

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION

Please take notice that there will be a regular meeting of the Columbia County Capital Resource Corporation and its Committees to be held in person on March 11, 2025 at 8:30am, at One Hudson City Centre, Suite 301, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a; This meeting is open to the public, who will have the opportunity to attend the meeting in person at the One Hudson City Centre address or via Zoom and provide live comments. Meeting packets are posted and available on the IDA’s website: <https://columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/>

Join Zoom Meeting

<https://us06web.zoom.us/j/84919779722?pwd=czOwrZ8LZD7YZ86GWBgTdE8hzilbQj.1>

Meeting ID: 849 1977 9722, Passcode: 919177, Dial by your location: 1 646 558 8656

Find your local number: <https://us06web.zoom.us/j/84919779722?pwd=czOwrZ8LZD7YZ86GWBgTdE8hzilbQj.1>

Dated: March 4, 2025

Nina Fingar-Smith

Secretary, Columbia County Capital Resource Corporation

CRC Full Board

Nina Fingar-Smith	William Gerlach	Helen Kozel	Sarah Sterling
Robert Galluscio	Brian Keeler	Carmine Pierro	

1. Draft Minutes February 4, 2025*
2. Treasurer’s Report *
3. Audit Committee Report
 - a. 2024 Audited Financials & Related Correspondence*
4. Public Comments

Draft Minutes February 4, 2025
2024 Audited Financials and Related Correspondence

* Requires Approval

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION

MINUTES Draft COLUMBIA COUNTY Capital Resource Corporation Board Meeting Tuesday, February 4, 2025

The regular meeting of Columbia County Capital Resource Corporation was called to order at 8:31am on February 4, 2025 by Carmine Pierro, Chairman

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Absent	
Helen Kozel	Board Member	Present in person	
Carmine Pierro	Chair	Present in person	
Sarah Sterling	Vice-Chair	Present in person	
Andrew Howard	Counsel	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Alondra Isidro	Project Manager	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	

Slate of Officers:

Mr. Pierro presented the Slate of Officers as follows: Carmine Pierro – Chair, Sarah Sterling - Vice – Chair, Robert Galluscio – Treasurer, Nina Fingar-Smith – Secretary. *Mr. Galluscio made a motion, seconded by Ms. Sterling to approve the Slate of Officers as presented. Carried.*

Administrative Director's Report:

Treasurer's Report:

Mr. Tucker reviewed the Balance Sheet and the Profit and Loss statement. He stated CEDC would be giving the organization a \$5,000 grant during the upcoming year to allow the continuance of its operation. He stated the audit fee would be \$3,200 this year. *Mr. Gerlach made a motion, seconded by Ms. Sterling to approve the Treasurer's Report as presented. Carried.*

Mr. Pierro called for a motion to pause the Full Board meeting in order to hold the CRC Committee meetings. *Mr. Gerlach made a motion, seconded by Ms. Sterling. The CRC Full Board meeting was paused at 8:37am. to allow the committees to hold their meetings.*

The Full Board meeting was reopened at 8:45am upon a motion made by Mr. Galluscio and seconded by Ms. Sterling.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION

Consent Agenda:

Annual Housekeeping Resolution

Draft Minutes, August 6, 2024

Annual Reports

- i. 2024 Operations and Accomplishments
- ii. 2024 Performance Measures Report
- iii. 2025 Mission and Measurement Goals
- iv. 2024 Discharged Duties
- v. 2024 Full Board Evaluation

Committee Reports

- vi. **Audit Committee Report**
 1. 2024 Audit Engagement Letter
 2. Audit Committee Charter
 3. Audit Committee Evaluation
 4. 2024 Discharged Duties
- vii. **Finance Committee Report**
 1. 2024 Investment Report
 2. Finance Committee Charter
 3. 2024 Discharged Duties
 4. 2024 Committee Evaluation
- viii. **Governance Committee Report**
 1. 2025 Compliance Calendar
 2. 2024 Statement of Internal Controls
 3. Governance Committee Charter
 4. 2024 Discharged Duties
 5. 2024 Committee Evaluation

Mr. Gerlach made a motion, seconded by Mr. Galluscio to approve the Consent Agenda as presented. Carried.

