

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2021 AND 2020**

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY**

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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**

To the Board of Directors of  
County of Rockland Industrial Development Agency  
New City, 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 County of Rockland Industrial Development Agency (a public benefit corporation), which comprise the statements of net position as of December 31, 2021 and 2020, and the related statements of activities, and cash flows for the years then ended, and the related notes to the financial statements, and have issued our report thereon dated March 30, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered County of Rockland Industrial Development Agency's internal control over financial reporting (internal control) to determine the 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 County of Rockland Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of County of Rockland Industrial Development Agency's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether County of Rockland Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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 County of Rockland Industrial Development 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 County of Rockland Industrial Development Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*RRC CPAs P.C.*

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RRC CPAs, P.C.  
Orangeburg, NY 10962  
March 30, 2022

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of  
County of Rockland Industrial Development Agency  
New City, New York

**Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and the aggregate remaining fund information of the County of Rockland Industrial Development Agency (a public benefit corporation), as of, and for the years ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the County of Rockland Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and the aggregate remaining fund information of the Rockland Industrial Development Agency as of December 31, 2021 and 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year 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. 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 Rockland Industrial Development Agency, and to meet our ethical responsibilities, in accordance with ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implantation, 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 Rockland Industrial Development Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of 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 the 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 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 judgement made by a reasonable user based on the financial statements

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgement 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 County of Rockland Industrial Development Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements

- Conclude whether in our judgment, there are no conditions or events, considered in the aggregate, that raise substantial doubt about the County of Rockland Industrial Development Agency's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and to other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

*RRC CPAs P.C.*  

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RRC CPAs P.C.  
Orangeburg, NY 10962  
March 30, 2022

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2021 AND 2020**

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County of Rockland Industrial Development Agency's (the Agency) management team offers the readers of the financial statements this narrative overview and analysis of the financial activities of the Agency for the years ended December 31, 2021 and 2020.

The Agency's financial statements are composed of this Management's Discussion and Analysis (MD&A) and the basic financial statements. This discussion and analysis of the financial statements provides an overview of the Agency's financial activities for the years ended December 31, 2021 and 2020. The MD&A should be read in conjunction with the Agency's financial statements and related notes, which follow the MD&A.

**FINANCIAL HIGHLIGHTS**

- CORIDA's fund balances changed by \$121,470 and (\$85,667) in 2021 and 2020 respectively, as the results of its operations.
- The fund balances of the CORIDA exceeded its liability by \$2,580,337 and \$2,456,107 as of December 31, 2021 and 2020, respectively.
- Agency fee revenues increased \$248,792 year over year due to improved velocity of local industrial development in comparison with the prior year.
- Total expenses increased by approximately \$38,000 primarily due to new office startup construction, increased rent, and employment costs.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The financial statements of the Agency have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). Accordingly, revenue and expenses are recorded when earned and incurred, respectively, regardless of when cash is received or paid.

The financial statements report the Agency's fund balances as of years ended and changes therein for the years ended. Measurement of the Agency's fund balances, the difference between assets and liabilities, are one way to assess the Agency's financial health or financial position. Over time, increases or decreases in the Agency's fund balances can be an indicator of whether its financial health is improving or deteriorating. Consideration should also be given to other factors such as changes in the Agency's income and the fluctuation of the Agency's expenses, to assess the overall health of the Agency.



**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2021 AND 2020**

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**NOTES TO FINANCIAL STATEMENTS**

Included with the financial statements are corresponding notes to the financial statements, which explain certain information in the financial statements. Review of the notes to financial statements is essential to gain a full understanding of the information provided in the financial statements.

**REQUEST FOR INFORMATION**

This financial report is designed to provide financial statement users with a general overview of the Agency's finances and to show the accountability for the money received. If you have questions about this report or need additional financial information, the Agency can be contacted directly at the following address: County of Rockland Industrial Development Corporation's Executive Director at 254 South Main Street, Suite 410, New City, New York, 10956.

