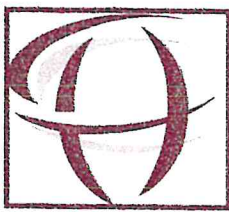


**FRANKLIN COUNTY
CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County, New York)
REPORT ON
AUDITED FINANCIAL STATEMENTS
DECEMBER 31, 2024**

TABLE OF CONTENTS

| | |
|---|----|
| <u>Independent Auditors' Report</u> | 1 |
| <u>Management's Discussion and Analysis</u> | 4 |
| <u>Basic Financial Statements</u> | |
| Statement of Net Position | 8 |
| Statement of Revenues, Expenses, and Changes in Net Position | 9 |
| Statement of Cash Flow | 10 |
| Notes to Financial Statements | 11 |
| <u>Independent Auditors' 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</u> | 15 |



Crowley & Halloran, CPAs, P.C.
Certified Public Accountants, Auditors, and Consultants
215 Washington Street, Suite 100, Watertown, NY 13601
Phone: (315) 788-3140 Fax: (315) 782-5321
www.crowleyhalloran.com

Michael W. Crowley, CPA*
Pamela J. Halloran, CPA*

* Licensed in NY & PA

Members of:
AICPA
NYSSCPA
Government Audit Quality Center
Employee Benefit Plan Audit Quality Center

INDEPENDENT AUDITORS' REPORT

To: The Board of Directors
Franklin County Civic Development Corporation
(A Component Unit of Franklin County, New York)
Malone, New York 12953

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Franklin County Civic Development Corporation, as of and for the year ended December 31, 2024 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the Franklin County Civic Development Corporation, as of December 31, 2024, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit 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. 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 Franklin County Civic Development Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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, 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 Franklin County Civic Development 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.



INDEPENDENT AUDITORS' REPORT – continued

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 opinions. 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 generally accepted auditing standards 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 generally accepted auditing standards 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 Franklin County Civic Development 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 Franklin County Civic Development 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.



INDEPENDENT AUDITORS' REPORT – continued

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4–7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 14, 2025, on our consideration of the Franklin County Civic Development 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 Franklin County Civic Development Corporation's internal control over financial reporting and compliance.

Crowley & Halloran, CPAs, P.C.

March 14, 2025

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
A Component Unit of Franklin County, New York
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

The following is a discussion and analysis of the Franklin County Civic Development Corporation's (CDC) financial performance for the year ended December 31, 2024. It is a summary of the Corporation's financial activities based on currently known facts, decisions, or conditions. The Corporation's financial statements and notes to the basic financial statements included in this report were prepared in accordance with GAAP (Generally Accepted Accounting Principles), applicable to governmental entities in the United States of America for General Fund types.

INTRODUCTION

Our discussion and analysis of the financial performance of the Franklin County Civic Development Corporation (CDC) provides an overview of the Corporation's financial activities for the year ended December 31, 2024. It should be read in conjunction with the Corporation's financial statements, which follow this section.

HISTORICAL FINANCIAL HIGHLIGHTS

- The CDC did not close any projects during 2024. However, the CDC frequently fields inquiries about its services and maintains a website for public access.
- The CDC reissued bonds in 2023 to Adirondack Medical Center (dba Adirondack Health) in the amount of \$17,909,000 to refinance the remaining balance from the 2016 Bond issue of \$24,575,000 noted below.
- In 2017 the CDC issued refunding revenue bonds of \$1,760,000 to North Country Community College Foundation, Inc. to refinance the \$1,910,000 of outstanding Series 2005 North Country Community College Foundation, Inc. and Series 2005 North Country Community College bonds.
- The CDC issued bonds in 2016 to Adirondack Medical Center (dba Adirondack Health Bond Issue), in the amount of \$24,575,000 to finance the construction and renovation of perioperative suites, this included the refinancing of the 2012 bond issue noted below.
- The CDC issued bonds in 2013 to Alice Hyde Medical Center in Malone, New York. These bonds were in the amount of \$27,385,000 to finance the construction of a new nursing home and assisted living facility.
- The CDC issued bonds in 2012 to Adirondack Medical Center in Saranac Lake, New York. These bonds were in the amount of \$10,999,965 and allowed for restructuring of debt, these bonds were refunded with the Series 2016 Bonds.
- The CDC issued bonds in 2011 to Paul Smith's College, New York. These bonds were in the amount of \$10,000,000 and financed the construction of a new dormitory and the installation of energy conservation systems.