Administrative Director's Report:

Mr. Tucker stated he would reach out to the County not-for-profits and see if they would be able to utilize the services of the Capital Resource Corporation. He stated he would request CEDC to provide an additional year of support to the CRC.

With no public comment and no further business to come before the Board, Mr. Gerlach made a motion, seconded by Ms. Kozel to adjourn the meeting. Carried. The meeting was adjourned at 8:50am.

Respectfully submitted by Lisa Draushuk

CRC
Balance Sheet
 As of February 28, 2025

			Feb 28, 25
ASSETS			
Current Assets			
Checking/Savings			
	Key Bank checking		239.55
	Total Checking/Savings		239.55
Other Current Assets			
	prepaid expenses		106.00
	Total Other Current Assets		106.00
	Total Current Assets		345.55
TOTAL ASSETS			345.55
LIABILITIES & EQUITY			
Equity			
	Retained Earnings		1,739.55
	Net Income		-1,394.00
	Total Equity		345.55
TOTAL LIABILITIES & EQUITY			345.55

3:12 PM
03/03/25
Accrual Basis

CRC
Profit & Loss
January 2025

	<u>Jan 25</u>
Ordinary Income/Expense	
Expense	
Insurance	1,394.00
Total Expense	<u>1,394.00</u>
Net Ordinary Income	<u>-1,394.00</u>
Net Income	<u><u>-1,394.00</u></u>

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)

AUDITED FINANCIAL STATEMENTS
AND
SUPPLEMENTARY INFORMATION

For the years ended December 31, 2024 and 2023

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COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)

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INDEPENDENT AUDITOR'S REPORT

To the Chairman and Board of
Columbia County Capital Resource Corporation:

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Columbia County Capital Resource Corporation, a component unit of the County of Columbia, New York (the "Corporation"), as of December 31, 2024 and 2023, and for the years then ended, and the related notes to the financial statements which collectively comprise Columbia County Capital Resource Corporation'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 Columbia County Capital Resource Corporation, as of December 31, 2024 and 2023, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

Basis for Opinion

We conducted our audits in accordance with accounting standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), 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 Columbia County Capital Resource Corporation 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 opinion.

Responsibilities of Management for the Financial Statements

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS 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 audits in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- 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 audits 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 Columbia County Capital Resource Corporation'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 Columbia County Capital Resource Corporation's ability to continue as a going concern for a reasonable period of time.

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

Emphasis of Matter

As discussed in Note 1 to the financial statements, the Corporation relies on funding from a related party when revenue is not sufficient to cover annual operating expenses. If the Corporation continues to experience similar results, additional funding may be required in the future. Management's evaluation of the events and conditions and management's plan to mitigate these matters are also described in Note 1. Our opinion is not modified with respect to this matter.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 to 6 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with evidence sufficient to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March __, 2025, on our consideration of Columbia County Capital Resource Corporation's internal control over financial reporting and 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 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 Columbia County Capital Resource Corporation's internal control over financial reporting and compliance.

Hudson, New York
March __, 2025

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2024 and 2023

1. Introduction:

Within this section of the Columbia County Capital Resource Corporation's (the "Corporation") financial statements, the Corporation's management provides narrative discussion and analysis of the financial activities of the Corporation for the years ended December 31, 2024 and 2023. This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements for the years ended December 31, 2024 and 2023.

2. Overview of the Financial Statements:

The Corporation's basic financial statements include: (1) financial statements, and (2) notes to the financial statements.

A. Financial Statements

The Corporation's financial statements are prepared on the accrual basis in accordance with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB). The Corporation is structured as a single enterprise fund with revenues recognized when earned, not when received. Expenses are recognized when incurred, not when they are paid. Capital assets are capitalized and are depreciated over their useful lives. See the notes to the financial statements for a summary of the Corporation's significant accounting policies.

The *Statements of Net Position* present information on the Corporation'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 of the Corporation's financial position.

The *Statements of Revenues, Expenses and Changes in Net Position* present information showing how the Corporation's net position changed during the most recent years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in these statements for some items that will result in cash flows in future periods.

