

FINANCIAL REPORT
Audited
DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
(A Component Unit of Dutchess County, New York)
DUTCHESS COUNTY, NEW YORK
December 31, 2020

Audited for:

Board of Directors
Dutchess County Local Development Corporation

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Audited by:

RBT CPAs, LLP
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DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Dutchess County Local Development Corporation
3 Neptune Road, Suite A21
Poughkeepsie, New York 12601

Report on the Financial Statements

We have audited the accompanying financial statements of the Dutchess County Local Development Corporation (the "Corporation"), a component unit of Dutchess County, New York, as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Dutchess County Local Development Corporation, a component unit of Dutchess County, New York, as of December 31, 2020 and 2019, and the respective changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 3-4, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Dutchess County Local Development Corporation, a component unit of Dutchess County, New York's basic financial statements. The Schedule of Conduit Indebtedness and Schedule of Supplementary Information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Conduit Indebtedness and Schedule of Supplementary Information 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, except for the number of current full time equivalent jobs upon which we express no opinion, 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 information, except for the number of full time equivalent jobs, is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report, dated **March 9, 2021**, on our consideration of the Dutchess County Local Development Corporation, a component unit of Dutchess County, New York'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 Dutchess County Local Development Corporation's internal control over financial reporting and compliance.

Newburgh, NY
March 9, 2021

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT’S DISCUSSION AND ANALYSIS**

The following “Management’s Discussion and Analysis” report (MD&A) provides the reader with an introduction and overview to the financial activities and performance of the Dutchess County Local Development Corporation (the “Corporation”) for the years ended December 31, 2020 and 2019, as mandated by GASB 34. This information should be reviewed in conjunction with the Corporation’s audited financial statements.

The Corporation was established in 2010 to provide the authority to issue tax exempt bonds for not-for-profit organizations.

FINANCIAL POSITION SUMMARY

Net position may serve as an indicator of the Corporation’s financial position. The Corporation’s net position was \$3,192,238 and \$3,129,308 at December 31, 2020 and 2019, respectively.

For details of the Corporation’s finances, see the accompanying financial statements and notes thereof.

SUMMARY OF NET POSITION

	<u>2020</u>	<u>2019</u>	<u>\$ Change</u>	<u>% Change</u>
Assets				
Current Assets	\$ 3,149,623	\$ 3,145,646	\$ 3,977	0.13%
Net Capital Assets	60,334	45,561	14,773	32.42%
Total Assets	3,209,957	3,191,207	18,750	0.59%
Liabilities and Net Position				
Current Liabilities	17,719	61,899	(44,180)	-71.37%
Net Position				
Net Investment in Capital Assets	60,334	45,561	14,773	32.42%
Unrestricted	3,131,904	3,083,747	48,157	1.56%
Total Net Position	\$ 3,192,238	\$ 3,129,308	\$ 62,930	2.01%

FINANCIAL OPERATIONS HIGHLIGHTS

There was an increase in net position of \$62,930 in 2020, due to an increase in administrative and closing fees and a decrease in service contract revenue. The increase in net position in 2019 of \$81,430 was due to less than budgeted payroll expenses.

Administrative and closing fees increased by \$542,402 in 2020. This was primarily the result of an increase in the size of the new projects for which administrative fees were required to be charged.

Service Contract Revenue decreased by \$447,409 in 2020. This was primarily due to a decrease in the service fees received from the Dutchess County Industrial Development Agency.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SUMMARY OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	2020	2019	\$ Change	% Change
Operating Revenues:				
Administrative and Closing Fees	\$ 811,439	\$ 269,037	\$ 542,402	201.61%
Marketing Revenue	41,700	113,505	(71,805)	-63.26%
Service Contract Revenue	178,115	625,524	(447,409)	-71.53%
Total Operating Revenues	1,031,254	1,008,066	23,188	2.30%
Operating Expenses:				
Administrative Expenses	735,288	710,813	24,475	3.44%
Professional Fees and Service Contracts	251,439	252,717	(1,278)	-0.51%
Depreciation Expense	15,633	11,886	3,747	31.52%
Total Operating Expenses	1,002,360	975,416	26,944	2.76%
Operating Income	28,894	32,650	(3,756)	-11.50%
Non-Operating Revenues (Expenses):				
Interest Income	34,036	48,780	(14,744)	-30.23%
Net Non-Operating Revenues	34,036	48,780	(14,744)	-30.23%
Change in Net Position	\$ 62,930	\$ 81,430	\$ (18,500)	-22.72%

