

**TOWN OF AMHERST
INDUSTRIAL DEVELOPMENT AGENCY**

**Financial Statements
as of December 31, 2015 and 2014
Together with
Independent Auditor's Report**

Bonadio & Co., LLP
Certified Public Accountants

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

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INDEPENDENT AUDITOR'S REPORT

March 18, 2016

To the Board of Directors of the
Town of Amherst Industrial Development Agency:

Report on the Financial Statements

We have audited the accompanying financial statements of the Town of Amherst Industrial Development Agency (the Agency), as of and for the year ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Agency'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 opinions.

100 Corporate Parkway
Suite 200
Amherst, New York 14226
p (716) 250-6600
f (716) 250-6605

www.bonadio.com

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INDEPENDENT AUDITOR'S REPORT

(Continued)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2015 and 2014, 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.

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 - 6 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.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. Schedules 1-2 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedules 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 schedules are 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 March 18, 2016 on our consideration of the Agency'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 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 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 Agency's internal control over financial reporting and compliance.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

The following Management's Discussion and Analysis (MD&A) of the Town of Amherst Industrial Development Agency's (the Agency) financial position provides an overview of Agency's financial activities for the years ended December 31, 2015 and 2014. The MD&A should be read in conjunction with Agency's financial statements and related notes, which follow the MD&A.

FINANCIAL HIGHLIGHTS

- The assets of the Agency exceeded its liabilities at December 31, 2015 and 2014 by \$2,306,622 and 2,144,756, respectively.
- The Agency's net position increased by \$161,866 in 2015 and decreased by \$88,625 in 2014, as a result of 2015 and 2014 operations.
- The Agency's total revenues (operating and non-operating) were \$950,189 and \$687,786 in 2015 and 2014, respectively.
- The Agency's total expenses were \$788,323 and \$776,411 in 2015 and 2014, 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 Agency 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 Agency's net position and changes in them from one year to the next. The Agency's net position, the difference between assets and liabilities, is one way to measure the Agency's financial health, or financial position. Over time, increases or decreases in the Agency'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 Agency's fee income and the fluctuation of the Agency's expenses, to assess the overall health of the Agency.

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.

FINANCIAL ANALYSIS

The analysis below summarizes the statements of net position (Table 1) and changes in net position (Table 2) of the Agency as of and for the years ended December 31, 2015, 2014 and 2013.

Table 1 - Statements of Net Position (000s omitted)

	<u>2015</u>	<u>2014</u>	<u>2013</u>
Assets:			
Current assets	\$ 2,031	\$ 1,838	\$ 1,952
Capital assets, net of accumulated depreciation	656	681	684
Restricted and other assets	<u>157</u>	<u>197</u>	<u>237</u>
Total assets	<u>2,845</u>	<u>2,716</u>	<u>2,873</u>
Liabilities:			
Current liabilities	64	52	78
Long-term liabilities	<u>474</u>	<u>519</u>	<u>561</u>
Total liabilities	<u>538</u>	<u>571</u>	<u>639</u>
Net position:			
Net investment in capital assets	138	121	83
Restricted	107	147	187
Unrestricted	<u>2,061</u>	<u>1,877</u>	<u>1,963</u>
Total net position	<u>\$ 2,307</u>	<u>\$ 2,145</u>	<u>\$ 2,233</u>

A large portion of the Agency's net position (89.3% in 2015, 87.5% in 2014 and 87.9% in 2013) is unrestricted and available to meet ongoing and future liabilities. The increase in overall net position is due to the increase in administrative fees generated.

Long-term liabilities consist mainly of the Agency's mortgage on its office building and continue to decline as payments are made.

Overall, the Agency continues to report a positive net position.

FINANCIAL ANALYSIS (Continued)

Table 2 shows the changes in net position for the years ended December 31, 2015, 2014 and 2013.

