	\$ -	\$ (15,154)	\$ 4,375	\$ 4,375
IRP Revolving Loans	332,872	62,500	(37,987)	357,385	40,007
RBEG Revolving Loans	55,551	100,000	(10,194)	145,357	15,862
COVID-19 ERLP Loans	24,525	-	(24,525)	-	-
<b>Total Loans Receivable</b>	<b>432,477</b>	<b>162,500</b>	<b>(87,860)</b>	<b>507,117</b>	<b>60,244</b>
Allowance for Doubtful Loans	(35,000)	-	-	<b>(35,000)</b>	(35,000)
<b>Total Loans Receivable, Net</b>	<b>\$ 397,477</b>	<b>\$ 162,500</b>	<b>\$ (87,860)</b>	<b>\$ 472,117</b>	<b>\$ 25,244</b>

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

***Note 4***      **Loans Receivable - Continued**

The following is a schedule of future principal payments to be received.

2025	\$	58,081
2026		58,954
2027		57,132
2028		58,749
2029		50,190
2030-2034		140,552
2035-2039		13,900
2040-2043		<u>12,052</u>
Total	\$	<u><u>449,610</u></u>

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

**Note 5 Capital Assets**

At December 31, 2024 and 2023, the Agency's capital assets consisted of the following:

	<b>Balance December 31, 2023</b>	<b>Additions</b>	<b>Disposals</b>	<b>Balance December 31, 2024</b>
<b>Non-Depreciable Capital Assets</b>				
Land - General	\$ 1,110,769	\$ 4,200	\$ -	\$ 1,114,969
Land - 434	376,800	-	-	376,800
Land - Archaeological Studies	2,452	3,200	-	5,652
<b>Total Non-Depreciable Capital Assets</b>	<b>1,490,021</b>	<b>7,400</b>	<b>-</b>	<b>1,497,421</b>
<b>Depreciable Capital Assets</b>				
Railroad Tracking and Facilities	1,979,331	98,320	-	2,077,651
<b>Total Historical Cost</b>	<b>3,469,352</b>	<b>105,720</b>	<b>-</b>	<b>3,575,072</b>
<b>(Less): Accumulated Depreciation</b>				
Railroad Tracking and Facilities	(1,279,269)	(29,395)	-	(1,308,664)
<b>Total Capital Assets, Net</b>	<b>\$ 2,190,083</b>	<b>\$ 76,325</b>	<b>\$ -</b>	<b>\$ 2,266,408</b>
	<b>Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Balance</b>
	<b>December 31, 2022</b>	<b>December 31, 2023</b>	<b>December 31, 2023</b>	<b>December 31, 2023</b>
<b>Non-Depreciable Capital Assets</b>				
Land - General	\$ 1,110,769	\$ -	\$ -	\$ 1,110,769
Land - 434	376,800	-	-	376,800
Land - Archaeological Studies	2,452	-	-	2,452
<b>Total Non-Depreciable Capital Assets</b>	<b>1,490,021</b>	<b>-</b>	<b>-</b>	<b>1,490,021</b>
<b>Depreciable Capital Assets</b>				
Railroad Tracking and Facilities	1,979,331	-	-	1,979,331
<b>Total Historical Cost</b>	<b>3,469,352</b>	<b>-</b>	<b>-</b>	<b>3,469,352</b>
<b>(Less): Accumulated Depreciation</b>				
Railroad Tracking and Facilities	(1,257,126)	(22,143)	-	(1,279,269)
<b>Total Capital Assets, Net</b>	<b>\$ 2,212,226</b>	<b>\$ (22,143)</b>	<b>\$ -</b>	<b>\$ 2,190,083</b>

Depreciation expense amounted to \$29,395 and \$22,143 for the years ended December 31, 2024 and December 31, 2023, respectively.

# TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024

**Note 6 Loans Payable**

Loans payable consisted of the following at December 31, 2024:

	Issue Date	Final Maturity	Interest Rate	Balance
USDA - IRP 1	5/2008	5/2027	1.00%	\$ 22,553
USDA - IRP 2	5/2008	5/2030	1.00%	66,787
USDA - IRP 3	1/2009	1/2036	1.00%	138,881
USDA - IRP 4	1/2011	1/2039	1.00%	171,035
<b>Total Loans Payable</b>				<b>\$ 399,256</b>

Loans payable are summarized as follows at December 31, 2024 and 2023:

	Balance December 31, 2023	Increases	Decreases	Balance December 31, 2024	Principal Due Within One Year	Interest Due Within One Year
USDA - IRP 1	\$ 30,508	\$ -	\$ (7,955)	\$ 22,553	\$ 8,034	\$ 226
USDA - IRP 2	78,343	-	(11,556)	66,787	11,671	668
USDA - IRP 3	149,723	-	(10,842)	138,881	10,950	1,389
USDA - IRP 4	181,558	-	(10,523)	171,035	10,629	1,710
<b>Total Loans Payable</b>	<b>\$ 440,132</b>	<b>\$ -</b>	<b>\$ (40,876)</b>	<b>\$ 399,256</b>	<b>\$ 41,284</b>	<b>\$ 3,993</b>

