

DOBBS FERRY LOCAL DEVELOPMENT CORPORATION AGENDA

MEETING DATE: MARCH 22, 2022

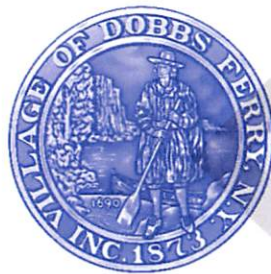
AGENDA ITEM SECTION: NEW BUSINESS

AGENDA ITEM NO.: 3

AGENDA ITEM: DISCUSSION OF CURRENT BALANCE SHEET AND REVIEW OF AUDIT; AND CONSIDER RESOLUTION TO APPROVE THE FINANCIAL REPORT FOR YEAR ENDING DECEMBER 31, 2020 AND DECEMBER 31, 2021

ITEM BACKUP DOCUMENTATION:

1. FINANCIAL REPORT DECEMBER 31, 2021 AND 2020
2. DRAFT RESOLUTION: APPROVING THE FINANCIAL REPORT FOR YEAR ENDING DECEMBER 31, 2020 AND DECEMBER 31, 2021



**Village of Dobbs Ferry
Local Development Corporation**

(A Component Unit of the Village of Dobbs Ferry, New York)

Financial Report

December 31, 2021 and 2020

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Financial Report

December 31, 2021 and 2020

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Independent Auditor's Report

Chairman and Corporation Board
Village of Dobbs Ferry Local Development Corporation
Dobbs Ferry, New York

Report on the Financial Statements

Opinion

We have audited the financial statements of the Village of Dobbs Ferry Local Development Corporation (Corporation), a component unit of the Village of Dobbs Ferry, New York, as of and for the years ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of December 31, 2021 and 2020, and the changes in its financial position and its cash flows 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* (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. 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 the 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 of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 the 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 audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that 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 other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Corporation's basic financial statements. The schedule of indebtedness is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits 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 indebtedness is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated _____, 2022, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

Albany, New York
_____, 2022

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Management's Discussion and Analysis December 31, 2021 and 2020

The following Management's Discussion and Analysis (MD&A) provides an introduction and overview of the financial activities and performance of the Village of Dobbs Ferry Local Development Corporation (Corporation) for the years ended December 31, 2021 and 2020. The MD&A is designed to assist the reader in focusing on significant matters. The following presentation is by necessity highly summarized, and in order to gain a thorough understanding of the Corporation's financial condition, the following financial statements, notes and supplementary information should be reviewed in their entirety.

Overview of Financial Statements

The Corporation's financial statements are prepared on the accrual basis in accordance with accounting principles generally accepted in the United States of America 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, if any, are capitalized and are depreciated over their useful lives. See *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 reported in these statements for some items will result in cash flows in future periods.

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

In addition to the basic financial statements and accompanying notes, this report also presents the *Supplemental Schedule of Indebtedness*.

Financial Highlights

In 2010, the Corporation was formed and began implementing strategies to support economic activity in the Village of Dobbs Ferry, New York (Village) that is otherwise not permissible under New York State law by the Village.

From 2010 through 2014, the Corporation successfully closed on several development projects, which consisted of the Children's Village Project, the Masters School Project and the Mercy College Project. In total, conduit bonds in excess of \$81 million were issued to help secure financing for the aforementioned projects.

No other projects have been brought before the Corporation for action as of the date of this report.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Management's Discussion and Analysis December 31, 2021 and 2020

Financial Analysis of the Corporation

The tables below present condensed financial information derived from the Corporation's financial statements as of and for the years ended December 31, 2021, 2020, and 2019.

Condensed Statements of Net Position

	2021	2020	2019	Increase (Decrease) 2021-2020	Increase (Decrease) 2020-2019
Current assets	\$ 62,117	\$ 63,050	\$ 339,231	\$ (933)	\$ (276,181)
Current liabilities	-	-	274,690	-	(274,690)
Net position	<u>\$ 62,117</u>	<u>\$ 63,050</u>	<u>\$ 64,541</u>	<u>\$ (933)</u>	<u>\$ (1,491)</u>

Condensed Statements of Revenues, Expenses, and Changes in Net Position

	2021	2020	2019	Increase (Decrease) 2021-2020	Increase (Decrease) 2020-2019
Operating revenues	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -
Non-operating revenues	67	330	435	(263)	(105)
Total revenues	<u>2,067</u>	<u>2,330</u>	<u>2,435</u>	<u>(263)</u>	<u>(105)</u>
Operating expenses	<u>3,000</u>	<u>3,821</u>	<u>214,011</u>	<u>(210,190)</u>	<u>(210,190)</u>
Change in net position	<u>\$ (933)</u>	<u>\$ (1,491)</u>	<u>\$ (211,576)</u>	<u>\$ 210,085</u>	<u>\$ 210,085</u>