These bond issues since the incorporation of the CDC in 2010 demonstrate the importance that Franklin County institutions place upon access to capital and local financing. The CDC periodically sends financing information to not-for-profits and maintains a website for public access.

Prior year data is provided for comparison.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
A Component Unit of Franklin County, New York
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

BACKGROUND INFORMATION

The Franklin County Civic Development Corporation is a corporation as defined in subparagraph (a) (5) of Section 102 of the Not-for-Profit Law and is a local development corporation as set forth more fully in Section 1411(a) of the Not-for-Profit Laws of the State of New York. The Corporation was formed for the exclusively charitable purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, and carrying on scientific research for the purpose of aiding the County of Franklin, New York (the "County") by attracting new industry to the County and by encouraging the development of, the retention of, industries in the County, thereby increasing economic activity in the County, lessening the burdens of government, and acting in the public interest. The Corporation is considered a public authority and is subject to the rules and regulations of the New York State Public Authorities Act of 2009.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements, which are composed of the basic financial statements, the notes to the financial statements and other supplemental information as described below. The financial statements of the Corporation report information about the Corporation using accounting methods similar to those used by private sector companies. These statements offer short and long-term financial information about its activities. Responsibility for the completeness and fairness of the information contained rests with the CDC's management. The Corporation's annual report consists of three parts: management's discussion & analysis, the basic financial statements, and notes to the basic financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section presents Management's Discussion and Analysis (MD&A). It precedes the financial statements and its purpose is to put current financial performance in perspective relative to past performance and future expectations.

BASIC FINANCIAL STATEMENTS

The financial statements are designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to a private-sector business. They consist of the Statement of Net Position, the Statement of Revenues, Expense, and Changes in Net Position, and the Statement of Cash Flows

The Statement of Net Position presents information on all the Corporation's assets, deferred outflows, liabilities, and deferred inflows with the difference between the four reported as net position. Over time, increases and decreases in net position will serve as a useful indicator of whether the financial position of the CDC is improving or deteriorating.

The Statement of Cash Flows provides information on the major sources and uses of cash during the year. The cash flow statement portrays net cash provided or used from operating, investing, capital, and non-capital financing activities.

NOTES TO THE FINANCIAL STATEMENTS

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The notes to financial statements can be found in this report after the financial statements.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
A Component Unit of Franklin County, New York
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

FINANCIAL ANALYSIS OF FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION AS A WHOLE

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At the close of the most recent fiscal year, assets and deferred outflows exceeded liabilities and deferred inflows for the Corporation by \$29,988 for a 1.04% decrease from the prior year.

The balance of unrestricted net position of \$29,988 may be used to meet the Corporation's ongoing obligations to both citizens and vendors. At the end of the current fiscal year, the Corporation is able to report a positive balance in unrestricted net position.

Condensed Statement of Net Position

| | <u>Total CDC</u> | | <u>Percentage</u> |
|-------------------------------|------------------|------------------|-------------------|
| | <u>2024</u> | <u>2023</u> | <u>Change</u> |
| Current and Other Assets | <u>\$ 29,988</u> | <u>\$ 30,304</u> | (1.0%) |
| Total Assets | <u>\$ 29,988</u> | <u>\$ 30,304</u> | (1.0%) |
| Current and Other Liabilities | <u>\$ -</u> | <u>\$ -</u> | 0.0% |
| Net Position | | | |
| Unrestricted | <u>29,988</u> | <u>30,304</u> | (1.0%) |
| Total Net Position | <u>\$ 29,988</u> | <u>\$ 30,304</u> | (1.0%) |

