

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)

FINANCIAL STATEMENTS
AND
SUPPLEMENTAL INFORMATION
(WITH INDEPENDENT AUDITOR'S REPORT)

As of and for the years ended December 31, 2025 and 2024

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)

TABLE OF CONTENTS

	Page
Independent Auditor's Report	1
Management Discussion and Analysis	4
Financial Statements	
Statements of Net Position	8
Statements of Revenues, Expenses, and Changes in Net Position	9
Statements of Cash Flows	10
Notes to Financial Statements	11
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	16
Supplementary Information	
Schedule of Projects and Exemptions	18
Schedule of PILOTS	19
Schedule of Employment Data	20



UHY LLP
One Hudson City Centre
Suite 204
Hudson, NY 12534
(518) 828-1565
uhy-us.com

INDEPENDENT AUDITOR'S REPORT

To the Chairman and Board of Columbia County
Industrial Development Agency:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Columbia County Industrial Development Agency (a component unit of the County of Columbia, New York) (the "Agency"), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise Columbia County Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of Columbia County Industrial Development Agency as of December 31, 2025 and 2024, 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 (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 Industrial Development 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 opinion.

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 Columbia County 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 Audits 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 of 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 an audit 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 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 Columbia County 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 conditions or events, considered in the aggregate, that raise substantial doubt about Columbia County Industrial Development Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to 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 on pages 4 to 7 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 sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Columbia County Industrial Development Agency's basic financial statements. The Schedule of Projects and Exemptions, Schedule of PILOTs and Schedule of Employment Data are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Projects and Exemptions and Schedule of PILOTs are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 Schedule of Projects and Exemptions and Schedule of PILOTs are fairly stated, in all material respects, in relation to the basic financial statements as a whole. The Schedule of Employment Data, which is the responsibility of management, is of a nonaccounting nature and has not been subjected to the auditing procedures applied in the audit of the financial statements. Accordingly, we do not express an opinion or provide any assurance on it.

Emphasis of Matter

As discussed in Note 1 to the financial statements, the Agency has operated with expenditures in excess of revenues in recent years. If the Agency continues to experience similar results, a reduction of operating expenses, seeking additional sources of cash flow, or funding from a related party 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.

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 Columbia County Industrial Development Agency'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 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 Industrial Development Agency's internal control over financial reporting and compliance.

UHY LLP

Hudson, New York
March 26, 2026

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2025 and 2024

1. Introduction:

Within this section of the Columbia County Industrial Development Agency's (the "Agency") financial statements, the Agency's management provides narrative discussion and analysis of the financial activities of the Agency for the years ended December 31, 2025 and 2024. This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements for the years ended December 31, 2025 and 2024.

2. Overview of the Financial Statements:

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

A. Financial Statements

The Agency'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 Agency 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 notes to the financial statements for a summary of the Agency's significant accounting policies.

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

The *Statements of Revenues, Expenses and Changes in Net Position* present information showing how the Agency'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 Agency'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 INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2025 and 2024

3. Financial Highlights:

The revenue decreased by \$27,996 from 2024 to 2025 due primarily to a decrease in administration fees from PILOTS. The expenses increased by \$28 from 2024 to 2025 due primarily to a reduction in professional fees.

The revenue increased by \$23,940 from 2023 to 2024 due primarily to an increase in administrative fee income. The expenses decreased by \$1,541 from 2023 to 2024 due primarily to a decrease in professional fees in 2024.

Total revenue did not meet budget in 2025 by about \$24,000 due to lack of administration fees for projects.

Total revenue did not meet budget in 2024 due to lack of administration fees for projects.

Total expenditures in 2025 were below budget due primarily to professional fees and insurance being below what was budgeted for the year.

Total expenditures in 2024 were below budget due to administration fees to CEDC, professional fees, and insurance being below what was budgeted for the year.

