CITY OF KINGSTON
LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of
the City of Kingston, New York)

Financial Statements and
Independent Auditors' Report

December 31, 2022

CITY OF KINGSTON
LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Table of Contents

	Page
Independent Auditors' Report	1 - 3
Management's Discussion And Analysis	4 - 6
Basic Financial Statements:	
Statement of Net Position	7
Statement of Revenue, Expenses and Changes in Net Position	8
Statement of Cash Flows	9
Notes to Financial Statements	10 - 17
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	18 - 19

* * * * * *

EFPR GROUP, CPAs PLLC

6390 Main Street, Suite 200
Williamsville, NY 14221

P 716.634.0700
TF 800.546.7556
F 716.634.0764
W EFPRgroup.com

INDEPENDENT AUDITORS' REPORT

The Board of Directors
City of Kingston Local Development Corporation

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the City of Kingston Local Development Corporation (KLDC) (a discretely presented component unit of the City of Kingston, New York), as of and for the year ended December 31, 2022, and the related notes to financial statements, which collectively comprise KLDC's 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 financial position of KLDC, as of December 31, 2022, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of KLDC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in notes 2(g) and 12 to the financial statements, the KLDC adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87 - "Leases," during the year ended December 31, 2022. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about KLDC'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.

Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of KLDC'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 KLDC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by GASB 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 GAAS, 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 20, 2023 on our consideration of KLDC'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 KLDC'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 KDLC's internal control over financial reporting and compliance.

EFPR Group, CPAs, PLLC

Williamsville, New York
March 20, 2023

CITY OF KINGSTON LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Management's Discussion and Analysis

December 31, 2022

As financial management of the City of Kingston Local Development Corporation (KLDC), we offer readers of these financial statements this narrative overview and analysis of the financial activities for KLDC for the year ended December 31, 2022. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. We encourage readers to consider the information presented herein in conjunction with the financial statements taken as a whole. KLDC is a discretely presented component unit of the City of Kingston, New York (the City).

Budget

KLDC occasionally receives grants, with a minimal amount of operating income, to extend its programs. Various grants and loans provide economic assistance in the City. However, the funding of these grants is not assured at the beginning of the year. Because KLDC does not know how much funding will be received during any year, how many loan applications will be approved, or what programs can be made available, KLDC cannot project the amount that it can use for its programs to project an accurate budget. KLDC strictly adheres to financial procedures and requirements of New York State General Municipal Law, Article 18A, and its own bylaws.

Overview of the Financial Statements

These financial statements are designed to provide readers with a broad overview of KLDC. These statements have been prepared in accordance with accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). KLDC's financial statements comprise two components: the financial statements (a Statement of Net Position, a Statement of Revenue, Expenses and Changes in Net Position, and a Statement of Cash Flows) and the notes to financial statements.

The Statement of Net Position presents information on all of KLDC's assets and liabilities, with the difference between the two reported as net position. Overtime, increases or decreases in net position may serve as a useful indicator of whether the financial position of KLDC is improving or deteriorating.

The Statement of Revenue, Expenses and Changes in Net Position present information showing how KLDC's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. the accrual for accounts payable is expensed in a current year and recorded as a liability on the Statement of Net Position for payout at a future date).

The Statement of Cash Flows is reported on the direct method. The direct method of cash flow reporting portrays net cash provided or used from operating, investing, capital and non-capital financing activities.

KLDC reports its activity as a business-type activity using the full accrual measurement focus and basis of accounting. KLDC is a component unit of the City. Therefore, the results of KLDC's operations, its net position and cash flows are also summarized in the City's Government-Wide financial statements.

The notes to financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

Financial Analysis

KLDC's net position increased by $75,803 in 2022. This was due to a decrease in operating expenses, primarily in professional service expenses over the prior year. Operating revenue increased by $41,199 and operating expenses decreased by $88,868 for the year. Nonoperating revenue decreased by $426 compared to the prior year. KLDC's prime objective is administration of certain loan programs, economic development, technical assistance and training, operation of the Kingston Business Park and infrastructure improvement aimed at fostering new job creation which are business-type activities.