The Corporation's operating revenues consist of annual fees for services. These annual fees are paid by the organizations that issued conduit bonds through the Corporation. Annual operating expenses consist of professional services for legal and auditing arrangements. In addition, the Corporation incurs professional development expenses for allowable projects. Expenses for professional development projects vary from year to year depending upon the Corporation's resources and needs of the Village. In December 2017, the Corporation's Board approved a contribution of up to \$200,000 toward a sidewalk project within the Village. The project was completed during 2020, and the Corporation has reported this obligation within program expenses and due to the Village.

Contacting the Corporation's Financial Management

This financial report is designed to provide a general overview of the Corporation's finances and to demonstrate the Corporation's accountability for the funds it receives. If you have any questions about this report or need additional financial information, contact the Village Administrator, Village of Dobbs Ferry, 112 Main Street, Dobbs Ferry, New York 10522.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Statements of Net Position

		December 31,	
		2021	2020
ASSETS			
CURRENT ASSETS			
Cash	\$	59,117	\$ 60,050
Accounts receivable		3,000	2,000
Due from the Village		-	1,000
	\$	<u>62,117</u>	<u>\$ 63,050</u>
NET POSITION			
NET POSITION			
Unrestricted	\$	<u>62,117</u>	<u>\$ 63,050</u>

See accompanying Notes to Financial Statements.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Statements of Revenues, Expenses, and Changes in Net Position

	Years Ended December 31,	
	2021	2020
OPERATING REVENUES		
Administrative fees	\$ 2,000	\$ 2,000
OPERATING EXPENSES		
Professional fees	3,000	3,821
Operating loss	(1,000)	(1,821)
OTHER INCOME		
Interest income	67	330
Change in net position	(933)	(1,491)
NET POSITION, <i>beginning of year</i>	63,050	64,541
NET POSITION, <i>end of year</i>	<u>\$ 62,117</u>	<u>\$ 63,050</u>

See accompanying Notes to Financial Statements.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Statements of Cash Flows

	Years Ended December 31,	
	2021	2020
CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES		
Receipts from customers	\$ 2,000	\$ 2,000
Payments to vendors	(3,000)	(279,511)
	<u>(1,000)</u>	<u>(277,511)</u>
CASH FLOWS PROVIDED BY INVESTING ACTIVITIES		
Interest income earned	67	330
	<u>67</u>	<u>330</u>
Net decrease in cash	(933)	(277,181)
CASH, beginning of year	60,050	337,231
	<u>60,050</u>	<u>337,231</u>
CASH, end of year	\$ 59,117	\$ 60,050
	<u>\$ 59,117</u>	<u>\$ 60,050</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating loss	\$ (1,000)	\$ (1,821)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities		
(Increase) decrease in		
Accounts receivable	(1,000)	-
Due from the Village	1,000	(1,000)
(Decrease) increase in		
Accounts payable	-	(3,125)
Due to the Village	-	(271,565)
	<u>(1,000)</u>	<u>(277,511)</u>

See accompanying Notes to Financial Statements.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Notes to Financial Statements December 31, 2021 and 2020

Note 1 - Organization and Summary of Significant Accounting Policies

a. Business Organization

The Dobbs Ferry Local Development Corporation (Corporation) was incorporated in November 2010 under Section 1411 of the Not-For-Profit Corporation Law of the State of New York. The mission of the Corporation is to conduct activities that will relieve and reduce unemployment, promote and provide for additional maximum employment, improve and maintain job opportunities, lessen the burdens of government, and act in the public interest. The sole member of the Corporation is the Village of Dobbs Ferry, New York (Village) acting by and through its Mayor, ex officio. The Corporation is managed by a Board of Directors consisting of not less than three but no more than seven Directors that serve at the pleasure of the Village. The Corporation is considered a component unit of the Village. The Village is not liable for the bonds or notes of the Corporation.