Changes in Net Position

The Organization's fiscal year 2024 revenues totaled \$734 in interest earnings. Expenses of \$1,050.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
A Component Unit of Franklin County, New York
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024

Changes in Net Position from Operating Results

| | <u>Total</u> | | <u>Total</u> |
|--|-----------------|------------------|------------------------------------|
| | <u>2024</u> | <u>2023</u> | <u>Percentage</u> <u>Change</u> |
| Revenues | | | |
| General Revenues | | | |
| Operating Revenues | \$ - | \$ 24,000 | (100.0%) |
| Interest | <u>734</u> | <u>479</u> | 53.2% |
| Total Revenues | <u>734</u> | <u>24,479</u> | (97.0%) |
| Expenses | | | |
| Operating Expenses | <u>1,050</u> | <u>1,020</u> | 2.9% |
| Total Expenses | <u>1,050</u> | <u>1,020</u> | 2.9% |
| Increase (Decrease) in Net Position | <u>\$ (316)</u> | <u>\$ 23,459</u> | (101.4%) |

CONTACTING THE FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Franklin County Civic Development Corporation's finances to citizens, customers, and creditors. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Corporation's Chief Executive Officer at 360 West Main Street, Malone, New York 12953.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County, New York)
STATEMENT OF NET POSITION
DECEMBER 31, 2024

| | <u>2024</u> |
|----------------------------------|-------------------------|
| ASSETS | |
| Current Assets: | |
| Cash and Cash Equivalents | \$ 924 |
| Investments | 14,564 |
| Prepaid Expenses | 250 |
| Accounts Receivable | <u>14,250</u> |
| Total Current Assets | <u>29,988</u> |
| | |
| Total Assets | <u><u>29,988</u></u> |
| LIABILITIES | |
| Current Liabilities: | |
| Accounts Payable | - |
| Accrued Liabilities | <u>-</u> |
| Total Current Liabilities | <u>-</u> |
| | |
| Noncurrent Liabilities: | |
| Total Noncurrent Liabilities | <u>-</u> |
| Total Liabilities | <u>-</u> |
| NET POSITION | |
| Unrestricted | 29,988 |
| Net Investment in Capital Assets | <u>-</u> |
| Total Net Position | <u><u>\$ 29,988</u></u> |

The accompanying notes are an integral part of these financial statements.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County, New York)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

| | <u>2024</u> |
|--|-------------------------|
| Operating Revenues: | |
| Project Fees | \$ - |
| Application Fees | - |
| Total Operating Revenues | <u>-</u> |
| Operating Expenses: | |
| Insurance | 250 |
| Professional Fees | 800 |
| Office Expense | - |
| Civic Development Projects | <u>-</u> |
| Total Operating Expenses | <u>1,050</u> |
| Net Operating Income: | <u>(1,050)</u> |
| Nonoperating Revenues (Expenses): | |
| Interest Income | 734 |
| Interest and Financing Charges | <u>-</u> |
| Total Nonoperating Revenues (Expenses) | <u>734</u> |
| Change in Net Position | <u>(316)</u> |
| Net Position - Beginning of Year | <u>30,304</u> |
| Net Position - End of Year | <u><u>\$ 29,988</u></u> |