The following is a comparative summary of KLDC's financial statements as of and for the years ended December 31, 2022 and 2021:

Statements of Net Position

	2022	2021*
Assets:		
Current assets	$ 3,527,307	3,292,368
Noncurrent assets	6,566,760	6,792,243
Total assets	10,094,067	10,084,611
Liabilities:		
Loans payable	-	19,661
Other current liabilities	50,000	54,267
Total liabilities	50,000	73,928
Deferred inflows of resources - lease	3,138,981	3,181,400
Net position:		
Net investment in capital assets	2,872,752	2,872,138
Unrestricted	4,032,334	3,957,145
Total net position	$ 6,905,086	6,829,283

* Restated for implementation of GASB Statement No. 87.

Statements of Revenue, Expenses and Changes in Net Position

	2022	2021*
Operating revenue:		
Lending activities	$ 24,318	29,157
Rental activities	112,038	112,437
Miscellaneous	46,437	-
Total operating revenue	182,793	141,594
Operating expenses:		
Lending activities	86,204	167,572
Non-lending	26,913	34,413
Total operating expenses	113,117	201,985
Operating income (loss)	69,676	(60,391)
Nonoperating revenue - interest	6,127	6,553
Change in net position	$ 75,803	(53,838)

* Restated for implementation of GASB Statement No. 87.

Capital Assets

Capital assets - land and property, net of depreciation	$ 2,872,752	2,891,799

There were no capital asset additions in 2022 or 2021. All changes are related to depreciation expense.

Loans Payable

Loan payable - Department of Transportation (Kingston Business Park)	$ -	19,661

The Department of Transportation loan was fully paid in 2022. In 2021, $27,526 was repaid.

Economic Factors

The KLDC's operations are dependent on collection of loans receivable. Several economic factors beyond the KLDC's control may result in non-performance of collection.

Requests for Information

Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Amanda L. Bruck, Executive Director, City of Kingston Local Development Corporation, P.O. Box 1297, Kingston, New York 12402.

CITY OF KINGSTON LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Statement of Net Position

December 31, 2022

Assets	
Current assets:	
Cash and equivalents	$ 3,445,458
Current installments of loans receivable	60,588
Current installment of lease receivable	20,789
Prepaid expenses	472
Total current assets	3,527,307
Noncurrent assets:	
Loans receivable, less current installments and net of allowance for doubtful loans of $32,952	254,238
Lease receivable	3,439,770
Capital assets, net of accumulated depreciation of $1,505,828	2,872,752
Total noncurrent assets	6,566,760
Total assets	10,094,067
Liabilities, Deferred Inflows of Resources and Net Position	
Current liabilities - escrow	50,000
Deferred inflows of resources - lease	3,138,981
Net position:	
Net investment in capital assets	2,872,752
Unrestricted	4,032,334
Total net position	$ 6,905,086

See accompanying notes to financial statements.

CITY OF KINGSTON LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Statement of Revenue, Expenses and Changes in Net Position

Year ended December 31, 2022

Operating revenue:	
Lending activities	$ 24,318
Rental activities	112,038
Miscellaneous	46,437
Total operating revenue	182,793
Operating expenses:	
Professional fees	22,151
Depreciation	19,047
Insurance	8,039
Office expenses	1,341
Promotional/marketing	2,253
Personal services and benefits	26,913
Utilities	12,459
Miscellaneous	20,914
Total expenses	113,117
Operating income	69,676
Nonoperating revenue - interest	6,127
Change in net position	75,803
Net position at beginning of year, before restatement	6,529,743
Cumulative effect of change in accounting principle (note 12)	299,540
Net position at beginning of year, as restated	6,829,283
Net position at end of year	$ 6,905,086

See accompanying notes to financial statements.

