

**TOWN OF AMHERST DEVELOPMENT CORPORATION**

**(A Blended Component Unit of the Town of  
Amherst, New York)**

**Financial Statements as of  
December 31, 2020 and 2019  
Together with Independent  
Auditor's Report**

**Bonadio & Co., LLP**  
Certified Public Accountants

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Table of Contents**  
**December 31, 2020 and 2019**

---

	<u>Page</u>
Independent Auditor's Report	1
Management's Discussion and Analysis (Unaudited)	3
Basic Financial Statements:	
Statements of Net Position	7
Statements of Revenues, Expenses, and Change in Net Position	8
Statements of Cash Flows	9
Notes to Basic Financial Statements	10
Independent Auditor's Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With <i>Government Auditing Standards</i>	15

**INDEPENDENT AUDITOR'S REPORT**

March 1, 2021

To the Board of Directors of the  
Town of Amherst Development Corporation

**Report on the Financial Statements**

We have audited the accompanying financial statements of the Town of Amherst Development Corporation (the Corporation) (a New York not-for-profit corporation and blended component unit of the Town of Amherst, New York), as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of December 31, 2020 and 2019, and the 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.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, 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.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2021 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.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Management's Discussion and Analysis (Unaudited)**  
**(In Thousands)**

**December 31, 2020 and 2019**

---

The following Management's Discussion and Analysis (MD&A) of the Town of Amherst Development Corporation's (the Corporation) financial position provides an overview of the Corporation's financial activities for the years ended December 31, 2020 and 2019. The MD&A should be read in conjunction with the Corporation's financial statements and related notes, which follow the MD&A.

**FINANCIAL HIGHLIGHTS**

- The assets of the Corporation exceeded its liabilities at December 31, 2020 and 2019 by \$40,188 and \$88,555, respectively.
- The Corporation's net position decreased by \$48,367 in 2020 and by \$9,277 in 2019, as a result of 2020 and 2019 operations.
- The Corporation's total revenue in 2020 was \$6,000. The Corporation did not have revenue in 2019.
- The Corporation's total expenses were \$54,367 and \$9,277 in 2020 and 2019, respectively.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The statement of net position and the statement of revenue, expenses, and change in net position report information about the Corporation as a whole and about its activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Corporation's net position and changes in them from one year to the next. The Corporation's net position, the difference between assets and liabilities, is one way to measure the Corporation's financial health, or financial position. Over time, increases or decreases in the Corporation's net position are one indicator of whether its financial health is improving or deteriorating. Consideration should also be given to other factors, such as changes in the Corporation's fee income and the fluctuation of the Corporation's expenses, to assess the overall health of the Corporation.

**NOTES TO FINANCIAL STATEMENTS**

The financial statements also include notes that explain the information in the financial statements. They are essential to a full understanding of the data provided in the financial statements.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Management’s Discussion and Analysis (Unaudited)**

**(In Thousands)**

**December 31, 2020 and 2019**

---

**FINANCIAL ANALYSIS**

The analysis below summarizes the statements of net position (Table 1) and changes in net position (Table 2) of the Corporation as of and for the years ended December 31, 2020, 2019, and 2018.

**Table 1 - Statements of Net Position**

	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>ASSETS:</b>			
Current assets	\$ 38	\$ 134	\$ 143
Investments	<u>5</u>	<u>5</u>	<u>5</u>
Total assets	<u>43</u>	<u>139</u>	<u>148</u>
<b>LIABILITIES:</b>			
Current liabilities	3	-	-
Long-term liabilities	<u>-</u>	<u>50</u>	<u>50</u>
Total liabilities	<u>3</u>	<u>50</u>	<u>50</u>
<b>NET POSITION:</b>			
Unrestricted	<u>40</u>	<u>89</u>	<u>98</u>
Total net position	<u>\$ 40</u>	<u>\$ 89</u>	<u>\$ 98</u>

The Corporation’s entire net position is unrestricted and available to meet ongoing and future liabilities. The decrease in net position in 2020 was related to the Corporation paying management fees to the IDA for \$40,000. There was only \$1,000 in administrative fees revenue generated during the year. The decrease in overall net position from 2018 to 2019 is due to the Corporation incurring expenses but having no revenue-generating projects during the year.

Long-term liabilities for 2019 and 2018 consisted of the Corporation’s note payable owed to the Amherst Industrial Development Agency. This was paid in full in 2020.

Overall, as of December 31, 2020, the Corporation reports a positive net position.