The *Statements of Cash Flows* relate to the flows of cash and cash equivalents. Consequently, only transactions that affect the Corporation's cash accounts are recorded in these statements. A reconciliation is provided at the bottom of the statements of cash flows to assist in the understanding of the difference between cash flows from operating activities and operating income.

B. Notes to Financial Statements

The accompanying notes to the financial statements provide information essential to a full understanding of the basic financial statements.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2024 and 2023

3. Financial Highlights:

The revenue budget for 2024 was \$5,005 with a projected gain of \$5. The revenue budget for 2023 was \$5,005 with a projected gain of \$5. There were no amendments to the budget during 2024 or 2023.

Total revenue did not meet budget in 2024 and 2023. In 2024 and 2023, revenue did not meet budget due to less interest earned than was budgeted for. Total expenditures in 2024 and 2023 were overall below budget due to insurance and office expenses being below what was budgeted for the year.

4. Financial Statement Analysis:

Below is a comparative summary of the Corporation's Statements of Net Position as of December 31:

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Assets	<u>\$ 1,747</u>	<u>\$ 1,216</u>	<u>\$ 591</u>
Net Position	<u>\$ 1,747</u>	<u>\$ 1,216</u>	<u>\$ 591</u>

The Corporation's assets consisted of cash in banks and prepaid expense as of December 31, 2023 and 2024.

Below is a comparative summary of the Corporation's Statements of Revenues, Expenses and Changes in Net Position for the years ended December 31:

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Revenues			
Contribution-CEDC	\$ 5,000	\$ 5,000	\$ 3,571
Total revenues	<u>5,000</u>	<u>5,000</u>	<u>3,571</u>
Expenditures	<u>4,469</u>	<u>4,375</u>	<u>4,706</u>
Total revenues in excess (deficiency) of expenditures	531	625	(1,135)
Net position, beginning of the year	<u>1,216</u>	<u>591</u>	<u>1,726</u>
Net position, end of the year	<u>\$ 1,747</u>	<u>\$ 1,216</u>	<u>\$ 591</u>

The Corporation's revenues in 2024 and 2023 were \$5,000. The \$5,000 of revenue in 2024 and 2023 was the result of a contribution received from Columbia Economic Development Corporation.

The Corporation's expenses in 2024 were \$4,469 versus \$4,375 in 2023. The expenses increased in 2024 over 2023 by \$94.

The Corporation's net position increased by \$531 in 2024 following a \$625 increase in 2023.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2024 and 2023

5. Economic Factors and Next Year's Budget:

The ability to generate future fee revenue and meet the Corporation's 2025 revenue budget expectation is dependent on future project closings. The ability to predict the future success of such events is difficult. Economic conditions in Columbia County, New York as well as changes in interest rates influence the Corporation's ability to attract such project and financing activities. If the Corporation is unable to attract new project and financing activities it will be required to seek other options to generate revenue to cover future expenses.

The Corporation has contracted with Columbia Economic Development Corporation (CEDC) to provide administrative services and CEDC's President and CEO currently serves as the Corporation's Administrative Director. The Corporation continues marketing efforts targeted towards Columbia County not-for-profit organizations to educate them on the benefits of financing capital projects through the Corporation. If this marketing effort is successful, the ability to attract new projects and financing activities will help the Corporation generate revenue to cover future expenses.

6. Additional Information:

This report is prepared for the use of the Corporation's audit committee, management, federal awarding agencies and pass through entities, and members of the public interested in the affairs of the Corporation. Questions with regard to this financial report or requests for additional information may be addressed to the Administrative Director, Columbia County Capital Resource Corporation, One Hudson City Centre, Suite 301, Hudson, NY 12534.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
STATEMENTS OF NET POSITION
December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Cash and cash equivalents	\$ 1,634	\$ 1,110
Prepaid expenses	113	106
	<u>\$ 1,747</u>	<u>\$ 1,216</u>
Total assets		
 LIABILITIES AND NET POSITION		
NET POSITION		
Unrestricted	<u>\$ 1,747</u>	<u>\$ 1,216</u>
	<u>\$ 1,747</u>	<u>\$ 1,216</u>
Total liabilities and net position		