Table 2 - Changes in Net Position (000s omitted)

	<u>2015</u>	<u>2014</u>	<u>2013</u>
Revenues:			
Administrative fees	\$ 942	\$ 678	\$ 657
Application fees	6	7	4
Refund of expenditures	-	-	22
Transfer from Town of Amherst Development Corp	-	-	28
Other and interest income	<u>2</u>	<u>3</u>	<u>6</u>
Total revenues	<u>950</u>	<u>688</u>	<u>717</u>
Expenses:			
Salaries and benefits	526	514	499
Town of Amherst - CDBG Funds	40	40	40
Mortgage interest	33	35	37
Professional fees	43	26	23
BNE Participation	10	20	20
Depreciation	28	27	26
Other general and administrative	<u>108</u>	<u>114</u>	<u>112</u>
Total expenses	<u>788</u>	<u>776</u>	<u>757</u>
Change in net position	<u>\$ 162</u>	<u>\$ (89)</u>	<u>\$ (40)</u>

Agency revenues in 2015 increased from 2014 due to an increase in the level of lease agreements, a new installment agreement and increased refinancing transactions in 2015 when compared with 2014.

Expenses increased in 2015 approximately 2%.

FUTURE FACTORS

The 2016-2017 New York State Budget proposed by Governor Cuomo includes a provision that would require approval of Industrial Development Agency issued tax-exempt bonds to receive approval by the Public Authority Control Board. This is a fundamental shift in locally approved economic development as defined in New York State statute and portends to the possibility of further approval legislation of other IDA inducements in the future. The added time and uncertainty of approval by this board further damages economic development efforts to attract investment and grow the economy.

The Governor signed legislation at the end of 2015 that establishes common standards for applications and financial agreements; requires IDAs to develop benefit recapture/suspension policies and project selection criteria; and requires applicants to certify and document jobs that are created and/or retained. Many of the provisions are already incorporated into existing Amherst IDA policies and procedures, but there is concern that additional reporting and project evaluation requirements may prohibit small companies from applying. Large companies with options of investing in other areas outside of New York State could view the application and reporting compliance as onerous and invest elsewhere.

In an increasingly competitive marketplace to attract private investment, additional regulations added to existing business costs will only further weaken our ability to attract investment.

CONTACTING AGENCY'S ADMINISTRATION

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of Agency'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 Industrial Development Agency, 4287 Main Street, Amherst, NY 14226.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

STATEMENTS OF NET POSITION DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
ASSETS		
CURRENT ASSETS:		
Cash	\$ 1,898,348	\$ 1,794,290
Accounts receivable	128,240	38,435
Prepaid expenses	<u>4,864</u>	<u>5,049</u>
Total current assets	<u>2,031,452</u>	<u>1,837,774</u>
CAPITAL ASSETS, NET	<u>656,400</u>	<u>680,816</u>
NOTES RECEIVABLE, RELATED PARTY	<u>50,000</u>	<u>50,000</u>
RESTRICTED ASSETS:		
Restricted for future industrial development loans	42,304	82,322
Cash restricted for mortgage escrow	<u>64,936</u>	<u>64,935</u>
Total restricted assets	<u>107,240</u>	<u>147,257</u>
Total assets	<u>2,845,092</u>	<u>2,715,847</u>
LIABILITIES		
CURRENT LIABILITIES:		
Accounts payable and accrued expenses	20,000	10,417
Due to U.S. Treasury Department	4	13
Current portion of mortgage payable	<u>44,561</u>	<u>41,972</u>
Total current liabilities	64,565	52,402
MORTGAGE PAYABLE, less current portion	<u>473,905</u>	<u>518,689</u>
Total liabilities	<u>538,470</u>	<u>571,091</u>
NET POSITION		
NET INVESTMENT IN CAPITAL ASSETS	137,934	120,155
RESTRICTED	107,240	147,257
UNRESTRICTED	<u>2,061,448</u>	<u>1,877,344</u>
Total net position	<u>\$ 2,306,622</u>	<u>\$ 2,144,756</u>

The accompanying notes are an integral part of these statements.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