FINANCIAL STATEMENTS

The Corporation's financial statements are prepared in accordance with generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board (GASB). The Corporation is structured as a proprietary fund. It is a component unit of Dutchess County, New York because the County Legislature appoints the Corporation's seven-member board. Bonds issued through the Corporation are not a liability of the County or the Corporation, but remain the sole responsibility of the project developer. See the accompanying Notes to the Financial Statements.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

At the February 12, 2020 DCLDC Board meeting the Final Resolution Authorizing the Issuance of its Tax-Exempt Revenue Bonds Series 2020 for the benefit of Vassar College was approved. The bond will be used to finance upgrades and renovations to convert the building systems into more energy efficient systems including the installation of LED lights and lighting and converting to renewable energy fuel systems. The bond will also include the refunding of outstanding debt which includes a DASNY Series 2010 bond. The project is considered a retention project. The total bond amount is \$59,095,000 and the project will retain 919 FTE jobs.

At the October 2, 2020 DCLDC Board meeting the Final Resolution Authorizing the Issuance of its Tax-Exempt Revenue Bonds Series 2020A and taxable Revenue Bonds Series 2020B for the benefit of Bard College was approved. The purpose of the bond is to finance general campus renovations, fund necessary reserves and refund the outstanding debt of a Series 2007A DCIDA bond. The project is considered a retention project. The total bond amount is \$250,000,000 and the project will retain 804 FTE jobs.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
STATEMENTS OF NET POSITION**

As of December 31	2020	2019
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 3,125,326	\$ 3,118,451
Accounts Receivable	100	2,144
Prepaid Expenses	9,186	10,040
Security Deposits	15,011	15,011
Total Current Assets	<u>3,149,623</u>	<u>3,145,646</u>
Non-Current Assets:		
Fixed Assets, Net of Accumulated Depreciation of \$67,040 and \$51,407, respectively	<u>60,334</u>	45,561
Total Non-Current Assets	<u>60,334</u>	<u>45,561</u>
TOTAL ASSETS	<u>3,209,957</u>	<u>3,191,207</u>
LIABILITIES		
Current Liabilities:		
Accounts Payable and Accrued Liabilities	<u>17,719</u>	61,899
Total Current Liabilities	<u>17,719</u>	<u>61,899</u>
NET POSITION		
Net Investment in Capital Assets	60,334	45,561
Unrestricted	<u>3,131,904</u>	<u>3,083,747</u>
TOTAL NET POSITION	<u>\$ 3,192,238</u>	<u>\$ 3,129,308</u>

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

For the Years Ended December 31	2020	2019
Operating Revenues:		
Administrative and Closing Fees	\$ 811,439	\$ 269,037
Marketing Revenue	41,700	113,505
Service Contract Revenue	178,115	625,524
Total Operating Revenues	1,031,254	1,008,066
Operating Expenses:		
Advertising and Marketing	33,894	113,743
Dues and Subscriptions	29,356	17,815
Employee Training	3,490	1,502
Equipment	4,500	1,678
Insurance	3,865	3,748
Miscellaneous	702	1,283
Office Expense	7,951	5,682
Payroll	428,328	361,800
Payroll - Benefits	100,736	84,390
Payroll - Taxes	37,360	33,895
Professional Fees and Service Contracts	251,439	252,717
Occupancy	76,238	62,877
Telephone	5,758	7,533
Travel	3,110	14,867
Depreciation Expense	15,633	11,886
Total Operating Expenses	1,002,360	975,416
Operating Income	28,894	32,650
Non-Operating Revenues (Expenses):		
Interest Income	34,036	48,780
Net Non-Operating Revenues	34,036	48,780
Change in Net Position	62,930	81,430
Net Position - Beginning	3,129,308	3,047,878
Net Position - Ending	\$ 3,192,238	\$ 3,129,308