CITY OF KINGSTON LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Statement of Cash Flows

Year ended December 31, 2022

Cash flows from operating activities:	
Cash received from lending activities	$ 253,885
Cash received from rental activities	90,000
Cash received from other sources	66,098
Payment of operating expenses	(98,337)
Net cash provided by operating activities	311,646
Cash flows from capital and financing activities - principal paid on debt loan payable	(19,661)
Cash flows from investing activities - interest	6,127
Change in cash and equivalents	298,112
Cash and equivalents at beginning of year	3,147,346
Cash and equivalents at end of year	$ 3,445,458
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	69,676
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	19,047
Changes in:	
Grant receivable	19,661
Loans receivable	229,567
Accrued liabilities	(4,267)
Lease receivable	20,381
Deferred inflows of resources - lease	(42,419)
Net cash provided by operating activities	$ 311,646

See accompanying notes to financial statements.

CITY OF KINGSTON LOCAL DEVELOPMENT CORPORATION
(A Discretely Presented Component Unit of the City of Kingston, New York)

Notes to Financial Statements

December 31, 2022

(1) Organization

The City of Kingston Local Development Corporation (KLDC), in the City of Kingston, New York (the City), was incorporated in 1994, under Not-For-Profit Corporation Law and is exempt from Federal income tax as an Organization described in Section 501(c)(3) of the Internal Revenue Code.

KLDC is operated exclusively for the charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, promoting instruction or training of individuals to promote or develop their capabilities for such jobs, aiding in attracting new business and industry, or by encouraging the development or retention of, business and industry within the City.

(2) Summary of Significant Accounting Policies

(a) Basis of Presentation and Accounting

For purposes of applying accounting and financial reporting standards, KLDC is considered a governmental entity and a discretely presented component unit of the City since all board members are appointed by the Mayor. As such, KLDC has implemented the requirements of Governmental Accounting Standards Board (GASB) Statement No. 34 - "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments."

The financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The financial statements are prepared using the full accrual basis for all activities. Operating revenue and expenses result from providing lending services and also operation of a business park.

(b) Net Position

KLDC's resources are classified into the following net position categories:

Net investment in capital assets - Capital assets, net of accumulated depreciation and outstanding principal balances of debt, if any, attributable to the acquisition, construction, or improvement of those assets.

Restricted - non-expendable - Net position subject to externally imposed stipulations requiring KLDC to maintain them in perpetuity.

Restricted - expendable - Net position whose use is subject to externally imposed stipulations that can be fulfilled by the actions of KLDC or the passage of time.

(2) Summary of Significant Accounting Policies, Continued

(b) Net Position, Continued

Unrestricted - All other net position, including net position designated by actions, if any, of KLDC's Board of Directors.

(c) Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Accordingly, actual results could differ from those estimates.

(d) Cash and Equivalents

For purposes of reporting cash flows, KLDC considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

(e) Loans Receivable and Allowance for Doubtful Loans

Loans receivable are stated at their principal amount outstanding, less an allowance for doubtful loans. Interest income and commitment fees on loans are accrued as earned. The allowance for doubtful loans is established through charges against current operations and is maintained at a level which management considers adequate to provide for potential loan losses based on their evaluation of past loan experience, current economic conditions and known risks in the loan portfolio. Interest is not accrued on notes receivable when management believes that the borrower's financial condition, after giving consideration to economic and business conditions and collection efforts, is such that collection of interest is doubtful. In such cases, interest is recognized on a cash basis when collection occurs. The allowance for uncollectible loans amounted to $32,952 as of December 31, 2022.

(f) Capital Assets

All acquisitions of property and equipment are capitalized and recorded at cost. Capital assets as defined by KLDC are assets with an initial unit cost of $1,000 or more and an estimated useful life in excess of one year. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add the value of the asset or materially extend the asset's life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects and depreciated when placed in service. Depreciation of capital assets is provided on the straight-line method.

(g) Accounting for Leases

During the year ended December 31, 2022, KLDC implemented GASB Statement No. 87 - "Leases," which provides guidance for identifying certain leased assets and liabilities for leases that were previously classified as operating leases and recognized as inflows or outflows based on payment provisions of the contract.

(2) Summary of Significant Accounting Policies, Continued

(h) Income Tax Status

KLDC is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code and similar New York State laws and, as such, is not subject to Federal or State income taxes. In addition, KLDC qualifies for the charitable contribution deduction under Section 170(b)(a)(2) and has been classified as an organization other than a private foundation under Section 509(a)(2).