STATEMENTS OF REVENUE, EXPENSES, AND CHANGE IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
OPERATING REVENUE:		
Administrative fees	\$ 942,284	\$ 678,047
Application fees	6,000	6,500
Other revenue	<u>884</u>	<u>1,550</u>
Total operating revenue	<u>949,168</u>	<u>686,097</u>
OPERATING EXPENSES:		
Salaries and benefits, net	<u>526,367</u>	<u>514,246</u>
General and administrative -		
Professional fees	43,285	26,473
Town of Amherst - CDBG Funds	40,000	40,000
Building mortgage interest	32,501	34,954
Insurance	18,423	18,083
Maintenance and landscaping	15,589	16,743
Special events and projects	12,745	13,993
Dues and subscriptions	11,197	7,857
Office supplies and postage	11,110	13,209
Buffalo Niagara Enterprise participation	10,000	20,000
Telephone	8,634	8,761
Real property taxes	8,352	8,459
Utilities	7,035	7,536
Equipment rental and repair	5,539	10,095
Meetings and conferences	4,292	4,390
Marketing	3,799	964
Education	675	2,892
Auto and travel	<u>457</u>	<u>712</u>
Total general and administrative	<u>233,633</u>	<u>235,121</u>
Depreciation	<u>28,323</u>	<u>27,044</u>
Total operating expenses	<u>788,323</u>	<u>776,411</u>
Operating income (loss)	160,845	(90,314)
NON-OPERATING ACTIVITIES - interest income	<u>1,021</u>	<u>1,689</u>
CHANGE IN NET POSITION	161,866	(88,625)
NET POSITION - beginning of year	<u>2,144,756</u>	<u>2,233,381</u>
NET POSITION - end of year	<u>\$ 2,306,622</u>	<u>\$ 2,144,756</u>

The accompanying notes are an integral part of these statements.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
CASH FLOW FROM OPERATING ACTIVITIES:		
Fees and other revenue received	\$ 859,363	\$ 717,358
Payments to employees and vendors	<u>(750,241)</u>	<u>(772,344)</u>
Net cash flow from operating activities	<u>109,122</u>	<u>(54,986)</u>
CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Additions to property and equipment	(3,907)	(24,012)
Principal payments of long-term debt	<u>(42,195)</u>	<u>(39,741)</u>
Net cash flow from capital and related financing activities	<u>(46,102)</u>	<u>(63,753)</u>
CASH FLOW FROM INVESTING ACTIVITIES:		
Interest income	1,021	1,689
Withdrawals from restricted deposits	<u>40,017</u>	<u>40,039</u>
Net cash flow from investing activities	<u>41,038</u>	<u>41,728</u>
CHANGE IN CASH	104,058	(77,011)
CASH - beginning of year	<u>1,794,290</u>	<u>1,871,301</u>
CASH - end of year	<u>\$ 1,898,348</u>	<u>\$ 1,794,290</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH FLOW FROM OPERATING ACTIVITIES:		
Operating income (loss)	\$ 160,845	\$ (90,314)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	28,323	27,044
Changes in:		
Receivables	(89,805)	31,261
Prepaid expenses	185	5,477
Accounts payable	9,583	(28,419)
Due to U.S. Treasury	<u>(9)</u>	<u>(35)</u>
Net cash flow from operating activities	<u>\$ 109,122</u>	<u>\$ (54,986)</u>

The accompanying notes are an integral part of these statements.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2015 AND 2014

1. AGENCY

The Town of Amherst Industrial Development Agency (the Agency) is a public benefit corporation created in 1973 in accordance with Article 18-A of New York State (the State) General Municipal Law for the purpose of encouraging financially sound companies to locate and expand in the Town of Amherst, New York (the Town). The Agency is exempt from federal, state and local income taxes. The Agency is a separate entity and operates independently of the Town.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Agency'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 classifications 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.
- 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. At December 31, 2015 and 2014, the Agency has no restricted net position.
- 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 Agency uses restricted resources first and then unrestricted resources, as needed.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Nature of Activities