The accompanying notes are an integral part of these financial statements.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County, New York)
STATEMENT OF CASH FLOW
FOR THE YEAR ENDED DECEMBER 31, 2024

| | 2024 |
|---|------------------------|
| Cash Flows from Operating Activities | |
| Cash Received from Providing Services | \$ 750 |
| Payments to Others | (1,050) |
| Net Cash Provided (Used) by Operating Activities | <u>(300)</u> |
| Cash Flows from Investing Activities | |
| Purchases of Investments | (36,569) |
| Proceeds from the Sale of Investments | 29,621 |
| Interest Received on Deposits and Cash Equivalents | 3 |
| Net Cash Provided (Used) by Investing Activities | <u>(6,945)</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | (7,245) |
| Cash and Cash Equivalents - Beginning of Year | <u>8,169</u> |
| Cash and Cash Equivalents - End of Year | <u><u>\$ 924</u></u> |
| Reconciliation of Operating Income to | |
| Net Cash Provided (Used) by Operating Activities | |
| Net Operating Income (Loss) | \$ (1,050) |
| Adjustments to Reconcile Operating Income to Net Cash | |
| provided (Used) by operating activities: | |
| Changes in Operating Assets - (Increase) Decrease | |
| Accounts and Grants Receivable | 750 |
| Prepaid Expenses | - |
| Changes in Operating Liabilities - Increase (Decrease) | |
| Accounts Payable and Accrued Liabilities | - |
| Net Cash Provided (Used) by Operating Activities | <u><u>\$ (300)</u></u> |

The accompanying notes are an integral part of these financial statements.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County New York)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

ORGANIZATION

The Franklin County Civic Development Corporation (CDC) was created on June 23, 2010 by the Franklin County Board of Legislators under Section 402 and Section 1411 of the Not-For-Profit Corporation Law for the purpose of encouraging economic growth in Franklin County, New York. The Corporation is exempt from federal, state, and local income taxes. The Corporation, although established by the Franklin County Board of Legislators, is a separate entity and operates on behalf of issuers of bonds for Franklin County.

The Board of the Corporation is comprised of seven members appointed by the legislature of Franklin County, New York.

The Corporation is financially accountable to the County and has been identified as a component unit of the County of Franklin, New York. In accordance with the criteria enumerated in Governmental Accounting Standards Board Statement No. 61, the Franklin County Civic Development Corporation's financial statements have been discretely presented in the County of Franklin's financial statements.

A summary of the significant accounting policies consistently applied in the preparation of accompanying financial statements follows.

ACCOUNTING METHOD

The Corporation's financial statements are prepared using the economic resources measurement's focus and the accrual basis of accounting in accordance with generally accepted accounting principles (GAAP) for proprietary funds, which are similar to those of private business enterprises. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements.

The Corporation's basic financial statements are presented in conformance with the provisions of GASBS No. 34, "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments".

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County New York)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

GASBS No. 34 establishes standards for external financial reporting for all state and local governmental entities, which includes a statement of net position, statement of revenues, expenses, and changes in net position into three components – invested in capital assets, net of related debt; restricted; and unrestricted. These classifications are defined as follows:

- **Net investment in capital assets** – consists of net capital assets (cost less accumulated depreciation) reduced by outstanding balances of related debt obligations from the acquisition, constructions or improvements of those assets.
- **Restricted net position** – reports net position when constraints placed on the assets or deferred outflows of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted net position** – reports the balance of net position that does not meet the definition of the above two classifications and is deemed to be available for general use by the Corporation.

PROPERTY, PLANT, AND EQUIPMENT

Property, plant and equipment are recorded at cost if purchased or constructed; or at fair market value on the date of gift, if donated. Depreciation is recognized on the straight-line basis over the estimated useful life of the assets. Expenditures for acquisitions, renewals, and betterments are capitalized, whereas maintenance and repair costs are expensed as incurred. When equipment is retired or otherwise disposed of, the appropriate accounts are relieved of costs and accumulated depreciation and any resultant gain or loss is credited or charged to operations.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the financial statements are as follows:

| | <u>Capitalization Threshold</u> | <u>Depreciation Method</u> | <u>Estimated Useful Life</u> |
|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------|
| Buildings | \$ 2,500 | straight-line | 40 years |
| Building improvements | \$ 2,500 | straight-line | 15-40 years |
| Vehicles, furniture and equipment | \$ 2,500 | straight-line | 5-15 years |

CASH AND INVESTMENTS

Cash and cash equivalents consist of cash and investments which mature no more than three months after the date purchased.