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
STATEMENTS OF CASH FLOWS**

For the Years Ended December 31	2020	2019
Cash Flows from Operating Activities		
Receipts from Providing Services	\$ 1,033,298	\$ 1,123,465
Payments to Contractors	(439,373)	(480,671)
Payments to Employees and Benefits	(590,680)	(482,926)
Net Cash Provided by Operating Activities	<u>3,245</u>	<u>159,868</u>
Cash Flows from Capital Financing Activities:		
Purchases of Fixed Assets	(30,406)	(1,150)
Proceeds from Sales of Fixed Assets	-	527
Net Cash Used in Capital Financing Activities	<u>(30,406)</u>	<u>(623)</u>
Cash Flows from Investing Activities		
Interest income	34,036	48,780
Net Cash Provided by Investing Activities	<u>34,036</u>	<u>48,780</u>
Net Increase in Cash and Cash Equivalents	6,875	208,025
Cash and Cash Equivalents - Beginning	3,118,451	2,910,426
Cash and Cash Equivalents - Ending	\$ 3,125,326	\$ 3,118,451
Reconciliation of Operating Income to Net Cash Provided by Operating Activities		
Operating Income	\$ 28,894	\$ 32,650
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Depreciation	15,633	11,886
Changes in Assets and Liabilities:		
Accounts Receivable	2,044	956
Prepaid Expenses	854	(1,335)
Service Contract Receivable	-	114,443
Accounts Payable and Accrued Liabilities	(44,180)	1,268
Net Cash Provided by Operating Activities	\$ 3,245	\$ 159,868

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization and Purpose

The Dutchess County Local Development Corporation (the “Corporation”) is a public benefit corporation established in 2010 under section 1411 of the New York not-for profit corporation law to act as an “on behalf of” issuer of conduit tax exempt bonds.

In January 2008, civic facility legislation expired and Industrial Development Agencies no longer had the authority to issue tax exempt bonds or provide other financial assistance to 501(c)(3) organizations. The Corporation was established to address the capital needs of these organizations.

The Corporation’s function is to promote economic development via the issuance of industrial revenue bonds and other means. The Corporation reviews and determines whether to recommend approval of those applicants wishing to obtain financing. The Corporation receives fees from applicants and closing fees from those accepted for industrial revenue financing.

The Corporation also provides marketing services, economic development services, and administrative services through several service contracts.

B. The Reporting Entity

The Corporation is considered a component unit of the financial reporting entity known as Dutchess County, New York (the “County”). Inclusion in the financial reporting entity, Dutchess County, New York, is determined based on financial accountability as defined by GASB Statement No. 14, as amended "The Financial Reporting Entity". Component units are legally separate entities for which the County of Dutchess, New York, is financially accountable. The Dutchess County legislature appoints all of the Corporation’s Board Members. This level of control meets the criteria for financial accountability as defined by GASB Statement No. 14.

C. Basis of Accounting

The financial statements of the Corporation have been prepared in conformity with generally accepted accounting principles (“GAAP”), as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Under standards set by GASB, the Corporation is considered a proprietary fund. Proprietary fund financial statements are prepared on the accrual basis of accounting, which records the financial effects of transactions and other events when these transactions and events occur. Revenues are recognized when they are earned and expenses are recognized when they are incurred. The measurement focus is the flow of economic resources.

D. Cash and Cash Equivalents

For the purpose of presenting the Statements of Cash Flows, the Corporation considers all demand deposits, time and savings accounts and certificates of deposit with an original maturity of three months or less to be cash or cash equivalents.

The Corporation has adopted an investment policy in accordance with public authority law which is re-affirmed annually. Such policy defines the Corporation’s investment objectives, authorization and collateralization procedures and monitoring of compliance with stated policies. As described below, the Corporation is in compliance with such policies.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

D. Cash and Cash Equivalents (Continued)

Corporation monies are deposited in FDIC insured commercial banks or trust companies located within the State. The Corporation is authorized to use demand deposit, time and money market savings accounts, and certificates of deposit. Governmental Accounting Standards Board Statement No. 40 *Deposits and Investment Risk Disclosure*, directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, or collateralized by securities held by the Corporation or its agent in the Corporation's name. The Corporation's cash balances were fully collateralized with an irrevocable letter of credit and not subject to custodial credit risk.

E. Accounts Receivable

The Corporation's accounts receivable consists primarily of receivables for advertising and other marketing services. The Corporation reviews individual accounts based on past history and communication with payors to determine collectability, and has not identified any material uncollectible accounts. Accordingly, no allowance has been recorded as of December 31, 2020 and 2019.

F. Advertising and Marketing Costs

Advertising and marketing costs are expensed as incurred and totaled \$33,894 and \$113,743 for the years ended December 31, 2020 and 2019, respectively.