- *Industrial Development Revenue Bonds*

Industrial development revenue bonds issued by the Agency are secured by the properties which are leased to companies and are retired by lease payments. The conduit debt arising from bonds and notes are not obligations of the Agency. The Agency does not record the assets or liabilities resulting from completed bond and note issues in its financial statements since its primary function is to facilitate the financing between the borrowing companies and the bond holders. The Agency receives bond administrative fees from the borrowing companies for providing this service. Such fees are recognized immediately upon issuance of the funds. At December 31, 2015 and 2014, there were no tax-exempt bonds outstanding with an aggregate amount payable.

- *Lease, Second and Collateral Mortgage Agreements and Other Financing Programs*

Lease agreements are used for projects when no financing is needed. Typically the project is financed internally by the company or developer. Second and collateral mortgage agreements are a financing tool used only when there is a mortgage already on the property. There are typically two types of second mortgages available: (1) a fixed asset second mortgage which is used for tenant improvements and/or equipment when the builder/owner needs to borrow additional money; and (2) an equity asset mortgage which is used for permanent working capital when the borrower/owner borrows the appreciated value or equity in an existing building. There are a variety of other financing programs, such as equipment purchase mortgages, leasehold mortgages, installment sales, acquisitions and expansions that the Agency offers to participating companies.

The Agency does not record the assets or liabilities resulting from these activities in its financial statements since its primary function is to arrange the financing. Funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives administrative fees from the borrowing companies. Such fees are recognized when earned.

- *Lease with Mortgage Transactions*

Lease agreements with mortgages are used where financing is required but the borrower and lender do not want to enter into a bond transaction. In lease with mortgage transactions, the Agency signs the mortgage to subject its interest in the real property to the lien of the mortgage but does not execute and deliver a bond. The borrower company signs a note and joins in signing the mortgage with the Agency. Agency participation in the mortgage provides for the mortgage tax exemption. Agency policy has been to not take fee title to any additional real estate and instead for all new transactions involving real estate, the Agency takes a leasehold interest in the real estate which is sufficient to provide for real property tax abatement.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Nature of Activities (Continued)

- *Payments in Lieu of Taxes*

The Agency has entered into contractual arrangements with each of the client companies that have outstanding industrial development revenue bonds, whereby the client companies make payments in lieu of taxes to the Agency. Upon receipt of such payments, the Agency remits them to various taxing jurisdictions (Town of Amherst, County of Erie and various school districts) within the Town. The Agency does not reflect transactions regarding payments in lieu of taxes in its financial statements since its function in this area is to collect and remit the payment. The Agency does not charge a fee for this service. The Agency collected and remitted \$5,217,013 and \$5,870,464 of payments in lieu of taxes for the years ended December 31, 2015 and 2014, respectively.

Related Parties

The Agency is related to the Town of Amherst Development Corporation (the Corporation), a not-for-profit corporation, through common membership of its Board of Directors.

Cash

Cash includes cash on hand, demand deposits, money market funds, and savings accounts.

Accounts Receivable

Accounts receivable are shown gross, with uncollectible amounts recognized under the direct write-off method. Generally accepted accounting principles require the use of the allowance method for recording bad debts. However, the use of the direct write-off method is not materially different from the results that would be obtained under the allowance method. Amounts for which no payments have been received for several months are considered delinquent and when customary collection efforts are exhausted, the account is written-off.

Capital Assets

Assets purchased or acquired with a useful life exceeding one year are capitalized. Contributed fixed assets are recorded at fair value at the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs for repairs and maintenance are expensed as incurred. The Agency depreciates assets on the straight-line basis over the asset's estimated useful lives ranging from 3 to 10 years.