Table 2 shows the changes in net position for the years ended December 31, 2020, 2019, and 2018.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Management's Discussion and Analysis (Unaudited)**

**(In Thousands)**

**December 31, 2020 and 2019**

**Table 2 - Changes in Net Position**

	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>REVENUES:</b>			
Administrative fees	\$ 1	\$ -	\$ 144
Federal aid	5	-	-
Transfer from related party	<u>-</u>	<u>-</u>	<u>1</u>
<b>Total revenues</b>	<u>6</u>	<u>-</u>	<u>145</u>
<b>EXPENSES:</b>			
Management fees to Town of Amherst IDA	40	-	-
Management and general	<u>14</u>	<u>9</u>	<u>8</u>
<b>Total expenses</b>	<u>54</u>	<u>9</u>	<u>8</u>
<b>Change in net position</b>	<u>\$ (48)</u>	<u>\$ (9)</u>	<u>\$ 137</u>

Corporation revenues increased in 2020 compared to 2019 as a result of administrative fees earned on one refinancing and Federal Community Development Block Grant (CDBG) funding to be received from the Town of Amherst for an economic study being done of the Amherst area. Corporation revenues in 2019 decreased from 2018 due to a decrease in the level of refinancings in 2019 when compared with 2018.

The Corporation's expenses increased approximately \$45,000 in 2020 as a result of \$40,000 in management fees paid to the Town of Amherst IDA for personnel and office space used by the Corporation in 2020 and \$5,000 spent on an "Advance Amherst" study being performed of the area, to be reimbursed by the previously mentioned CDBG funding. The Corporation's expenses increased 14% from 2018 to 2019 as the Corporation contributed to the financing of the structural report for the Boiler House property at 404 Mill Street in 2019.

**FUTURE FACTORS**

The ADC's activity issuing tax-exempt debt continues to be sporadic and subject to interest rates and the growth at local colleges and universities. The impact of COVID-19 on borrowing and interest rates in the bond market are unknown at this point.

Efforts continue in leveraging the powers of the ADC to facilitate priority projects where the AIDA cannot perform the required task(s). The ADC was the probable vehicle to underwrite and administer a façade program under consideration in 2020 (delayed due to COVID-19). Additionally, it is envisioned that the ADC will become active in the areas of land acquisition and public infrastructure development as projects move forward at Amherst Central Park and other areas of the town including the Boiler House in Amherst State Park.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Management's Discussion and Analysis (Unaudited)**  
**(In Thousands)**  
**December 31, 2020 and 2019**

---

Prevailing Wage legislation at the State Level was enacted and its impact is unclear at this point as there are a number of carve outs for specific entities and tax credits. Previous analyses concluded that this requirement would add approximately 20-35% percent to the cost of an economic development project upstate, drive-up the cost of doing business in the state even higher, and thereby make the entire state less competitive.

**CONTACTING CORPORATION'S ADMINISTRATION**

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the Corporation's finances and to show the accountability for the money received. If you have questions about this report or need additional financial information, contact the Town of Amherst Development Corporation, 4287 Main Street, Amherst, NY 14226.



**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Statements of Net Position**  
**December 31, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>ASSETS</b>		
CURRENT ASSETS		
Cash	\$ 32,688	\$ 133,555
Due from Town of Amherst	<u>5,000</u>	<u>-</u>
Total current assets	37,688	133,555
INVESTMENTS	<u>5,000</u>	<u>5,000</u>
Total assets	<u>42,688</u>	<u>138,555</u>
<b>LIABILITIES</b>		
CURRENT LIABILITIES		
Accounts payable	<u>\$ 2,500</u>	<u>\$ -</u>
Total current liabilities	2,500	-
NOTE PAYABLE - Related party	<u>-</u>	<u>50,000</u>
Total liabilities	<u>2,500</u>	<u>50,000</u>
<b>NET POSITION</b>		
UNRESTRICTED	<u>40,188</u>	<u>88,555</u>
Total net position	<u>\$ 40,188</u>	<u>\$ 88,555</u>

The accompanying notes are an integral part of these statements.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Statements of Revenues, Expenses, and Change in Net Position**  
**For the years ended December 31, 2020 and 2019**

---

	<u>2020</u>	<u>2019</u>
OPERATING REVENUE:		
Administrative fees	\$ 1,000	\$ -
Federal aid	<u>5,000</u>	<u>-</u>
Total operating revenue	<u>6,000</u>	<u>-</u>
OPERATING EXPENSES:		
Management fees to Town of Amherst Industrial Development Agency	40,000	-
Management and general	<u>14,367</u>	<u>9,277</u>
Total operating expenses	<u>54,367</u>	<u>9,277</u>
OPERATING LOSS	<u>(48,367)</u>	<u>(9,277)</u>
CHANGE IN NET POSITION	(48,367)	(9,277)
NET POSITION - beginning of year	<u>88,555</u>	<u>97,832</u>
NET POSITION - end of year	<u>\$ 40,188</u>	<u>\$ 88,555</u>