G. Use of Estimates

The preparation of basic financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

H. Subsequent Events

The Corporation evaluated subsequent events for disclosure and/or recognition in the financial statements from December 31, 2020 through March 9, 2021, the date on which the financial statements were available for issuance.

II. FIXED ASSETS

Fixed assets are stated at cost, or the estimated fair market value if they are donated, and are depreciated using the straight-line method over the estimated useful lives of the assets. Fixed assets consist of furniture and equipment with estimated useful lives of 2-7 years, and leasehold improvements with useful lives of 15 years.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

II. FIXED ASSETS - CONTINUED

Equipment consisted of the following at December 31:

	<u>2020</u>	<u>2019</u>
Furniture and Equipment	\$ 119,225	\$ 88,819
Leasehold Improvement	8,149	8,149
Total Cost	<u>127,374</u>	<u>96,968</u>
Less: Accumulated Depreciation	<u>(67,040)</u>	<u>(51,407)</u>
Total Fixed Assets, Net	<u>\$ 60,334</u>	<u>\$ 45,561</u>

For the years ended December 31, 2020 and 2019, depreciation expense amounted to \$15,663 and \$11,886 respectively.

III. OCCUPANCY

The Corporation had a lease agreement for office space from January 1, 2016 through December 31, 2020. In February 2020, the Corporation entered into a lease modification agreement for office space from May 1, 2020 through April 30, 2026. Lease expense totaled \$76,238 and \$61,044 for the years ended December 31, 2020 and 2019, respectively.

Future minimum lease payments under this agreement are as follows:

	<u>Lease Payments</u>
2021	\$ 80,596
2022	82,602
2023	85,080
2024	87,632
2025	90,261
Thereafter	<u>30,382</u>
	<u>\$ 456,553</u>

IV. PROFESSIONAL SERVICE CONTRACTS

The Corporation received professional service contract fees from various sources for the years ended December 31:

<u>Description</u>	<u>2020</u>	<u>2019</u>
Dutchess County IDA - Space Usage and Administrative Services	\$ 150,000	\$ 601,500
Dutchess County WIB - Space Usage and Administrative Services	<u>28,115</u>	<u>24,024</u>
Total	<u>\$ 178,115</u>	<u>\$ 625,524</u>

Receivables on the service contracts totaled \$0 for the years ended December 31, 2020 and 2019.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
DUTCHESS COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

V. CONDUIT DEBT - LOCAL DEVELOPMENT REVENUE BONDS

To further economic development in the County, the Corporation has issued bonds that provide capital financing to not-for-profit entities for the acquisition and construction of industrial and commercial facilities. The properties financed are pledged as collateral, and the bonds are payable solely from payment received from the not-for-profit entities on the underlying mortgage or promissory notes. In addition, no commitments beyond the collateral, the payments from the not-for-profit entities, and maintenance of the tax-exempt status of the conduit debt obligation were extended by the Corporation for any of those bonds. At December 31, 2020 and 2019, the bonds have an aggregate outstanding principal amount payable of \$1,371,788,481 and \$1,107,559,083, respectively.

While in most instances the Corporation is the holder of legal title to properties acquired with local development revenue bond financing until such point in time as the construction of property improvements has been completed, or satisfaction of the obligation has been effected in full, the Corporation does not act as a guarantor in the event collateralized properties and revenues as specified in the applicable financing agreement are insufficient to meet debt service requirements.

VI. RELATED PARTY TRANSACTIONS

The Corporation has a professional service contract with the Dutchess County Industrial Development Agency. Members of the Board of Directors of the Corporation make up the Board of the Dutchess County Industrial Development Agency. Revenues under the service contract totaled \$150,000 and \$601,500 for the years ended December 31, 2020 and 2019, respectively. Receivables totaled \$0 as of December 31, 2020 and 2019.

The Corporation had a professional service contract with, and is considered to be a component unit of, Dutchess County. Revenues totaled \$0 for the years ended December 31, 2020 and 2019. Receivables totaled \$0 as of December 31, 2020 and 2019.

VII. NEW REPORTING STANDARDS

In June 2017, GASB issued Statement 87, *Leases*. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The Corporation is required to implement this standard for the year ended December 31, 2022. The Corporation has not evaluated the effect of GASB 87 on its financial statements.

GASB has also issued Statements 86-97, none of which are expected to have any substantive effects on the Corporation's net position.