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 Agency charges an amount equal to 1% of the project amount. For second mortgages, the Agency charges an administrative fee of .50%. For lease assignments and assumptions, the Agency charges an administrative fee of 1%. For the tax exempt financing, the Agency charges an administrative fee of .50%. Fee income is recorded as revenue when the financing closes, regardless of when the related cash is received. For projects receiving a sales tax letter, 25% of the fee is recognized as revenue when the sales tax letter is issued. Fee income received prior to closing is recorded as deferred revenue. The Agency defines non-operating revenue as interest earnings.

Income Taxes

The Agency is a not-for-profit public benefit corporation and is exempt from income taxes under the Internal Revenue Code.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

3. DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS

The Agency's investment policies are governed by State statutes. In addition, the Agency has its own written investment policy. Agency monies must be deposited in Federal Deposit Insurance Corporation (FDIC)-insured commercial banks or trust companies located within the State and which have a branch office located within the Town. The Agency is authorized to use only demand accounts and certificates of deposit. Collateral is required for demand deposits and certificates of deposit not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

Cash

At December 31, 2015 and 2014, the Agency's cash was covered by FDIC insurance, or by eligible securities held in the Agency's name by a third-party custodial bank or by the bank's trust department. The Agency's deposits consisted of the following at December 31:

	<u>2015</u>		<u>2014</u>	
	<u>Bank Balance</u>	<u>Carrying Amount</u>	<u>Bank Balance</u>	<u>Carrying Amount</u>
Checking accounts	\$ 54,720	\$ 36,279	\$ 82,331	\$ 63,750
Money market account	<u>1,862,069</u>	<u>1,862,069</u>	<u>1,730,540</u>	<u>1,730,540</u>
	<u>\$ 1,916,789</u>	<u>\$ 1,898,348</u>	<u>\$ 1,812,871</u>	<u>\$ 1,794,290</u>

These deposits were insured or collateralized as follows:

	<u>2015</u>	<u>2014</u>
FDIC insurance	\$ 304,720	\$ 332,331
Collateralized by third party	<u>1,644,310</u>	<u>1,510,151</u>
Total FDIC insurance and collateral	<u>\$ 1,949,030</u>	<u>\$ 1,842,482</u>

Restricted cash and equivalents at December 31, 2015 and 2014 consist of the following:

	<u>2015</u>	<u>2014</u>
Community Development Block Grant funds restricted for future industrial development loans - cash on deposit - demand accounts	\$ 42,304	\$ 82,322
Funds restricted for mortgage escrow - cash on deposit - escrow accounts	<u>64,936</u>	<u>64,935</u>
	<u>\$ 107,240</u>	<u>\$ 147,257</u>

The Agency has also designated \$100,000 of unrestricted fund balance at December 31, 2015 and 2014 to be used for future investments.

4. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2015 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 100,000	\$ -	\$ -	\$ 100,000
Capital assets being depreciated:				
Leasehold improvements	22,710	-	-	22,710
Equipment	173,680	3,907	-	177,587
Building	719,835	-	-	719,835
Total capital assets being depreciated	<u>916,225</u>	<u>3,907</u>	<u>-</u>	<u>920,132</u>
Less: Accumulated depreciation:				
Leasehold improvements	(12,428)	(2,233)	-	(14,661)
Fixed equipment	(148,543)	(7,928)	-	(156,471)
Buildings	(174,438)	(18,162)	-	(192,600)
Total accumulated depreciation	<u>(335,409)</u>	<u>(28,323)</u>	<u>-</u>	<u>(363,732)</u>
Total capital assets being depreciated, net	<u>580,816</u>	<u>(24,416)</u>	<u>-</u>	<u>556,400</u>
Capital assets, net	<u>\$ 680,816</u>	<u>\$ (24,416)</u>	<u>\$ -</u>	<u>\$ 656,400</u>