Financial Statement Analysis:

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

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets	<u>\$ 52,612</u>	<u>\$ 58,597</u>	<u>\$ 36,614</u>
Liabilities	\$ 37,500	\$ 25,000	\$ 12,500
Net Position	<u>15,112</u>	<u>33,597</u>	<u>24,114</u>
Total Liabilities and Net Position	<u>\$ 52,612</u>	<u>\$ 58,597</u>	<u>\$ 36,614</u>

Total assets decreased by \$5,985 or 10.21% and total liabilities increased \$12,500 or 50% for the year ended December 31, 2025. Total net position decreased by \$18,485 for the year ended December 31, 2025. The decrease in net position was primarily the result of decreased administrative fee income during 2025.

Total assets increased by \$21,983 or 60.04% and total liabilities increased \$12,500 or 100% for the year ended December 31, 2024. Total net position increased \$9,483 for the year ended December 31, 2024. The increase in net position was primarily the result of increased administration fees income during 2024.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2025 and 2024

3. Financial Highlights (Continued):

Financial Statement Analysis (Continued):

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

	<u>2025</u>	<u>2024</u>
REVENUES		
Bank interest	\$ 8	\$ 4
Application fees	4,000	7,000
Administration fees - PILOTs	1,500	26,500
Total revenues	<u>5,508</u>	<u>33,504</u>
EXPENSES		
Professional fees	9,931	9,990
Insurance	1,525	1,481
Office	37	50
Administration- CEDC	12,500	12,500
Total expenses	<u>23,993</u>	<u>24,021</u>
NET (DECREASE) INCREASE IN NET POSITION	(18,485)	9,483
NET POSITION, Beginning of year	<u>33,597</u>	<u>24,114</u>
NET POSITION, End of year	<u>\$ 15,112</u>	<u>\$ 33,597</u>

The revenue budget for 2025 was \$30,000 with no projected profit. The revenue budget for 2024 was \$52,500 with \$1,000 in projected profit. There were no amendments to the budget during 2025 and 2024.

The Agency's revenues in 2025 were \$5,508 versus \$33,504 in 2024. The Agency's expenses in 2025 were \$23,993 versus \$24,021 in 2024. The Agency's net position decreased \$18,485 and increased \$9,483 as a result of operations in 2025 and 2024, respectively.

4. Economic Factors and Next Year's Budget:

The ability to generate future fee revenue and meet the Agency's 2026 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 Agency's ability to attract such project and financing activities.

5. Capital Assets and Long-Term Debt:

During the year ended December 31, 2025, the Agency received a capital contribution of land from Columbia County with a fair value of \$50,000. The land was subsequently sold and the proceeds were contributed to CEDC, a related party of the Agency, at the direction of Columbia County. The Authority does not have any long-term debt.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2025 and 2024

6. Additional Information:

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

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
STATEMENTS OF NET POSITION
December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents:		
Checking	\$ 24,179	\$ 30,166
Money market	<u>28,317</u>	<u>28,315</u>
Total cash and cash equivalents	<u>52,496</u>	58,481
Prepaid expenses	<u>116</u>	116
Total current assets	<u>52,612</u>	<u>58,597</u>
Total assets	<u>\$ 52,612</u>	<u>\$ 58,597</u>
 LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Due to Columbia Economic Development Corporation	<u>\$ 37,500</u>	<u>\$ 25,000</u>
Total current liabilities	<u>37,500</u>	<u>25,000</u>
Total liabilities	<u>37,500</u>	<u>25,000</u>
 NET POSITION		
Unrestricted	9,053	27,538
Restricted	<u>6,059</u>	<u>6,059</u>
Total net position	<u>15,112</u>	<u>33,597</u>
Total liabilities and net position	<u>\$ 52,612</u>	<u>\$ 58,597</u>

See notes to financial statements.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(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, 2025 and 2024

	<u>2025</u>	<u>2024</u>
REVENUES		
Bank interest	\$ 8	\$ 4
Application fees	4,000	7,000
Administration fees - PILOTs	1,500	26,500
Total revenues	<u>5,508</u>	<u>33,504</u>
EXPENSES		
Professional fees	9,931	9,990
Insurance	1,525	1,481
Office	37	50
Administration- CEDC	12,500	12,500
Total expenses	<u>23,993</u>	<u>24,021</u>
NET (DECREASE) INCREASE IN NET POSITION	(18,485)	9,483
NET POSITION, Beginning of year	<u>33,597</u>	<u>24,114</u>
NET POSITION, End of year	<u>\$ 15,112</u>	<u>\$ 33,597</u>

