

*SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY*

FINANCIAL STATEMENTS

DECEMBER 31, 2025

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Saratoga County Industrial Development Agency,
A Component Unit of Saratoga County

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of the Saratoga County Industrial Development Agency, a component unit of Saratoga County, (the Agency), as of and for the year ended December 31, 2025, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Agency, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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.

Emphasis of Matter

Management has omitted 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 opinions on the basic financial statements are not affected by this missing information.

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 Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The accompanying supplementary information on page 10 is presented for purposes of additional analysis and is 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 supplementary information is 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 26, 2026, 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.



CUSACK & COMPANY, CPA'S LLC

Latham, New York
March 26, 2026

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2025

ASSETS

Assets:	
Cash	\$ 5,545,078
Property Held for Development	<u>168,138</u>
Total Assets	<u>\$ 5,713,216</u>

LIABILITIES AND NET POSITION

Liabilities:	
Accounts Payable and Accrued Expenses	\$ 18,749
PILOTs Payable	<u>316,664</u>
Total Liabilities	335,413
Net Position:	
Unrestricted	<u>5,377,803</u>
Total Liabilities and Net Position	<u>\$ 5,713,216</u>

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2025

Revenues:	
Administrative Fees - Net	\$ 255,155
Interest Income	<u>28,284</u>
Total Revenues	<u>283,439</u>
Expenses:	
Management Fees	60,000
Professional Fees	65,140
Project Expenses	9,508
Insurance	3,146
Miscellaneous	<u>25,889</u>
Total Expenses	<u>163,683</u>
Change in Net Position	119,756
Net Position at Beginning of Year	<u>5,258,047</u>
Net Position at End of Year	<u>\$ 5,377,803</u>

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

Cash Flows Provided By (Used In) Operating Activities:	
Receipts from Customers, Net	\$ 255,155
Interest Income	28,284
PILOTs Received	4,782,029
Payments to Vendors	(162,485)
PILOTs Paid	<u>(4,465,365)</u>
Net Cash Provided By Operating Activities	<u>437,618</u>
Cash Flows Provided By Investing Activities:	
Payment on Lease Receivable	<u>200,000</u>
Net Change in Cash	637,618
Cash at Beginning of Year	<u>4,907,460</u>
Cash at End of Year	<u>\$ 5,545,078</u>
Reconciliation of Change in Net Position to Net Cash Provided By Operating Activities:	
Change in Net Position	\$ 119,756
Adjustments to Reconcile Change in Net Position to Net Cash Provided By Operating Activities:	
Change in Operating Assets and Liabilities	
Accounts Payable and Accrued Expenses	1,198
PILOTs Payable	<u>316,664</u>
Net Cash Provided By Operating Activities	<u>\$ 437,618</u>

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Purpose

The Saratoga County Industrial Development Agency, a component unit of Saratoga County (the Agency) was created in 1971 by the New York State Legislature pursuant to Article 18-A and Section 890-h of the General Municipal Law of the State of New York. The County Board of Supervisors appoints the Agency’s governing board and the Agency is considered a component unit of Saratoga County for reporting purposes. The purpose of the Agency is to encourage economic growth in Saratoga County.

The Agency’s function is to authorize the issuance of industrial revenue bonds for industrial development projects and to assist businesses in acquiring or constructing various facilities in order to provide job opportunities and increase economic welfare. In return for its efforts, the Agency receives application and closing fees related to this business financing.

A summary of the significant accounting policies applied in the accompanying financial statements follows.

Accounting Method

The Agency is classified as an “enterprise fund” as defined by the Government Accounting Standards Board (GASB), and, as such, the financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

In accordance with GAAP, revenues are recognized in the period in which they are earned and expenses are recognized in the period in which they are incurred.

Estimates

In preparing financial statements in accordance with GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of 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.

Cash

The Agency’s investment policy and statutes authorize the Agency to maintain deposits with FDIC-insured commercial banks located within the state. The Agency is authorized to use demand accounts, money market accounts and certificates of deposit. Collateral is required for all deposits not covered by federal deposit insurance. As of December 31, 2025, all of the Agency’s deposits were fully insured or collateralized.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Lease Receivable

Lease receivable is stated at the principal amount outstanding. Interest is calculated daily based on the principal amount outstanding.