Capital asset activity for the year ended December 31, 2014 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 100,000	\$ -	\$ -	\$ 100,000
Capital assets being depreciated:				
Leasehold improvements	18,710	4,000	-	22,710
Equipment	153,668	20,012	-	173,680
Building	719,835	-	-	719,835
Total capital assets being depreciated	<u>892,213</u>	<u>24,012</u>	<u>-</u>	<u>916,225</u>
Less: Accumulated depreciation:				
Leasehold improvements	(10,362)	(2,066)	-	(12,428)
Fixed equipment	(141,728)	(6,815)	-	(148,543)
Buildings	(156,275)	(18,163)	-	(174,438)
Total accumulated depreciation	<u>(308,365)</u>	<u>(27,044)</u>	<u>-</u>	<u>(335,409)</u>
Total capital assets being depreciated, net	<u>583,848</u>	<u>(3,032)</u>	<u>-</u>	<u>580,816</u>
Capital assets, net	<u>\$ 683,848</u>	<u>\$ (3,032)</u>	<u>\$ -</u>	<u>\$ 680,816</u>

5. RELATED PARTIES

As discussed further in Note 9, at December 31, 2015 and 2014, the Agency had a \$50,000 non-interest bearing note receivable from the Corporation.

The Agency provides office space and personnel at no cost to the Corporation. It is anticipated that the Agency will begin charging the Corporation for facilities and personnel if and when the amounts provided become financially material.

There were no transfers for the years ended December 31, 2015 and 2014.

6. PASS THROUGH GRANTS

The Agency was awarded funds from a Community Development Block Grant in 1985 in the amount of \$200,000 from the Town of Amherst Special Grant Fund. The grant proceeds, and all interest earned thereon, are restricted to use for future loans to be made by the Agency to promote industrial development. At December 31, 2015 and 2014, the Agency is accountable for the following:

	<u>2015</u>	<u>2014</u>
Cash	\$ 42,304	\$ 82,322
Due to U.S. Treasury Department	<u>(4)</u>	<u>(13)</u>
	<u>\$ 42,300</u>	<u>\$ 82,309</u>

7. MORTGAGE PAYABLE

The Agency's mortgage with First Niagara Bank amounted to \$518,466 and \$560,661 at December 31, 2015 and 2014, respectively. The mortgage bears interest at 6% per year and is payable in 60 monthly installments of \$6,225 comprising of principal and interest through December 31, 2014. At January 1, 2015, the interest rate adjusted daily to 2% above the Regular Fixed Advance Rate offered by the Federal Home Loan Bank of New York for instruments having a term of five years. However, in no event will the rate fall below 6%. Payments will be made in 60 monthly installments based on a 10-year amortization of the outstanding balance at January 1, 2015. Amounts borrowed bear interest at 6% at December 31, 2015 and 2014. A balloon payment for the remaining balance is due in January 2020. The terms of the mortgage require the Agency to maintain a restricted deposit with the bank which amounted to \$64,936 and \$64,935 at December 31, 2015 and 2014.

The mortgage requires the Agency to maintain a minimum debt coverage ratio of 1.2 to 1. The Agency met the minimum debt coverage covenant as of December 31, 2015 and obtained a waiver related to the minimum debt coverage covenant as of December 31, 2014.

7. MORTGAGE PAYABLE (Continued)

The aggregate maturity of the mortgage payable for the years ending December 31 is as follows:

2016	\$	44,561
2017		47,309
2018		50,227
2019		53,325
2020		<u>323,044</u>
	\$	<u>518,466</u>

Long-term debt relating to the Agency consisted of the following at December 31,

	Beginning Balance 2015	Increases	Decreases	Due Within One Year	Long-term Portion 2015
Mortgage – First Niagara Bank	\$ <u>560,661</u>	\$ <u>-</u>	\$ <u>(42,195)</u>	\$ <u>(44,561)</u>	\$ <u>473,905</u>

	Beginning Balance 2014	Increases	Decreases	Due Within One Year	Long-term Portion 2014
Mortgage – First Niagara Bank	\$ <u>600,402</u>	\$ <u>-</u>	\$ <u>(39,741)</u>	\$ <u>(41,972)</u>	\$ <u>518,689</u>

Cash paid for interest amounted to \$32,501 and \$34,954 for the years ended December 31, 2015 and 2014, respectively.