The Corporation's investments policies are governed by state statutes. Corporation monies are required to be deposited in FDIC insured commercial banks or trust companies located within the state. The Corporation is authorized to use demand accounts, treasury bills, and certificates of deposit.

FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County New York)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

CASH AND INVESTMENTS (continued)

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.

The Corporation is required by local law to collateralize any of its cash deposits which are in excess of the Federal Deposit Insurance Corporation limit. At December 31, 2024 all cash deposits were fully collateralized in the Corporation's name.

All of the Corporation's investments are either registered in the Corporation's name or held in trust by a third-party custodian in the Corporation's name.

BAD DEBTS

Bad debts are recognized by the Corporation in the year they are determined worthless. The Corporation has determined an allowance for uncollectible accounts is not necessary at December 31, 2024.

INDUSTRIAL REVENUE BOND AND NOTE TRANSACTIONS

Certain industrial development revenue bonds and notes issued by the Corporation are secured by property, which is leased to companies and is retired by lease payments. The bonds and notes are not obligations of the Corporation or the State. The Corporation does not record the assets or liabilities resulting from completed bond and note issues in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Corporation receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds and notes.

FAIR VALUE OF FINANCIAL INSTRUMENTS

The carrying values of cash and cash equivalents, investments, accounts receivable, accrued interest, accounts payable, and current portion of long-term debt and bonds payable approximated fair market value because of the short maturity of those instruments.

The carrying values of the Corporation's long-term debt and bonds payable approximate market value as terms of the debt reflect current market rates and terms.

TAX-EXEMPT STATUS

The Corporation is exempt from federal, state, and local income taxes.

ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires the Corporation to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates.

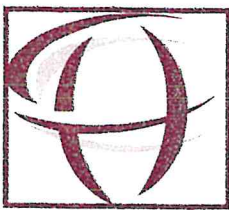
FRANKLIN COUNTY CIVIC DEVELOPMENT CORPORATION
(A Component Unit of Franklin County New York)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 - RELATED PARTIES

The County of Franklin Industrial Development Agency (the “IDA”) is a public benefit corporation that was created in 1970 by the Franklin County Board of Legislators under the provisions of Article 18A of the General Municipal Law to encourage economic growth and prosperity in Franklin County, New York. The Franklin County Economic Development Corporation (the “EDC”) was started in 1989 to develop and cultivate a strong economic environment, which supports business and nurtures growth and new investment in the County. The Franklin County Civic Development Corporation (the “CDC”) is a corporation established in 2010 to meet the civic bonding needs of colleges, medical and research facilities, libraries, and other not-for-profit corporations to assist with financing needs. The respective Boards of the IDA, EDC, and CDC are substantially the same and activities are closely related.

NOTE 3 - SUBSEQUENT EVENTS

The Corporation has evaluated events and transactions that occurred between December 31, 2024 and March 14, 2025, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.



Crowley & Halloran, CPAs, P.C.
Certified Public Accountants, Auditors, and Consultants
215 Washington Street, Suite 100, Watertown, NY 13601
Phone: (315) 788-3140 Fax: (315) 782-5321
www.crowleyhalloran.com

Michael W. Crowley, CPA*
Pamela J. Halloran, CPA*

* Licensed in NY & PA

Members of:
AICPA
NYSSCPA
Government Audit Quality Center
Employee Benefit Plan Audit Quality Center

**INDEPENDENT AUDITORS' 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**

To the Board of Directors
Franklin County Civic Development Corporation
(A Component Unit of Franklin County, New York)
Malone, New York

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 Franklin County Civic Development Corporation, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Franklin County Civic Development Corporation's basic financial statements, and have issued our report thereon dated March 14, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Franklin County Civic Development 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Franklin County Civic Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Franklin County Civic Development 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.



**INDEPENDENT AUDITORS' 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)**

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Franklin County Civic Development 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.

Crowley & Halloran, CPAs, P.C.

March 14, 2025