The income of the Corporation is exempt from Federal, State and local income taxes.

b. Basis of Accounting and Financial Statement Presentation

The accounts of the Corporation are maintained in a single proprietary fund on the economic resource's measurement focus and the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) for government entities. The Governmental Accounting Standards Board (GASB) is the primary standard-setting body for establishing governmental accounting and financial reporting principles. With this measurement focus, all assets and liabilities associated with operations are included on the statements of net position.

c. Net Position

The following terms are used in reporting net position:

- Net Investment in Capital Assets - consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted - is reported as restricted when constraints placed on net position use are either:
 - Externally imposed by creditors (such as debt covenants), grantors, contributors, laws, or regulations of other governments, or
 - Imposed by law through constitutional provisions or enabling legislation.
- Unrestricted - is the net amount of assets and liabilities that is not included in the determination of the net investment in capital assets or restricted components of net position described above.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Notes to Financial Statements December 31, 2021 and 2020

Note 1 - Organization and Summary of Significant Accounting Policies - Continued

d. Estimates

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

e. Subsequent Events

The Corporation has evaluated subsequent events for potential recognition or disclosure through _____, 2022, the date the financial statements were available to be issued.

Note 2 - Cash

In accordance with the provisions of Section 10 of the General Municipal Law of New York State, all Corporation deposits, including certificates of deposit and special time deposits in excess of the amount insured by the Federal Deposit Insurance Corporation (FDIC) under the provisions of the Federal Deposit Insurance Act, must be collateralized by a pledge of eligible securities, letters of credit, or surety bonds. As of December 31, 2021, and 2020, the FDIC insurance or collateral held by the pledging bank's trust department in the Authority's name, was sufficient to secure the Corporation's deposits.

The Corporation's investment policies are governed by state statutes. In addition, the Corporation has its own written investment policy. Corporation monies must be deposited in FDIC insured commercial banks or trust companies located within the state. Permissible investments include obligations of the U.S. Treasury and U.S. agencies, repurchase agreements, obligations of New York State or its localities, and Certificates of Participation.

The written investment policy requires repurchase agreements to be purchased from banks located within the State and that underlying securities must be obligations of the federal government.

Note 3 - Industrial Revenue Bond and Note Transactions

Revenue bonds and notes issued by the Corporation are secured by loan agreements from organizations that utilized the proceeds for various projects. The repayment terms of the loan agreements match the repayment terms of the bonds and notes issued by the Corporation. The bonds and notes are considered conduit debt and, therefore, are not obligations of the Corporation or the Village. As such, the Corporation does not record the assets resulting from completed loan agreements or liabilities resulting from completed bonds and notes issued in its accounts. The Corporation's primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising there from are controlled by trustees or banks acting as fiscal agents. For providing this service, the Corporation receives administrative fees from the borrowing organizations. Such administrative fee income is recognized upon authorization and closing of bonds and notes. Revenue bonds and notes outstanding at December 31, 2021 and 2020, were \$63,662,931 and \$64,457,802, respectively.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Notes to Financial Statements December 31, 2021 and 2020

Note 4 - Accounting Pronouncements Issued But Not Yet Implemented

The Corporation has not yet implemented the following accounting pronouncements:

GASB Statement No. 87, *Leases*. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and the recognition of inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of this statement, as delayed by GASB 95, are effective for reporting periods beginning after June 15, 2021.

GASB Statement No. 91, *Conduit Debt Obligations*. This statement provides a single method of reporting conduit debt obligations by issuers and eliminates diversity in practice. This statement clarifies the existing definition of a conduit debt obligation; establishes that a conduit debt obligation is not a liability of the issuer, establishes standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations, and improves note disclosures. The requirements for this statement, as delayed by GASB 95, are effective for reporting periods beginning after December 15, 2021.

GASB Statement No. 92, *Omnibus 2021*. This statement addresses a variety of topics including leases, intra-entity transfers, fiduciary activities, public entity risk pools/reinsurance recoveries, fair value measurements, and derivative instrument technology. The requirements of this statement, as delayed by GASB 95, are effective for periods beginning after June 15, 2021.

GASB Statement No. 93, *Replacement of Interbank Offered Rates*. This statement addresses governments that have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR) – most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current

form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions to the reference rate. The objective of this statement is to address accounting and financial reporting implications that result from the replacement of IBOR, such as providing exceptions for certain hedging derivative instruments to the hedge accounting termination provisions when an IBOR is replaced as the reference rate of the hedging derivative instrument's variable payment, clarifying the hedge accounting termination provisions when a hedged item is amended to replace the reference rate, removing LIBOR as an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap, and clarifying the definition of reference rate. The removal of the London IBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. The requirements relating to lease modifications, as delayed by GASB 95, are effective for reporting periods beginning after June 15, 2021. All other requirements of this statement were effective for reporting periods beginning after June 15, 2020.