KLDC reviews the components of revenue, gains, and other support and analyzes whether the position that KLDC takes with regard to a particular item of income would meet the definition of an uncertain tax position under GAAP. KLDC files Federal and New York State information tax returns. The tax years that remain subject to examination by authorities are generally the previous three years.

(i) Subsequent Events

Subsequent events were evaluated through the date of the report which is the date the financial statements were available to be issued.

(3) Cash and Equivalents

KLDC maintains its cash balances at one financial institution. Accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 each for interest and non-interest bearing accounts. Deposits at year-end were covered by the FDIC or by collateral held by a custodial bank in KLDC's name. The deposits consisted of the following:

	Bank Balance	Insured by FDIC	Collateralized Custodial Bank	Uncovered
Catskill Hudson Bank	$ 3,470,595	250,000	3,285,004	-

Payments received on Section 108 loans are restricted to paying KLDC's debt service on its outstanding Section 108 loans from HUD.

(4) Loans Receivable

Revolving Loan Funds

KLDC issues loans to businesses through the Community Development Revolving Loan Fund (CDRLF), Kingston Revolving Loan Fund (KRLF), Section 108 Loan Guarantee Program (Section 108), Kingston Newburgh Enterprise Corp. (KNEC), EDI and the Micro Enterprise Program (Micro). These loan funds allow KLDC to offer low interest loans to area businesses creating jobs in the City. The proceeds of these loans are used to offer new loans once the previous loans have been paid in full. The activity for the year ended December 31, 2022 is as follows:

(4) Loans Receivable, Continued

	Balance January 1, 2022	Loans Issued	Loan Payments	Balance December 31, 2022
CDRLF	$ 134,478	-	(30,317)	104,161
KRLF	32,776	-	(270)	32,506
Section 108	346,252	-	(171,105)	175,147
Micro	123	-	(123)	-
Facade improvement	21,370	-	(13,297)	8,073
COVID-19 Micro	42,346	-	(14,455)	27,891
	577,345	-	(229,567)	347,778
Allowance for estimated losses	(32,952)			(32,952)
Net	$ 544,393			314,826
Current installments	104,508			60,588
Noncurrent, net	439,885			254,238
Net	$ 544,393			314,826

(5) Lease Receivable

KLDC entered into an agreement with Huck International in May 1997 for the Kingston Business Park (KBP). The lease expired in 2016 but was extended ten years to 2026. The lessee has options to extend the lease for six additional ten year periods (60 years) and one additional nine year term for a total of 69 years. If exercised, the lease will expire in 2096.

As of December 31, 2022, the implementation of GASB Statement No. 87 - "Leases," the present value of the lease receivable measured using an interest rate of 2.0% was $3,460,559.

(5) Lease Receivable, Continued

The following is the amortization schedule for the lease receivable:

Year ending December 31,	Principal	Interest	Total
2023	$ 20,789	69,211	90,000
2024	21,205	68,795	90,000
2025	21,629	68,371	90,000
2026	22,061	67,939	90,000
2027	22,502	67,498	90,000
2028 - 2032	119,446	330,554	450,000
2033 - 2037	131,878	318,122	450,000
2038 - 2042	145,604	304,396	450,000
2043 - 2047	160,758	289,242	450,000
2048 - 2052	177,490	272,510	450,000
2053 - 2057	195,964	254,036	450,000
2058 - 2062	216,360	233,640	450,000
2063 - 2067	238,879	211,121	450,000
2068 - 2072	263,741	186,259	450,000
2073 - 2077	291,192	158,808	450,000
2078 - 2082	321,499	128,501	450,000
2083 - 2087	354,961	95,039	450,000
2088 - 2092	391,906	58,094	450,000
2093 - 2096	342,695	17,305	360,000
	$ 3,460,559	3,199,441	6,660,000

(5) Lease Receivable, Continued

The following is the amortization schedule for the corresponding deferred inflows of resources:

Year ending	
2023	$ 42,419
2024	42,419
2025	42,419
2026	42,419
2027	42,419
2028 - 2032	212,095
2033 - 2037	212,095
2038 - 2042	212,095
2043 - 2047	212,095
2048 - 2052	212,095
2053 - 2057	212,095
2058 - 2062	212,095
2063 - 2067	212,095
2068 - 2072	212,095
2073 - 2077	212,095
2078 - 2082	212,095
2083 - 2087	212,095
2088 - 2092	212,095
2093 - 2096	169,651
	$ 3,138,981

(6) Capital Assets

Capital asset of activity for the year ended December 31, 2022 was as follows:

	Balance at January 1, 2022	Additions	Deletions	Balance at December 31, 2022
Kingston Business Park				
Land	$ 2,784,953	-	-	2,784,953
Depreciable assets - improvements	1,593,627	-	-	1,593,627
Total	4,378,580	-	-	4,378,580
Less accumulated depreciation - improvements	(1,486,781)	(19,047)	-	(1,505,828)
Total KBP	$ 2,891,799	(19,047)	-	2,872,752

(7) Loan Payable

KLDC has drawn down $157,290 from the Department of Transportation as part of financing Phase 1 of the KBP. The loan is interest-free and was expected to be paid in varying amounts over five years. Repayment had been deferred several years but started in 2017. At December 31, 2022, the loan was completely repaid.

(8) Related Party Transactions

KLDC's staff members are employees of the City's Office of Community Development. Staffs' salary is based on estimated time spent on KLDC's activities.

(9) Federal And State Aid

KLDC has received federal and state aid and grants that are subject to audits by agencies of the federal and state governments. Such audits may result in disallowances and a request for a return of funds to the federal and state governments. KLDC believes disallowances, if any, will be immaterial.

(10) Financial Instruments With Concentration of Credit Risk

(a) Cash and Equivalents

State statutes govern KLDC's investment policies. In addition, KLDC has its own written investment policy. KLDC monies must be deposited in FDIC insured commercial banks or trust companies located within New York State. The KLDC is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and New York State or its localities.

(10) Financial Instruments With Concentration of Credit Risk, 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 to the United States and its agencies and obligations of New York State and its municipalities and school districts.

KLDC had no uncollateralized cash as of December 31, 2022.

(b) Notes Receivable

Notes receivable consists of numerous notes with businesses in the City. KLDC has collateralized its interest in these notes by retaining the reversionary rights to the property or by acquiring additional liens and mortgages on the property.

(11) Accounting Standards Issued But Not Yet Implemented

GASB has issued the following pronouncements which will be implemented in the years required. The effects of the implementation of these pronouncements are not known at this time.

Statement No. 94 - Public-Private and Public-Public Partnerships and Availability Payment Arrangements. Effective for fiscal years beginning after June 15, 2022.

Statement No. 96 - Subscription-Based Information Technology Arrangements. Effective for fiscal years beginning after June 15, 2022.

Statement No. 99 - Omnibus 2022. Effective for various periods through fiscal years. beginning after June 15, 2023.

(12) Cumulative Effect of Accounting Principal

The KLDC adopted the provisions of GASB Statement No. 87 - "Leases," during the year ended December 31, 2022. December 31, 2021 balances were restated as follows:

Net position as of December 31, 2021, before restatement	$ 6,529,743
GASB 87:	
Lease receivable	3,480,940
Deferred inflows of resources	(3,181,400)
Cumulative effect of change of accounting principle	299,540
Net position as of December 31, 2021, as restated	$ 6,829,283

EFPR GROUP, CPAs PLLC

6390 Main Street, Suite 200
Williamsville, NY 14221

P 716.634.0700
TF 800.546.7556
F 716.634.0764
W EFPRgroup.com

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

The Board of Directors
City of Kingston Local 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 City of Kingston Local Development Corporation (KLDC), (a discretely presented component unit of the City of Kingston, New York) as of and for the year ended December 31, 2022, and the related notes to financial statements, which collectively comprise KLDC's financial statements, and have issued our report thereon dated March 20, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered KLDC' 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 KLDC's internal control. Accordingly, we do not express an opinion on the effectiveness of KLDC's internal control.

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

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

Report on Compliance and Other Matters

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

EFPR Group, CPAs, PLLC

Williamsville, New York
March 20, 2023