See notes to financial statements.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
STATEMENTS OF CASH FLOWS
For the years ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Bank interest received	\$ 8	\$ 4
Operating expenses paid	(11,493)	(11,521)
Receipts from application fees	4,000	7,000
Receipts from administration fees	1,500	26,500
Proceeds from Commerce Park land sale on behalf of Columbia County	48,120	-
Disbursement of proceeds from land sale to CEDC on behalf of Columbia County	(48,120)	-
PILOT receipts	92,163	71,875
PILOT payments	(92,163)	(71,875)
Net cash (used for) provided by operating activities	<u>(5,985)</u>	<u>21,983</u>
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(5,985)	21,983
CASH AND CASH EQUIVALENTS, Beginning of year	58,481	36,498
CASH AND CASH EQUIVALENTS, End of year	<u>\$ 52,496</u>	<u>\$ 58,481</u>
Reconciliation of change in net position to net cash (used for) provided by operating activities:		
Change in net position	\$ (18,485)	\$ 9,483
Change in assets and liabilities:		
Increase in due to CEDC	12,500	12,500
Net cash (used for) provided by operating activities	<u>\$ (5,985)</u>	<u>\$ 21,983</u>
NON-CASH OPERATING ACTIVITIES		
Fair value of Commerce Park land transferred from Columbia County for sale	<u>\$ 50,000</u>	<u>\$ -</u>

See notes to financial statements.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025 and 2024

NOTE 1 – NATURE OF ORGANIZATION

Business Activity

The Columbia County Industrial Development Agency was established in 1976 by the Columbia County (“the County”) Board of Supervisors under the Laws of New York State to promote economic growth in the County of Columbia, New York. The Agency is exempt from federal, state and local income taxes. The Agency is a component unit of the County of Columbia, New York.

The Agency’s present function is to promote, develop and encourage reconstructing, improving and maintaining manufacturing, warehousing, and commercial facilities to promote job opportunities and economic welfare for the people of New York State. This is done through administering PILOTs, land sales, bond agreements, and straight lease transactions. Real property owned or controlled by an industrial development agency is exempt from property and mortgage recording taxes, and the value of these exemptions can be passed through to assisted businesses. In addition, purchases related to industrial development agency projects can be exempt from state and local sales taxes.

Payment in lieu of taxes (PILOT)

The Agency enters into and administers PILOT agreements for various companies in the surrounding area. The PILOT agreements are entered into between the Agency and a third-party business. Title to property owned by the third-party business is transferred to the Agency for a period of time. During the term of the agreement (when the Agency holds the title to the property), the third-party business pays the Agency an annual PILOT amount based on a calculation derived by a formula in the agreement. The PILOTs allow the participants to make payments at a lower rate than if the company paid the property’s assessed value at the current tax rates for county, town and school taxes. Certain requirements are to be met by the company to be able to maintain their PILOT. These requirements, stated in the PILOT agreement, can be comprised of reaching and maintaining certain employment goals and paying their PILOT in a timely fashion. This promotes employment and economic development. The Agency will in turn pay the respective tax authorities. At the completion of the PILOT program, title to the property is transferred back to the third-party business owner and the property goes back on the respective tax rolls. The Agency has no risk or reward related to the PILOT agreements, therefore, the associated land is not recorded as an asset in the statement of net position.

The Agency generates fees from PILOT agreements called “Administration and Application Fees.” The Agency receives an annual administrative fee from each PILOT per the agreement. The Agency also administers bonds and receives an administrative fee upon issuance of the bond.

The Agency also utilizes straight lease transactions whereby the Agency takes title to the land, improvements, or real property, thereby making it exempt from certain taxes, and then leases it back to the developer for a nominal fee. In these scenarios, bonding is unnecessary because either no financing is needed, or because the developer has secured financing elsewhere. The Agency has no risk or reward related to these straight lease transactions, therefore, the associated asset is not recorded on the statement of net position.