OTHER SUPPLEMENTARY INFORMATION

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**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
SCHEDULE OF CONDUIT INDEBTEDNESS
DECEMBER 31, 2020**

Project Name	Original Issue Amount	Original Issue Date	Interest Rate	Balance December 31, 2019	New Issues/ Drawdowns 2020	Principal Payments 2020	Balance December 31, 2020	Final Maturity Date
Anderson Center Services, Inc. Series 2010	\$ 17,275,000	11/12/10	3.875-6.00%	\$ 11,920,000	\$ -	\$ -	\$ 11,920,000	2030
Anderson Center Services, Inc Series 2017A	3,830,100	09/06/17	2.66%	3,091,200	-	(341,590)	2,749,610	2027
Anderson Center Services, Inc Series 2017B	8,582,359	12/06/17	2.90%	7,380,809	-	(629,109)	6,751,700	2029
Bard College Series 2020A	150,770,000	12/15/20	5%	-	150,770,000	-	150,770,000	2051
Bard College Series 2020B	99,230,000	12/15/20	5.92%	-	99,230,000	-	99,230,000	2039
CHF-CIA, LLC Series 2011	15,833,664	06/29/11	2.34%	14,323,015	-	-	14,323,015	2041
Culinary Institute of America Series 2016 A-1 & A-2	37,040,000	09/01/16	1.64-5.00%	32,665,000	-	(1,600,000)	31,065,000	2026
Culinary Institute of America Series 2018	23,120,000	07/17/18	1.84-3.44%	22,225,000	-	-	22,225,000	2028
Dutchess Community College Series 2011	27,394,000	07/12/11	2.21%	23,335,958	-	(1,150,415)	22,185,543	2041
Health Quest Inc Series 2010 A&B	55,055,000	12/15/10	3.00-6.82%	25,190,000	-	(25,190,000)	-	2040
Health Quest Inc Series 2012	27,320,000	12/05/12	1.00-3.80%	12,860,000	-	(1,985,000)	10,875,000	2025
Health Quest Inc Series 2014	54,615,000	05/01/14	1.35-5.90%	45,925,000	-	(2,560,000)	43,365,000	2044
Health Quest Inc Series 2016 A	28,080,000	07/01/16	3.00-5.00%	25,995,000	-	(1,090,000)	24,905,000	2037
Health Quest Inc Series 2016 B	350,000,000	07/01/16	3.00-5.00%	350,000,000	-	-	350,000,000	2036
Hudson Valley Property Holdings Series 2015 A & B	25,000,000	07/01/15	4.27%	22,306,190	-	(691,018)	21,615,172	2040
Marist College Series 2012A	13,420,000	05/17/12	4.00-5.00%	4,035,000	-	(1,965,000)	2,070,000	2021
Marist College Series 2013A	14,710,000	03/28/13	2.00-4.00%	12,910,000	-	(335,000)	12,575,000	2043
Marist College Series 2013B	33,045,000	09/12/13	Bank Rate	24,642,892	-	(1,754,120)	22,888,772	2035
Marist College Series 2015A	80,885,000	07/01/15	5.00%	78,045,000	-	(1,525,000)	76,520,000	2046
Marist College Series 2016	13,895,237	04/01/16	3.93%	11,140,000	-	(800,000)	10,340,000	2031
Marist College Series 2018	35,790,000	10/04/18	2.13-3.46%	35,790,000	-	-	35,790,000	2048
Millbrook School Series 2013 A&B	23,000,000	08/29/13	3.25%	16,146,382	-	(579,999)	15,566,383	2043
Nuvance Health 2019B	99,910,000	08/01/19	3.00-5.00%	99,910,000	-	-	99,910,000	2039
Poughkeepsie Day School Series 2010	3,105,000	12/29/10	4.25%	1,498,473	-	(54,165)	1,444,308	2025
The Community at Brookmeade 2018	25,100,000	12/20/18	4.79%	24,084,064	-	(1,089,788)	22,994,276	2043
Trinity-Pawling School Series 2013	18,830,000	12/02/13	Bank Rate	14,145,100	-	(900,398)	13,244,702	2032
Vassar College Series 2013 A	87,085,000	06/06/13	4.125-5.00%	87,085,000	-	-	87,085,000	2050
Vassar College Rev Refunding Series 2017	102,095,000	04/01/17	2.50-5.00%	100,910,000	-	(625,000)	100,285,000	2046
Vassar College Series 2020	59,095,000	04/02/20	4-5%	-	59,095,000	-	59,095,000	2049
Totals	\$ 1,533,110,360			\$ 1,107,559,083	\$ 309,095,000	\$ (44,865,602)	\$ 1,371,788,481	