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENTS OF NET POSITION  
DECEMBER 31, 2021 AND 2020**

	2021	2020
<b><u>ASSETS</u></b>		
Current Assets:		
Cash and Cash Equivalents	\$ 2,812,676	\$ 2,457,637
Property and Equipment, Net	54,208	-
Other Receivable	-	1,570
Security Deposit	2,915	-
Total Assets	\$ 2,869,799	\$ 2,459,207
<b><u>LIABILITIES AND FUND BALANCE</u></b>		
Current Liabilities:		
Accounts Payable and Accrued Expenses	\$ 5,674	\$ 3,100
NYS Bond Issuance Payable	289,044	-
Total Liabilities	294,718	3,100
Fund Balances:		
General Fund	2,575,081	2,456,107
Total Liabilities and Fund Balances	\$ 2,869,799	\$ 2,459,207

*The accompanying notes are an integral part of the financial statements .*

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY**

**STATEMENTS OF ACTIVITIES**

**FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
Revenues, Gains, and Other Support:		
Agency Fees	\$ 416,217	\$ 167,425
Interest Income	26,826	30,050
	443,043	197,475
Expenses:		
Depreciation	2,496	-
Dues and Subscription	-	1,700
Information Technology	18,057	14,550
Insurance	5,426	5,636
Meetings, Conference, and Travel Expenses	3,987	11,649
New Office Construction Costs	10,561	-
Office Expenses	6,298	1,737
Other Fringe Benefits	16,677	9,432
Payroll Taxes	12,407	10,906
Pension	17,710	17,194
Professional Services	32,611	26,052
Rent	38,829	36,000
Salaries	159,010	148,286
	324,069	283,141
Total Expenses	324,069	283,141
Changes in Fund Balances	118,974	(85,667)
Fund Balances, Beginning of Year	2,456,107	2,541,774
Fund Balances, End of Year	\$ 2,575,081	\$ 2,456,107

*The accompanying notes are an integral part of the financial statements.*

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY**

**STATEMENTS OF CASH FLOWS**

**FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
<b>Cash Flows From Operating Activities</b>		
Changes in Fund Balances	\$ 118,974	\$ (85,667)
Adjustments to Reconcile Changes in Fund Balances to Net Cash Provided by/Used in Operating Activities:		
Depreciation Expense	2,496	-
(Increase)/Decrease in Operating Assets:		
Accounts Receivable	-	5,700
Security Deposit	(2,915)	-
Other Receivable	1,570	(1,570)
Prepaid Expenses	-	850
Increase/(Decrease) in Operating Liabilities:		
Accounts Payable and Accrued Expenses	2,574	(1,570)
NYS Bond Issuance Payable	289,044	-
	411,743	(82,257)
<b>Net Provided by/Used in Operating Activities</b>		
<b>Cash Flows From Investing Activities</b>		
Acquisition of Property and Equipment	(56,704)	-
<b>Net Cash Flows Used in Investing Activities</b>	(56,704)	-
Net Change in Cash and Cash Equivalents	355,039	(82,257)
Cash and Cash Equivalents, Beginning of Year	2,457,637	2,539,894
Cash and Cash Equivalents, End of Year	\$ 2,812,676	\$ 2,457,637

*The accompanying notes are an integral part of the financial statements.*

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

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**NOTE 1 – NATURE OF ACTIVITIES**

County of Rockland Industrial Development Agency (the Agency) was created in 1981 by the Legislature of Rockland County under the provision of Chapter 25, Article 18A and Section 925-1 of the 1969 Laws of New York State.

The mission of the Agency is to develop economically sound commerce and industry by providing financial incentives and inducements that will result in business establishment, relocation to or expansion in Rockland County. The Agency, considered a component unit of the County of Rockland, is a separate entity and operated independently of the County of Rockland.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Cash and Cash Equivalents

Cash and cash equivalents presented in the balance sheet and statement of cash flows include all cash balances and highly liquid investments, which are readily convertible to cash with original maturities of three months or less.