8. DEFINED CONTRIBUTION PLAN

The Agency sponsors a defined contribution pension plan covering all employees who are age 21 or older and have completed one year of service. Contributions to the plan are made by the Agency at the rate of 7.7% of the employee's compensation. Employees are required to contribute at least 3% but not over 10% of their compensation. The total amount of expense relating to the plan incurred by the Agency amounted to \$31,047 and \$27,018 during the years ended December 31, 2015 and 2014, respectively.

9. COMMITMENTS

The Agency has entered into an agreement with several other entities to stimulate economic development through debt or equity investment in technology start-ups in Western New York. This is being done through the Western New York Business Development Fund. The agreement calls for the Agency to make a maximum commitment to fund investments in the amount of \$150,000. At December 31, 2015 and 2014, the Agency has funded \$50,000. This has been accomplished by the Agency loaning the funds to the Corporation, which in turn made investment in local businesses.

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 18, 2016

To the Board of Directors of
Town of Amherst Industrial Development Agency:

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 Industrial Development Agency (the Agency) as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 18, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

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

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

100 Corporate Parkway
Suite 200
Amherst, New York 14226
p (716) 250-6600
f (716) 250-6605

www.bonadio.com

(Continued)

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*

(Continued)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE 1

SCHEDULE OF FINANCING ACTIVITY
1979 - 2015

	<u>Date Issued</u>	Basis for Computing Administrative Fees
INDUSTRIAL DEVELOPMENT REVENUE BONDS	1979	\$ 2,090,000
	1980	10,599,000
	1981	4,030,000
	1982	5,375,000
	1983	4,305,000
	1984	24,809,665
	1985	28,593,000
	1986	20,565,250
	1987	26,520,200
	1988	50,173,000
	1989	31,270,000
	1990	17,217,000
	1991	28,473,300
	1992	13,541,452
	1993	20,697,393
	1994	19,381,125
	1995	16,700,291
	1996	45,622,164
	1997	67,256,562
	1998	34,667,822
	1999	58,229,176
	2000	81,840,506
	2001	31,662,263
	2002	20,975,000
	2003	<u>7,985,516</u>
Total industrial development revenue bonds		<u>672,579,685</u>
LEASE AGREEMENTS	1988	15,200,000
	1989	9,150,421
	1990	7,001,692
	1991	15,935,832
	1993	1,306,428
	1994	25,928,673
	1995	750,000
	1997	500,000
	1999	1,503,455
	2000	19,660,620
	2001	2,577,833
	2002	41,792,658
	2003	6,503,499
	2004	32,290,592
	2005	52,124,726
	2006	41,785,178
	2007	35,484,598
	2008	32,236,000
	2010	14,960,000
	2011	28,990,300
	2012	43,605,993
	2013	48,461,796
	2014	51,307,547
	2015	<u>70,097,325</u>
Total lease agreements		<u>599,155,166</u>

(Continued)

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE 1

SCHEDULE OF FINANCING ACTIVITY
1979 - 2015

	<u>Date Issued</u>	Basis for Computing Administrative Fees
SECOND MORTGAGE AGREEMENTS	1988	1,110,000
	1989	250,000
	1990	1,585,000
	1992	125,000
	1995	95,000
	1996	1,985,000
	1997	1,000,000
	2001	287,000
	2002	800,000
	2003	4,655,957
	2004	2,600,000
	2005	235,000
	2006	874,000
	2007	2,662,798
	2008	3,625,984
	2010	1,150,000
	2011	2,872,551
	2012	<u>124,309</u>
Total second mortgage agreements		<u>26,037,599</u>
THIRD MORTGAGE AGREEMENTS	2010	2,800,000
	2011	<u>700,000</u>
Total third mortgage agreements		<u>3,500,000</u>
MORTGAGE AND MODIFICATION TRANSACTIONS	2009	<u>250,000</u>
ASSIGNMENT OF LEASES	2002	5,048,750
	2004	17,029,930
	2005	13,861,726
	2006	10,500,000
	2007	12,967,258
	2012	3,800,000
	2013	<u>6,005,000</u>
Total assignment of leases		<u>69,212,664</u>
COLLATERAL MORTGAGES	1991	200,000
	1992	530,000
	1994	673,000
	1996	300,000
	2003	<u>1,576,915</u>
Total collateral mortgages		<u>3,279,915</u>
EQUIPMENT PURCHASE MORTGAGES	1994	1,850,000
	1995	<u>824,064</u>
Total equipment purchase mortgages		<u>2,674,064</u>