See notes to financial statements.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the years ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
REVENUE		
Contribution- CEDC	\$ 5,000	\$ 5,000
Total revenues	<u>5,000</u>	<u>5,000</u>
EXPENSES		
Professional fees	3,100	3,000
Insurance	1,347	1,315
Office	22	60
Total expenses	<u>4,469</u>	<u>4,375</u>
INCREASE IN NET POSITION	531	625
NET POSITION BEGINNING OF YEAR	<u>1,216</u>	<u>591</u>
NET POSITION END OF YEAR	<u>\$ 1,747</u>	<u>\$ 1,216</u>

See notes to financial statements.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
STATEMENTS OF CASH FLOWS
For the years ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Contribution-CEDC	\$ 5,000	\$ 5,000
Operating expenses paid	<u>(4,476)</u>	<u>(4,375)</u>
Net cash provided by operating activities	<u>524</u>	<u>625</u>
Net increase in cash and cash equivalents	<u>524</u>	<u>625</u>
CASH AND CASH EQUIVALENTS, Beginning of year	<u>1,110</u>	<u>485</u>
CASH AND CASH EQUIVALENTS, End of year	<u><u>\$ 1,634</u></u>	<u><u>\$ 1,110</u></u>
 Reconciliation of change in net position to net cash provided by operating activities:		
Change in net position	\$ 531	\$ 625
Increase in prepaid expense	<u>(7)</u>	<u>-</u>
Net cash provided by operating activities	<u><u>\$ 524</u></u>	<u><u>\$ 625</u></u>

See notes to financial statements.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1 – NATURE OF ORGANIZATION

Business Activity

The Columbia County Capital Resource Corporation was established in October 2009 by the Columbia County Board of Supervisors under the Laws of New York State to promote economic growth in the County of Columbia, New York. The Corporation is exempt from federal, state and local income taxes. The Corporation is a component unit of the County of Columbia, New York.

The Corporation was formed under section 1411 of the New York State Not for Profit Corporation Law (the "NFPCL"). The purpose of the Corporation is to assist not for profit entities that are undertaking projects that further the following purposes: reducing unemployment; promoting an increase in employment and job opportunities; improving, training, and instructing individuals of their capabilities for such jobs; and lessening the burdens of government and acting in the public interest. The Corporation may carry on research for the purpose of aiding a community or geographical area by attracting new industry to the community or area by encouraging development. This is done primarily through administering tax-exempt bonds.

Uncertainty

The Corporation was able to obtain a \$5,000 contribution in 2024 and 2023 from a related party to cover the Corporation's current year expenditures. In recent years, the Corporation has operated with expenditures in excess of revenues. If the Corporation fails to generate revenue in the future in part by the support of related parties, it will either need to curtail operations and/or seek additional sources of cash flow, the outcome of which is currently uncertain. These factors raise substantial doubt as to the Corporation's ability to continue as a going concern.

Management plans to alleviate these adverse conditions through grant funding from a related party, as necessary, and seeking additional sources of cash flow.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Corporation have been prepared on the accrual basis of accounting and reflect all significant receivables, payables, and other liabilities. Revenues are recorded when earned and expenses are recorded when incurred. In accordance with accounting principles generally accepted in the United States of America, the Corporation applies all applicable Governmental Accounting Standards Board (GASB) pronouncements. GASB Statement No. 62, "Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements", was adopted by the Corporation in 2012. The government-wide financial statements include the Corporation's only fund which is required to be presented as an enterprise fund.

Deferred Outflows/Inflows of Resources

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, defined and classified deferred outflows of resources and deferred inflows of resources. A deferred outflow of resources is a consumption of net assets that applies to future period(s), and as such, will not be recognized as an outflow of resources (expense/expenditure) until that time. A deferred inflow of resources is an acquisition of net assets that applies to future period(s), and as such, will not be recognized as an inflow of resources (revenue) until that time.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources (Continued)

Statement 63 changed how governments organize their statements of financial position (such as the current government-wide statement of net assets and the governmental funds balance sheet).

As a result of Statement 63, financial statements will include deferred outflows of resources and deferred inflows of resources (“deferrals”), in addition to assets and liabilities, and will report net position instead of net assets. As of December 31, 2024 and 2023, the Corporation had no deferred inflows or outflows of resources.