The accompanying notes are an integral part of these statements.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Statements of Cash Flows**

**For the years ended December 31, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Cash received from administrative fees	\$ 1,000	\$ -
Cash paid for management fees	(40,000)	-
Cash paid for supporting services	<u>(11,867)</u>	<u>(9,277)</u>
Net cash flow from operating activities	<u>(50,867)</u>	<u>(9,277)</u>
<b>CASH FLOW FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Repayment of related party note payable	<u>(50,000)</u>	-
Net cash flow from noncapital financing activities	<u>(50,000)</u>	-
<b>CHANGE IN CASH</b>	<b>(100,867)</b>	<b>(9,277)</b>
CASH - beginning of year	<u>133,555</u>	<u>142,832</u>
CASH - end of year	<u>\$ 32,688</u>	<u>\$ 133,555</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Operating loss	\$ (48,367)	\$ (9,277)
Adjustments to reconcile operating loss to net cash flow from operating activities:		
Changes in:		
Due from Town of Amherst	(5,000)	-
Accounts payable	<u>2,500</u>	<u>-</u>
Net cash flow from operating activities	<u>\$ (50,867)</u>	<u>\$ (9,277)</u>

The accompanying notes are an integral part of these statements.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2020 and 2019**

---

**1. NATURE OF ACTIVITIES**

The Town of Amherst Development Corporation (the Corporation) was incorporated on May 23, 1977 under Section 402 of the Not-for-Profit Corporation Law to achieve the following lawful public and quasi-public objectives:

- Relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instruction or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the Town of Amherst (the Town) by attracting new industry hereto and by encouraging the development or retention of industries in the Town and improving the economy and lessening the burdens of government and otherwise acting in the public interest, all within the Town;
- Construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants within said Town where projects assisted by the Empire State Development Corporation are to be located, and to assist financially in such construction, acquisition, rehabilitation and improvement and to maintain such plant for others;
- To study and promote, alone or in concert with local officials and interested local groups, the economic growth and business prosperity of the Town and such other areas of Western New York as may relate to and affect the Town and further the solution of other civic problems of the Western New York region.

The Corporation is a blended component unit of the Town of Amherst, New York.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting**

The Corporation's financial statements are prepared in conformity with accounting principles generally accepted in the United States as set forth by the Governmental Accounting Standards Board (GASB) for proprietary funds.

**Basis of Presentation**

GASB requires the classification of net position into three categories defined as follows:

- Net investment in capital assets - This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets, if applicable. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2020 and 2019**

---

- Restricted net position - This component of net position consists of amounts which have external constraints placed on their use imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted net position - This component of net position consists of net position that do not meet the definition of "net investment in capital assets," or "restricted."

When both restricted and unrestricted resources are available for use for the same purpose, the Corporation uses restricted resources first and then unrestricted resources, as needed.

**Cash**

The Corporation's only cash as of December 31, 2020 and 2019 is classified as a demand deposit.

**Investments**

The Corporation, as part of its economic development mission, invests non-public source funds in equity securities for start-up companies. These investments do not have a readily available fair market value and therefore are valued at cost in these financial statements.

**Tax-Exempt Bonds**

The Corporation is authorized to act on the behalf of the Town for the primary purpose of issuing tax-exempt bonds. The Corporation charges an administrative fee for issuing such bonds that the Town of Amherst Industrial Development Agency (the Agency) would customarily charge. Such fees are recognized when earned and transferred to the Agency.

**Income Taxes**

The Corporation is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code, therefore, no provision for income taxes is reflected in the financial statements. The Corporation has been classified as a publicly supported organization that is a private foundation under Section 509(a) of the Code. The Corporation presently discloses or recognizes income tax positions based on management's estimate of whether it is reasonably possible or probable that a liability has been incurred for unrecognized income taxes. Management has concluded that the Corporation has taken no uncertain tax positions that require adjustment in its financial statements.

However, the Corporation is classified as a private foundation and as such, is subject to a federal excise tax of 2% of net investment income. The Corporation did not have any net investment income for the years ended December 31, 2020 and 2019.