In addition, the Agency generates revenue from land sale transactions with a related party, Columbia Economic Development Corporation (CEDC). The Agency receives a stipend called “Fees from Land Sales” upon the first payment from the participating purchaser of the property.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025 and 2024

NOTE 1 – NATURE OF ORGANIZATION (Continued)

Business Activity (Continued)

Uncertainty

In recent years, the Agency has operated with expenditures in excess of revenues. If the Agency 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 a question as to the Organization's ability to continue as a going concern.

Management plans to alleviate these adverse conditions through a reduction to operating expenses, 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 Agency 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 Agency 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 Agency in 2012. The government-wide financial statements include the Agency'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.

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, 2025 and 2024, there were no deferred outflows or inflows 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 their approval for the next fiscal year. The tentative budget includes proposed expenditures and the proposed means of financing, which is to be used as a guide of activity for the fiscal year.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025 and 2024

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles in the United States of America (U.S. GAAP) 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

Income is generated from three (3) major sources: (1) land sales, (2) project application and closing fees for projects, and (3) administrative income from Board-approved projects. All revenue is recognized when services are performed.

The Agency is responsible for collecting and remitting the PILOT payments received for state, county, and town/village jurisdictions, and only acts as a pass-through entity. No activity for the PILOT payments is reported in the financial statements. The jurisdictions have the ultimate risk of loss if PILOT payments are not paid to the Agency by the respective companies.

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.

Fiduciary Activities

The Agency applies the policy under GASB 84, “*Fiduciary Activities*” (GASB 84), that allows assets with a corresponding liability, that otherwise should be reported in a custodial fund, to be included in the statement of net position, if those assets, upon receipt, are normally expected to be held for three months or less. In addition, in accordance with GASB 84, additions and deductions are separately stated as cash inflows and cash outflows in the operating activities category of the statement of cash flows. The Agency’s PILOT program and land sale activity on behalf of Columbia County qualifies for this treatment.

Adoption of GASB Statement No. 102

During the year ended December 31, 2025, the Agency adopted the provisions of GASB Statement No. 102, “*Certain Risk Disclosures*” (GASB 102). This Statement establishes requirements for the disclosure of risks related to concentrations and constraints that could expose the Agency to a substantial impact.

The adoption of GASB Statement No. 102 did not result in a change to the Agency’s financial position, results of operations, or disclosures.

Subsequent Events

Subsequent events have been evaluated through March 26, 2026, which is the date the financial statements were available to be issued.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025 and 2024

NOTE 3 – CREDIT RISK

For purposes of reporting cash flows, the Agency 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, 2025 and 2024, cash and cash equivalents, which consists of one checking and one money market account, was covered by federal depository insurance up to \$250,000. Cash and cash equivalent balances during the year rarely exceed FDIC-insured levels and when they do, it is only for a short period of time. Therefore, management believes investment risk of loss is low regarding cash and cash equivalents.

NOTE 4 – CONDUIT DEBT OBLIGATIONS

From time to time, the Agency issues Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial 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 private-sector entity served by the bond issuance. Neither the Agency, 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 2025, there were no Industrial Revenue Bonds outstanding.

NOTE 5 – RESTRICTED ESCROW ACCOUNTS

Restricted escrow accounts relate to the PILOT program. From time to time the Agency requires companies to provide a deposit upon commencing the PILOT in case the PILOT is not paid in any one year. The amount is determined on a participant basis depending on the annual PILOT and is invested in the form of a certificate of deposit or a money market account. The Agency does not access the account and it will remain in escrow until the PILOT is over, or if the PILOT cannot be paid by the recipient. There are no restricted escrow account balances as of December 31, 2024 and 2025.

NOTE 6 – RELATED PARTY TRANSACTIONS

Commerce Park Land

The Agency participates in a program to sell undeveloped land owned by Columbia County. The Agency works directly with the buyer on the County's behalf. For sales made on credit, the Agency recognizes a receivable for the sales price due from the buyer and a liability to the County for the same amount. The Agency plays an administrative role in the transfer of the land and retains the interest portion earned on land sale receivables as payment for servicing the loans and typically the remaining principal portion is forwarded to the County. For sales made with cash, the Agency recognizes the cash received in the amount of the sales price and a liability to the County for the same amount. The Agency will then hold a portion of the amount received as agreed upon with the County and forward along the rest of the payment to the County or another recipient, at the County's direction.