Budgetary Data

The budget policies are as follows:

In October of each year the Administrative Director submits a tentative budget to the Board of Directors for the next fiscal year which begins on January 1. The tentative budget includes proposed expenditures and the proposed means of financing.

Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) in the United States of America requires management to make estimates and assumptions that affect the reported amounts of 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.

Revenue Recognition

Revenue is recognized for administrative services performed related to bond issuances in the period the services are performed generally when the related bond issuances are finalized.

Net Position

Net position is an element of proprietary fund financial statements and is measured by the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflow of resources.

Subsequent Events

Subsequent events have been evaluated through March __, 2025, which is the date the financial statements were available to be issued.

NOTE 3 – CREDIT RISK

For purposes of reporting cash flows, the Corporation considers cash in operating bank accounts, demand deposits, cash on hand, and highly liquid debt instruments purchased with a maturity of three months or less as cash and cash equivalents. As of December 31, 2024 and 2023, cash, which consists of one checking account, was covered by federal depository insurance up to \$250,000. Management believes the risk of loss is low.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 4 – CONDUIT DEBT OBLIGATIONS

From time to time, the Columbia County Capital Resource Corporation issues negotiable bonds to provide financial assistance to not-for-profit entities for the acquisition and construction of facilities deemed to be in the interest of the public. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the not-for-profit entity served by the bond issuance.

Neither the County of Columbia, Columbia County Capital Resource Corporation, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2024 and 2023, there were no conduit debt obligations outstanding.

NOTE 5 – RELATED PARTY TRANSACTIONS

The Corporation receives administrative services from Columbia Economic Development Corporation (CEDC)'s staff. During 2024 and 2023, the fee for these services were waived by CEDC and no amount was paid.

During the years ended December 31, 2024 and 2023, the CEDC contributed \$5,000 to the Corporation.

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**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**

INDEPENDENT AUDITOR'S REPORT

To the Chairman and the Board of
Columbia County Capital Resource Corporation:

We have audited, 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, the financial statements of Columbia County Capital Resource Corporation as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Columbia County Capital Resource Corporation's basic financial statements, and have issued our report thereon dated March __, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Columbia County Capital Resource Corporation'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 Columbia County Capital Resource Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Columbia County Capital Resource Corporation'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.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Columbia County Capital Resource Corporation'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 Columbia County Capital Resource Corporation'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 Columbia County Capital Resource Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hudson, New York
March __, 2025

DRAFT



UHY LLP
 One Hudson City Centre
 Suite 204
 Hudson, NY 12534

(518) 828-1565

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March __, 2025

To the Board of Directors of the
 Columbia County Capital Resource Corporation
 One Hudson City Centre, Suite 301
 Hudson, NY 12534

We have audited the financial statements of Columbia County Capital Resource Corporation (the "Corporation") as of and for the year ended December 31, 2024 and have issued our report thereon dated March __, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated December 16, 2024, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Columbia County Capital Resource Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team and others in our firm, as appropriate, have complied with all relevant ethical requirements regarding independence.

Significant Risk Identified

We have identified the following significant risk:

- Management override of controls

As a result of our audit procedures, we did not identify any control deficiencies or misstatements related to the significant risk above.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Columbia County Capital Resource Corporation is included in Note 2 to the financial statements. There has been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2024. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were none.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. There were none.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Columbia County Capital Resource Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in a separate letter dated March __, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Columbia County Capital Resource Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Columbia County Capital Resource Corporation's auditors.

Going Concern Considerations

We believe that the following events or conditions identified during the course of the audit raise a question as to the Organization's ability to continue as a going concern:

- As discussed in Note 1 to the financial statements, the Corporation only generated \$5,000 in revenue annually in 2024 and 2023 through a related party contribution. If the Corporation fails to generate revenue in the future in part by the support of related parties, it will either need to curtail operations and/or seek additional sources of cash flow. Management plans to alleviate these adverse conditions through grant funding from a related party, as necessary, and seek additional sources of cash flow. We did not modify our opinion with respect to this matter.

This report is intended solely for the information and use of the Board of Directors and management of Columbia County Capital Resource Corporation and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

UHY LLP