(Continued)

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE 1

SCHEDULE OF FINANCING ACTIVITY
1979 - 2015

	<u>Date Issued</u>	Basis for Computing Administrative Fees
LEASEHOLD IMPROVEMENTS	1994	<u>1,020,000</u>
INSTALLMENT SALES	1991	466,494
	1993	312,000
	1994	303,113
	1996	3,854,000
	1997	918,631
	1998	2,361,315
	2000	61,069,108
	2001	2,338,546
	2003	1,757,976
	2004	12,763,495
	2005	8,474,818
	2006	9,830,000
	2007	32,085,780
	2008	18,870,000
	2009	15,443,508
	2010	6,580,000
	2011	28,500,000
	2012	25,197,500
	2013	85,000,000
	2015	<u>32,800,000</u>
Total installment sales		<u>348,926,284</u>
ACQUISITIONS	1994	<u>2,865,700</u>
EXPANSIONS	1995	<u>1,300,000</u>
REFINANCING TRANSACTIONS	2001	8,600,000
	2002	960,000
	2003	559,750
	2004	5,491,750
	2005	26,384,367
	2006	20,327,894
	2007	24,808,265
	2008	34,860,000
	2009	5,380,779
	2012	7,380,737
	2013	1,495,802
	2014	2,611,953
	2015	<u>28,844,297</u>
Total refinancing transactions		<u>167,705,594</u>
TAX EXEMPT BONDS	2007	<u>14,860,000</u>
PROJECTS WITH PREDETERMINED FEES	2001	<u>46,121,000</u>
PROJECTS WITH PREDETERMINED FEES	2007	<u>866,686,576</u>
Total basis for computing administrative fee		<u>\$ 2,826,174,247</u>

TOWN OF AMHERST INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE 2

**SCHEDULE OF DETAILED FINANCING ACTIVITY
FOR THE YEAR ENDED DECEMBER 31, 2015**

	<u>Date Issued</u>	Basis for Computing Administrative <u>Fees</u>
LEASE AGREEMENTS:		
Columbus McKinnon	3/15	\$ 6,048,055
445 Creekside Drive, LLC	5/15	2,610,000
10 Curtwright Drive, LLC	6/15	3,023,581
RAS Development Co.	6/15	8,175,000
Capital Senior Mgmt 2, Inc. Ventas Amberleigh, LLC	8/15	6,247,000
Blackrock, Inc.	10/15	32,143,689
2150 Wehrle Drive, LLC	11/15	2,700,000
5933 Main Street, LLC	11/15	<u>9,150,000</u>
		<u>70,097,325</u>
REFINANCING TRANSACTIONS:		
Iskalo Office Holdings III, LLC	6/15	1,957,982
60 Pineview Drive, LLC	6/15	750,000
Fox Creek Estates II, LLC/Fox Creek Apartments	7/15	3,844,360
Iskalo 8600 Transit, LLC	8/15	730,000
Brompton Heights, Inc.	12/15	18,325,000
Uniland Dev. I, LLC – 540 CrossPoint Pkwy.	12/15	<u>3,236,955</u>
		<u>28,844,297</u>
INSTALLMENT SALES:		
BlackRock - Tech.	8/15	<u>32,800,000</u>
Total 2015 Projects		<u><u>\$ 131,741,622</u></u>