The Agency maintains its cash accounts with significant financial institutions to mitigate its credit risk. The Agency monitors its account balances and the financial institutions involved as a method of reducing its risk. At various times during the year, the Agency's cash balances exceeded the Federal Deposit Insurance Corporation's (FDIC) limit. The Agency had no FDIC uninsured cash balance at the bank as of December 31, 2021. As of December 31, 2021, the Agency's uninsured cash balance at bank amounted to \$2,562,892.

Property and Equipment, Net

Property and Equipment are recorded at cost. It is the Agency's policy to capitalize acquisitions of property and equipment in excess of \$1,000 with useful lives beyond one year. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized, but costs for maintenance and repairs are charged to expense as incurred. Depreciation is recorded on a straight-line basis over the estimated useful lives of the underlying assets.



**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

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**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Property and Equipment, Net (Continued)

Donated property and equipment are recorded as contributions at their estimated fair value. Such donations are reported as contributions without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as contributions with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Agency reports expirations of donor restrictions when the donated or acquired assets are placed in service. The Agency reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles required management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 3 – INDUSTRIAL DEVELOPMENT AGENCY BONDS**

Certain industrial development revenue bonds and notes issued by the Agency are secured property which is leased to companies and is retired by lease payments. The bonds and notes which are special purpose non-recourse moral obligation bonds and are not obligations of the County or the State. Furthermore, they are non-recourse as to the Agency. The bondholders and Mortgagees' sole recourse in a default is against the underlying project. The Agency does not record assets or liabilities, resulting from completed bond and note issues in its accounts as its primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising therefrom are controlled by trustees or banks acting as trustees and fiscal agents. For providing this service, the Agency receives administrative fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds and notes.

**NOTE 4 – NYS BOND ISSUANCE PAYABLE**

Directly relatable to the explanation in Note 3, CORIDA received the proceeds of a bond issuance two weeks before year end. As indicated in the previous note, such proceeds are a pass-through, meant to be paid out to NYS Dept. of Taxation – Division of the Treasury. Since the amount were paid subsequent to the year ended December 31, 2021, the amount received is recorded on the statement of net position as a payable.

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY**

**NOTES TO FINANCIAL STATEMENTS**

**DECEMBER 31, 2021 AND 2020**

**NOTE 5 – LEASE OBLIGATION**

The Agency relocated its office in 2021. CORIDA entered into a new lease with Newco Development, LLC for office space at for the term of five (5) years, ending August 31, 2026. Commenced on September 1, 2021, the monthly rent payment is \$2,915, which is inclusive of base rent of \$2,500, plus utilities. Base rent is due to escalate by approximately fifty dollars (\$50) per year due to the payment terms of the new lease. The Agency continued to rent the office space at the former location on a month-to-month basis until November 2021, while the new office was being renovated. Monthly rent payments for the two (2) office spaces totaled \$41,744 for the year ended December 31, 2021.

The estimated future minimum lease payments are as follows:

<u>Year Ending December 31,</u>			
2022	\$	2,500	
2023		2,550	
2024		2,601	
2025		2,653	
2026		2,706	
		13,010	
Total Future Minimum Lease Obligation	\$	13,010	

**NOTE 6 – PROPERTY AND EQUIPMENT, NET**

Property and equipment as of December 31, 2021 consisted of the following:

Furniture and Equipment	\$	15,954	
Building and Improvements		40,750	
		56,704	
Less: Accumulated Depreciation		(2,496)	
Property and Equipment, Net	\$	54,208	

For the year ended December 31, 2021, the depreciation expense totaled \$2,496.

**COUNTY OF ROCKLAND  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

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**NOTE 7 – EVALUATION OF SUBSEQUENT EVENTS**

Events that occur after the balance sheet date, but before the financial statements were available for issuance, must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions, which existed at the balance sheet date, are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes.

Management has evaluated activities of the Agency through March 30, 2022, which is the date the financial statements are available for issuance and has determined there are no subsequent events that require disclosure under accounting principles generally accepted in the United States of America, except as noted herewith.