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Notes to Financial Statements December 31, 2021 and 2020

Note 4 - Accounting Pronouncements Issued But Not Yet Implemented - Continued

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital assets (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which GASB defines in this statement as a PPP in which: (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.

This statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in this statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. The requirements of this statement are effective for fiscal years beginning after June 15, 2022.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. This statement: (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. Under this statement, a government generally should recognize a right-to-use subscription asset and a corresponding subscription liability. The requirements of this statement are effective for fiscal years beginning after June 15, 2022.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Service Code Section 457 Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and 84, and a Supersession of GASB Statement No. 32*. The primary objectives of this statement are to: (1) increase consistency and comparability relating to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit plans as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. This statement requires that for purposes of determining whether a primary government is financially accountable for a potential component unit, except for a potential component unit that is a defined contribution pension plan, a defined contribution other postemployment benefit plan, or another employee benefit plan (for example, certain Section 457 plans), the absence of a governing board should be treated the same as the appointment of a voting majority of a governing board if the primary government performed the duties that a governing board

Village of Dobbs Ferry Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Notes to Financial Statements

December 31, 2021 and 2020

Note 4 - Accounting Pronouncements Issued But Not Yet Implemented - Continued

would typically perform. The requirements of this statement that: (1) exempt primary governments that perform duties that a governing board typically performs from treating the absence of a governing board the same as the appointment of a voting majority of a governing board in determining whether they are financially accountable for defined contribution pension plans, defined contribution other postemployment benefit plans, or other employee benefit plans; and (2) limit the applicability of the financial burden criteria, are effective immediately. The requirements of this statement that are related to the accounting and financial reporting for Section 457 plans are effective for fiscal years beginning after June 15, 2021. For purposes of determining whether a primary government is financially accountable for a potential component unit, the requirements of this statement that provide for all other arrangements, the absence of a governing board be treated the same as the appointment of a voting majority of a governing board if the primary government performs the duties that a governing board typically would perform, are effective for reporting periods beginning after June 15, 2021.

Management has not estimated the extent of the potential impact of these statements on the Corporation's financial statements.

Village of Dobbs Local Development Corporation

(A Component Unit of the Village of Dobbs Ferry, New York)

Supplementary Information - Schedule of Indebtedness

Project Description	Original Issue Amount	Original Issue Date	Current Interest Rate	Year Ended December 31, 2021		Principal Payments 2021	Outstanding December 31, 2021	Final Maturity Date
				Outstanding January 1, 2021	Issued During 2021			
The Masters School Project	\$ 32,000,000	06/13	2.95%	\$ 27,602,802	\$ -	\$ (794,871)	\$ 26,807,931	7/43
Mercy College Project	36,855,000	07/14	4.0% - 5.0%	36,855,000	-	-	36,855,000	7/44
				<u>\$ 64,457,802</u>	<u>\$ -</u>	<u>\$ (794,871)</u>	<u>\$ 63,662,931</u>	

See Independent Auditor's Report.

**Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit
of Financial Statements Performed in Accordance
With Government Auditing Standards**

Board of Directors
Village of Dobbs Ferry Local Development Corporation
Dobbs Ferry, New York

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 the Village of Dobbs Ferry Local Development Corporation (Corporation), a component unit of the Village of Dobbs Ferry, New York, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated _____, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the 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 the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 or significant deficiencies may exist that were not identified.

Report Compliance and Other Matters

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

Albany, New York
_____, 2022



VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION XX-2022

**RESOLUTION OF THE DOBBS FERRY LOCAL DEVELOPMENT CORPORATION
APPROVING THE FINANCIAL REPORTS FOR YEAR ENDING DECEMBER 31, 2020
AND DECEMBER 31, 2021**

WHEREAS, BST & Co. CPAs, LLP have performed an audit of the financial statements of the Village of Dobbs Ferry Local Development Corporation for year ending on December 31, 2020 and on December 31, 2021; and

WHEREAS, BST & Co. CPAs, LLP has provided a report summarizing certain matters required by professional standards to be communicated to the Board of Directors of the Dobbs Ferry Local Development Corporation in their oversight responsibility for the Corporation's financial reporting process.

NOW, THEREFORE, BE IT

RESOLVED that Dobbs Ferry Local Development Corporation hereby accepts and approves the Financial Report for year ending on December 31, 2020 and on December 31, 2021 as submitted by BST & Co. CPAs, LLP.

Motion by: _____ Seconded by: _____

CHAIRMAN/DIRECTOR ROSSILLO	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
SECRETARY/DIRECTOR TAYLOR	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DIRECTOR SULLIVAN	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="0"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				