Property Held for Development

Property held for development is reported at the lower of cost or expected realizable value. All property held for development by the Agency are nondepreciable assets. Expenditures for acquisitions, renewals, and betterments are capitalized, whereas maintenance and repair costs are expensed as incurred. When property held for development is retired or disposed of, the appropriate accounts are relieved of costs and any resultant gain or loss is credited to operations.

The Agency evaluated prominent events or changes in circumstances affecting property held for development to determine if impairment of property held for development has occurred. There was no impaired property held for development at December 31, 2025.

Industrial Development Revenue Bonds and Note Transactions

Certain industrial development revenue bonds and notes issued by the Agency are secured by property which is leased to companies and is retired by these payments. The bonds and notes are not obligations of the Agency, the County, or New York State. The Agency does not record the assets or liabilities resulting from completed bonds and notes issued in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond note holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds and notes.

Industrial development revenue bonds issued and outstanding at December 31, 2025 were \$2,565,000.

Tax Status

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

Budget

Although the Agency submits an annual budget to the New York State Authorities Budget Office, it does not have a budget created by appropriation bills or ordinances which are signed into law. Therefore, budgetary comparison schedules are not required as supplemental information.

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 DECEMBER 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subsequent Events

In preparing the financial statements and notes thereto, the Agency considered subsequent events or transactions as to any potential material impact on operations or financial position occurring through March 26, 2026, the date the financial statements were available to be issued. No such events or transactions were identified.

2. LEASE RECEIVABLE

The Agency's lease receivable consists of the following:

	Balance December 31, <u>2024</u>	New Leases	<u>Repayments</u>	Balance December 31, <u>2025</u>
Lease - Saratoga County Water Authority (SCWA)	\$ <u>200,000</u>	\$ _____ -	\$ <u>(200,000)</u>	\$ _____ -

In May 2015, the Agency leased the acquisition and construction of an outfall structure and diffuser system to the Saratoga County Water Authority (SCWA) for \$1,000,000. Annual payments of principal of \$200,000 and interest, at .69%, are required for the years 2023 to 2025. This lease was paid in full during 2025.

3. PROPERTY HELD FOR DEVELOPMENT

In prior years, the Agency developed land in the Moreau Rail Acquisition Project at a net cost of \$168,138. Costs to further develop the land are capitalized as incurred.

4. PILOTs PAYABLE

The Agency is responsible for collecting PILOT (Payment in Lieu of Taxes) payments from businesses within Saratoga County. The Agency remits the appropriate amounts to each local government based on contractual agreements. As of December 31, 2025, the Agency owed \$316,664 in PILOT payments to local governments. This amount was paid in full as of the financial statement report date.

5. FEE SHARING AGREEMENTS

The Agency has agreements with Saratoga Economic Development Corporation (SEDC) and Saratoga County Prosperity Partnership, Inc. (SCPP). The administrative fees for project costs up to \$10 million are shared equally, project costs from \$10 million to \$20 million are shared with 75% to the Agency and 25% to SEDC or SCPP and project costs in excess of \$20 million are shared with 87.5% to the Agency and 12.5% to SEDC or SCPP. Fees shared with SEDC amounted to \$128,643 and were reported as an offset to administrative fee income in the statement of revenues, expenses and change in net position for the year ended December 31, 2025.

SUPPLEMENTARY INFORMATION

SARATOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF SARATOGA COUNTY
SCHEDULE OF INDEBTEDNESS
FOR THE YEAR ENDED DECEMBER 31, 2025

<u>Project Description</u>	<u>Original Issue Date</u>	<u>Outstanding January 1, 2025</u>	<u>Issued During 2025</u>	<u>Principal Payments 2025</u>	<u>Outstanding December 31, 2025</u>	<u>Final Maturity Date</u>
American Housing Foundation, Inc.	2006	\$ <u>2,735,000</u>	\$ <u> -</u>	\$ <u>170,000</u>	\$ <u>2,565,000</u>	2038

**ADDITIONAL REPORT REQUIRED BY
*GOVERNMENT AUDITING STANDARDS***

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**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***

Board of Directors
Saratoga County Industrial Development Agency,
A Component Unit of Saratoga County

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 business-type activities of the Saratoga County Industrial Development Agency, a component unit of Saratoga County, (the Agency), as of and for the year ended December 31, 2025, 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 26, 2026.

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 opinion 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 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 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CUSACK & COMPANY, CPA'S LLC

Latham, New York
March 26, 2026