	Balance December 31, 2022	Increases	Decreases	Balance December 31, 2023	Principal Due Within One Year	Interest Due Within One Year
USDA - IRP 1	\$ 38,383	\$ -	\$ (7,875)	\$ 30,508	\$ 7,954	\$ 305
USDA - IRP 2	89,784	-	(11,441)	78,343	11,556	783
USDA - IRP 3	160,457	-	(10,734)	149,723	10,842	1,497
USDA - IRP 4	191,977	-	(10,419)	181,558	10,523	1,816
<b>Total Loans Payable</b>	<b>\$ 480,601</b>	<b>\$ -</b>	<b>\$ (40,469)</b>	<b>\$ 440,132</b>	<b>\$ 40,875</b>	<b>\$ 4,401</b>

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024**

**Note 6 Loans Payable - Continued**

The following is a schedule of future principal and interest loan payments:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 41,284	\$ 3,993	\$ 45,277
2026	41,697	3,579	45,276
2027	40,324	3,163	43,487
2028	34,258	2,759	37,017
2029	34,600	2,417	37,017
2030-2034	122,940	7,775	130,715
2035-2039	84,153	2,171	86,324
	<b>\$ 399,256</b>	<b>\$ 25,857</b>	<b>\$ 425,113</b>

**Note 7 Employee Benefit Plan**

The Agency maintains a Simple IRA account for its employee. The Agency may contribute up to 3% of gross wages to the Simple IRA account. Contributions totaled \$202 in 2024 and \$609 in 2023. The decrease was caused by a decrease in the number of employees during the year.

**Note 8 Railroad Operating Agreement**

In 2006, the Agency entered into an operating agreement with Owego and Harford Railway, Inc. for the use of the railroad property and facilities. The agreement was for ten years with an option to renew for an additional five years. The agreement was revised in February 2013 for a term of fifteen years through December 2028. According to the agreement, the Agency shall receive 10% of gross operating revenues up to \$800,000 and 5% over \$800,000 until December 2015. The thresholds increase to \$1 million for years 2016 through 2020, and \$1.2 million for years 2021 through 2024. For the final period of 2025 through 2028, the amount is to be agreed upon by both parties; the threshold shall be no less than \$1.2 million. The operating company is responsible for any additional equipment and facilities that may be required for the operation of the line, as well as such maintenance, repairs, and insurance necessary to keep the line in good operating condition.

In 2020, the agreement was modified to reflect RJ Corman as the new operator.

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **SCHEDULE OF PROJECTS DECEMBER 31, 2024**

<u>Project Name</u>	<u>Exemption Period</u>	<u>Purpose</u>	<u>Sales Tax Cap</u>	<u>Sales Tax Exemptions</u>	<u>Mortgage Tax Exemptions</u>	<u>Payments in Lieu of Taxes</u>	<u>Property Taxes if Not Exempt</u>	<u>Total Exemptions</u>	<u>Jobs at 12/31/2024</u>
Nichols Cross Dock	2017-2028	Construction	\$ -	\$ -	\$ -	\$ 272,548	\$ 409,004	\$ 136,456	36
Spencer-Tioga Solar	2020-2050	Construction	-	-	-	96,986	92,967	(4,019)	40
Crown	2017-2047	Construction	-	-	-	300,000	1,488,089	1,188,089	294
Lockheed Martin	2006-2026	Manufacturing	-	-	-	-	1,247,010	1,247,010	2387
Owego Gardens	2017-2047	Construction	-	-	-	8,301	101,945	93,644	2
Owego Gardens II	2023-2053	Construction	-	-	-	47,430	475,458	428,028	2
Midwestern Pet Foods	2016-2027	Industrial	-	-	-	65,404	86,525	21,121	98
Tioga Downs Phase 1	2015-2034	Commercial/Construction	-	-	-	48,345	101,485	53,140	-
Tioga Downs Phase 2 / 3 (Casino/Hotel)	2017-2037	Construction	-	-	-	816,128	2,478,346	1,662,218	433
Tioga Downs Phase 4 (Golf)	2017-2037	Commercial/Construction	-	-	-	30,862	93,174	62,312	1
Gateway	2018-2033	Commercial/Construction	-	-	-	2,000	50,418	48,418	1
Best Buy	2003-2025	Construction	-	-	-	373,635	544,579	170,944	199
Central New York Oil and Gas Company 3	2021-2026	Construction	-	-	-	5,242,022	5,242,022	-	7
V&S New York Galvanizing	2021-2031	Construction	-	-	-	63,099	174,161	111,062	43
Best Bev	N/A	N/A	5,200,000	2,628,332	-	-	-	-	-
231 Main LLC	N/A	N/A	34,490	34,490	-	-	-	-	-
Arteast Café LLC	N/A	N/A	24,000	18,579	-	-	-	-	-
Navo Properties LLC	N/A	N/A	2,728	2,409	-	-	-	-	-
Season II LLC	N/A	N/A	17,942	-	-	-	-	-	-
<b>Total</b>			<u>\$ 5,279,160</u>	<u>\$ 2,683,810</u>	<u>\$ -</u>	<u>\$ 7,366,760</u>	<u>\$ 12,585,183</u>	<u>\$ 5,218,423</u>	