In 2016, the Agency sold a piece of land in Commerce Park. The sale was financed through a five-year note. Over the term of the note, the Agency retained the interest paid. In addition, the County directed the Agency to retain the final payment of \$6,059 received from the buyer and restrict it for economic development purposes to be determined by the County in the future. As a result, the Agency's net position as of December 31, 2025 and 2024, includes \$6,059 of restricted net position.

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
NOTES TO FINANCIAL STATEMENTS
December 31, 2025 and 2024

NOTE 6 – RELATED PARTY TRANSACTIONS (Continued)

Commerce Park Land (Continued)

During 2025, the County contributed a piece of land in Commerce Park to the Agency with a fair value at the time of transfer of \$50,000. The County's intention was for the Agency to sell the land to an unrelated third party and directed the Agency to transfer the proceeds to CEDC. During the year ended December 31, 2025, the Agency sold the land for \$50,000 with closing costs of \$1,880. The net proceeds from the sale of \$48,120 were transferred to CEDC during 2025.

Administrative Fees to CEDC

The Agency pays an administrative fee to the CEDC for expenses that CEDC staff incurs on behalf of the Agency. There were \$37,500 of outstanding fees to be paid as of December 31, 2025 and outstanding fees of \$25,000 to be paid as of December 31, 2024. The Agency incurred \$12,500 in fees during 2025 and 2024.

NOTE 7 – CONCENTRATIONS

During the year ended December 31, 2025, included in total revenue was 73% and 27% respectively, of revenue from application fees and administration fees, each from one source. During the year ended December 31, 2024, included in total revenue was 79% and 21% respectively, of revenue from administration fees and application fees, each from one source.



UHY LLP
One Hudson City Centre
Suite 204
Hudson, NY 12534
(518) 828-1565
uhy-us.com

**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 Industrial Development Agency:

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 (*Government Auditing Standards*), the financial statements of Columbia County Industrial Development Agency as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise Columbia County Industrial Development 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 Columbia County Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing 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 Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Columbia County 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 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 over financial reporting 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 Industrial Development Agency's financial statements are free of 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 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 Columbia County Industrial Development Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

UHY LLP

Hudson, New York
March 26, 2026

SUPPLEMENTARY INFORMATION

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
SCHEDULE OF PROJECTS AND EXEMPTIONS
Year ended December 31, 2025

Project Code	Project Owner	Real Property Tax Exemptions County	Real Property Tax Exemptions Local	Real Property Tax Exemptions School	Sales Tax	Mortgage Recording	Total Exemptions
10011701A	41 Cross Street, LLC 41 Cross Street Hudson, NY 12534	\$ 21,250	\$ 34,826	\$ 59,223	\$ -	\$ -	\$ 115,299
1001-21-01	Klocke Estate Holdings, LLC 2678 County Route 27 Claverack, NY 12534	\$ 23,276	\$ 2,568	\$ 47,135	\$ 3,611	\$ -	\$ 76,590
		<u>\$ 44,526</u>	<u>\$ 37,394</u>	<u>\$ 106,358</u>	<u>\$ 3,611</u>	<u>\$ -</u>	<u>\$ 191,889</u>

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of the County of Columbia, New York)
SCHEDULE OF PILOTS
Year ended December 31, 2025

<u>Project Code</u>	<u>County PILOT</u>	<u>Local PILOT</u>	<u>School PILOT</u>	<u>Sales Tax PILOT</u>	<u>Total PILOTS</u>
10011701A	\$ 14,975	\$ 24,541	\$ 41,734	\$ -	\$ 81,250
1001-21-01	3,481	384	7,048	-	10,913
Total	<u>\$ 18,456</u>	<u>\$ 24,925</u>	<u>\$ 48,782</u>	<u>\$ -</u>	<u>\$ 92,163</u>

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 (a component unit of the County of Columbia, New York)
SCHEDULE OF EMPLOYMENT DATA
 Year ended December 31, 2025

	Number of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Number of Current FTE Employees
41 Cross Street Hospitality, LLC	-	12	-	40
Klocke Estate Holdings, LLC	-	8	-	50