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
SCHEDULE OF SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2020**

PROJECTS						
2010-02	2017-02	2020-02	2018-03	2011-01	2016-03	2018-01
Anderson Center for Autism	Anderson Center for Autism	Bard College	Community at Brookmeade	CHF-CIA, LLC	Culinary Institute of America	Culinary Institute of America

**FULL-TIME EQUIVALENT JOBS
CREATED AND RETAINED*:**

# FTEs before LDC status	390	327	804	194	0	550	521
Original Estimate of Jobs to be Created	6	0	0	25	1	0	0
Original Estimate of Jobs to be Retained	390	327	804	194	0	550	521
Current # of FTEs	484	0	866	0	1	457	0
Total # of FTEs	484	0	866	0	1	457	0
Jobs Created to Date	94	0	62	0	1	(93)	0

PROJECTS						
2011-02	2010-01	2012-02	2014-01	2016-01	2015-02	2012-01
Dutchess Community College	Health Quest Systems, Inc. 2010	Health Quest Systems, Inc. 2012	Health Quest Systems, Inc. 2014	A&B Bond H&Q NDH, PHC, VBMC	HV Property Holdings LLC	Marist College 2012A

**FULL-TIME EQUIVALENT JOBS
CREATED AND RETAINED*:**

# FTEs before LDC status	0	1,707	1,644	691	2,768	231	807
Original Estimate of Jobs to be Created	4	22	0	16	21	0	0
Original Estimate of Jobs to be Retained	0	1,707	1,644	691	2,768	231	807
Current # of FTEs	3	2,338	0	842	3,608	1,014	0
Total # of FTEs	3	2,338	0	842	3,608	1,014	0
Jobs Created to Date	3	631	0	151	840	783	0

*PARIS amounts may differ due to software constraints.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
SCHEDULE OF SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2020**

PROJECTS						
2013-01	2013-04	2015-01	2016-02	2018-02	2013-05	2010-03
Marist College 2013A	Marist College 2013B	Marist College 2015	Marist College 2016	Marist College 2018	Millbrook School	Poughkeepsie Day School

**FULL-TIME EQUIVALENT JOBS
CREATED AND RETAINED*:**

# FTEs before LDC status	807	825	992	1,029	957	112	65
Original Estimate of Jobs to be Created	0	0	27	0	24	5	0
Original Estimate of Jobs to be Retained	807	825	992	1,029	957	112	65
Current # of FTEs	0	0	1,225	0	0	135	2
Total # of FTEs	0	0	1,225	0	0	135	2
Jobs Created to Date	0	0	33	0	0	23	(63)

PROJECTS				
2013-06	2013-02	2017-01	2020-01	2019-01
Trinity Pawling School	Vassar College	Vassar College Refinancing	Vassar College Refinancing	Nuvance Health

**FULL-TIME EQUIVALENT JOBS
CREATED AND RETAINED*:**

# FTEs before LDC status	99	97	1,006	919	2,411
Original Estimate of Jobs to be Created	4	2	0	0	0
Original Estimate of Jobs to be Retained	99	97	1,006	919	2,411
Current # of FTEs	102	100	1,131	0	2,929
Total # of FTEs	102	100	1,131	0	2,929
Jobs Created to Date	3	3	125	0	518

*PARIS amounts may differ due to software constraints.

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OTHER REPORTING REQUIRED by
GOVERNMENT AUDITING STANDARDS

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**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**

The Board of Directors
Dutchess County Local Development Corporation
3 Neptune Road, Suite A21
Poughkeepsie, New York 12601

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 Dutchess County Local Development Corporation (the “Corporation”), a component unit of Dutchess County, New York, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Corporation’s basic financial statements, and have issued our report thereon dated **March 9, 2021**.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation’s internal control over financial reporting (internal control) 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 Corporation’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation’s internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph 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.

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 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.

**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
SCHEDULE OF FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2020**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Newburgh, NY
March 9, 2021

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**DUTCHESS COUNTY LOCAL DEVELOPMENT CORPORATION
SCHEDULE OF FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2020**

A. Internal Control Findings

No internal control findings noted.

B. Compliance Findings

No compliance findings noted.

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