**Revenue Recognition**

Operating revenue consists of revenue from fees earned on new projects when bonds are issued, mortgages are issued or a refinancing occurs. The Corporation charges a fee of one half of 1% of the bond amount and an administrative fee. Fee income is recorded as revenue when the financing closes, regardless of when the related cash is received. Fee income received prior to closing is recorded as deferred revenue. Operating revenue in 2020 also consisted of Federal aid received to fund an economic study of the Amherst area. The Corporation defines non-operating revenue as interest earnings.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2020 and 2019**

---

**Contributed Services**

The Corporation recognizes contributed services at their fair value if the services have value to the Corporation, are estimable and require specialized skills, are provided by individuals possessing those skills, and would have been purchased if not provided by contributors.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates, particularly given the economic disruptions and uncertainties associated with the ongoing COVID-19 pandemic, and such differences may be significant.

**3. DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS**

The Corporation funds must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the state which have a branch office located within the Town. The Treasurer is authorized to use demand accounts and certificates of deposit.

Collateral is required for demand deposits and certificates of deposit at 102% of the amount of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are outlined in chapter 623 of the laws of the State of New York.

At December 31, 2020 and 2019, the reported amounts of the Corporation's deposits were \$32,688 and \$133,555, and the bank balances were \$32,738 and \$133,605, respectively. The bank balance was fully covered by federal depository insurance each year.

The Corporation, as part of its economic development mission, invests non-public source funds in equity securities for start-up companies. These investments do not have a readily available fair market value and therefore are valued at cost.

**4. RELATED PARTY TRANSACTIONS**

The Corporation is related to the Agency through members of its Board of Directors. At December 31, 2019, the Corporation had a \$50,000 non-interest bearing note payable to the Agency. In December 2019, the Board of Directors approved the repayment of this note to the Agency, and the payment was made in full in April 2020.

In addition, the Agency provides office space and personnel at a cost to the Corporation. The Corporation reimburses the Agency for the use of office space and personnel through its management fee. For the year ended December 31, 2020, the Corporation paid \$40,000 to the Agency for this purpose. During the year ended December 31, 2019, the Corporation did not transfer any amount to the Agency, as the Corporation did not have any revenue-generating projects during the year.

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2020 and 2019**

---

**5. NOTE PAYABLE**

As mentioned previously, the Corporation had a \$50,000 non-interest bearing note payable to the Agency at December 31, 2019. There was no stated maturity date for this note; however, the Corporation paid this note in full to the Agency in 2020.

The following summarizes note payable activity for the year ended December 31, 2020:

	Balance			Due Within	Due After One
	<u>January 1</u>	<u>Increases</u>	<u>Decreases</u>	<u>One Year</u>	<u>Year</u>
Note Payable	\$ 50,000	\$ -	\$ (50,000)	\$ -	\$ -

The following summarizes note payable activity for the year ended December 31, 2019:

	Balance			Due Within	Due After One
	<u>January 1</u>	<u>Increases</u>	<u>Decreases</u>	<u>One Year</u>	<u>Year</u>
Note Payable	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -

**6. CONDUIT DEBT**

The Corporation has issued revenue bonds on behalf of various organizations who are third-party obligors of the debt. Each of these revenue bonds will be solely paid back by the obligor and is only being disclosed as conduit debt by the Corporation, as the Corporation has no obligations to make payments on this debt.

The aggregate principal amounts outstanding as of December 31 for conduit debt issued by the Corporation are as follows:

<u>Project Name</u>	<u>Issued Date</u>	<u>2020</u>	<u>2019</u>
UBF Faculty Student Housing	August 2010	\$ 18,075,000	\$ 18,825,000
Asbury Pointe, Inc.	December 2011	6,410,000	6,410,000
YMCA Buffalo Niagara	December 2011	11,998,110	12,850,261
Creekside Village/Flint Village East	June 2012	25,875,000	26,715,000
Asbury Point, Inc.	July 2013	2,994,061	3,305,225
Beechwood Health Care Center, Inc.	September 2017	6,930,000	7,678,750
UBF Faculty Student Housing	October 2017	58,420,000	60,725,000
Summit Center, Inc.	December 2017	5,309,766	5,524,840
Daemen College	May 2018	27,675,000	28,145,000
		<u>\$163,686,937</u>	<u>\$170,179,076</u>

**TOWN OF AMHERST DEVELOPMENT CORPORATION**  
**(A Blended Component Unit of the Town of Amherst, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2020 and 2019**

---

**7. COVID-19**

The United States is presently in the midst of a national health emergency related to a virus, commonly known as Novel Coronavirus (COVID-19). The overall consequences of COVID - 19 on a national, regional and local level are unknown, but it has the potential to result in a significant economic impact. The future impact of this situation on the Corporation and its results and financial position is not presently determinable.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

March 1, 2021

To the Board of Directors of the  
Town of Amherst Development Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Town of Amherst Development Corporation (the Corporation), a blended component unit of the Town of Amherst, New York, for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated March 1, 2021.

**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 may exist that have not been identified.

**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.