# ***TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY***

## **SCHEDULE OF LOANS RECEIVABLE DECEMBER 31, 2024**

<u>Loan Name</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Balance at December 31, 2023</u>	<u>New Loans Issued/Advances</u>	<u>Repayments</u>	<u>Balance at December 31, 2024</u>
<b>Commercial Façade Loans</b>							
Owens Insurance	06/20/2018	07/01/2024	0%	\$ 4,375	\$ -	\$ (4,375)	\$ -
<b>Total Commercial Façade Loans Receivable</b>				<b><u>\$ 4,375</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (4,375)</u></b>	<b><u>\$ -</u></b>
<b>IRP Loans</b>							
HeaHea Retreat	09/01/2023	09/01/2033	5.25%	\$ 60,901	\$ -	\$ (4,968)	\$ 55,933
Broad St Barber Shop	02/01/2018	02/01/2033	4.75%	50,602	-	(4,388)	46,214
R&C Auto Repair	04/19/2017	06/01/2032	4.50%	26,183	-	(2,546)	23,637
Giggle Box Playhouse	12/01/2017	01/06/2027	2.50%	9,132	-	(2,797)	6,335
Harold & Harry's	12/21/2010	01/02/2040	0.00%	48,252	-	(200)	48,052
Pristine Vision	06/01/2019	06/01/2029	4.00%	59,893	-	(9,935)	49,958
Elston Enterprises	06/01/2020	06/01/2035	5.25%	33,260	-	(2,164)	31,096
Belles Blue LLC / Ye Old County Florist	05/01/2021	05/01/2031	2.50%	60,580	-	(6,980)	53,600
At Your Door Mobile Dog Grooming	07/01/2021	07/01/2026	2.50%	8,582	-	(3,257)	5,325
<b>Total IRP Loans Receivable</b>				<b><u>\$ 357,385</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (37,235)</u></b>	<b><u>\$ 320,150</u></b>
<b>RBEG Loans</b>							
HeaHea Retreat	09/01/2023	09/01/2033	5.25%	\$ 97,442	\$ -	\$ (7,949)	\$ 89,493
Pristine Vision	06/01/2019	06/01/2029	4.00%	47,915	-	(7,948)	39,967
<b>Total RBEG Loans Receivable</b>				<b><u>\$ 145,357</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (15,897)</u></b>	<b><u>\$ 129,460</u></b>
<b>Total All Loans</b>				<b><u>\$ 507,117</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (57,507)</u></b>	<b><u>\$ 449,610</u></b>
<b>(Less): Allowance for Doubtful Loans</b>				<b><u>(35,000)</u></b>			<b><u>(35,000)</u></b>
<b>Revolving Loans Receivable</b>				<b><u>\$ 472,117</u></b>			<b><u>\$ 414,610</u></b>



**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 *GOVERNMENT AUDITING STANDARDS***

Board of Directors  
Tioga County Industrial Development Agency  
Owego, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Tioga County Industrial Development Agency (the Agency), a component unit of the County of Tioga, New York, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 24, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency'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 may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the 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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully submitted,

A handwritten signature in black ink that reads "Insero & Co. CPAs, LLP". The signature is written in a cursive, slightly slanted style.

Insero & Co. CPAs, LLP  
Certified Public Accountants

Ithaca, New York  
March 24, 2025



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH  
§2925(3)(f) OF THE NEW YORK STATE PUBLIC AUTHORITIES LAW**

Board of Directors  
Tioga County Industrial Development Agency  
Owego, 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 Tioga County Industrial Development Agency (the Agency), a discretely presented component unit of the County of Tioga, New York, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 24, 2025.

In connection with our audit, nothing came to our attention that caused us to believe that the Agency failed to comply with the Agency's Investment Guidelines, the New York State (NYS) Comptroller's Investment Guidelines and §2925(3)(f) of the NYS Public Authorities Law (collectively, the Investment Guidelines), which is the responsibility of the Agency's management, insofar as they relate to the financial accounting knowledge of noncompliance with such Investment Guidelines. However, our audit was not directed primarily towards obtaining knowledge of noncompliance with such Investment Guidelines. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Agency's noncompliance with the Investment Guidelines.

This report is intended solely for the information and use of management, the Board of Directors, and the Office of the State Comptroller of the State of New York. It is not intended to be, and should not be, used by anyone other than these parties.

Respectfully submitted,

Insero & Co. CPAs, LLP  
Certified Public Accountants

Ithaca, New York  
March 24, 2025

**INSERO & Co. CPAs, LLP**

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