

DUTCHESS COUNTY-POUGHKEEPSIE LAND
BANK CORPORATION

Financial Statements

December 31, 2023 and 2022

(With Independent Auditors' Report Thereon)

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK CORPORATION

Table of Contents

	<u>Page</u>
Independent Auditors' Report	1 - 2
Financial Statements:	
Statements of Financial Position	3
Statements of Activities	4 - 5
Statements of Cash Flows	6
Notes to Financial Statements	7 - 10

* * * * *

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Dutchess County-Poughkeepsie Land Bank Corporation:

Opinion

We have audited the accompanying financial statements of Dutchess County-Poughkeepsie Land Bank Corporation (the Corporation) (a nonprofit organization), which comprise the statements of financial position as of December 31, 2023 and 2022, and the related statements of activities and cash flows for the years then ended, and the related notes to financial statements.

In our opinion, the financial statements referred to above present fairly, in all material aspects, the financial position of the Corporation as of December 31, 2023 and 2022, and the change in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further describes in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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 Corporation's ability to continue as a going concern within one year after the date of the financial statements are available to be issued.

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 generally accepted 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, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- 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 audits 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 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 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 audits.

EFPR Group, CPAs, PLLC

Williamsville, New York
March 21, 2024

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK
 Statements of Financial Position
 December 31, 2023 and 2022

<u>Assets</u>	<u>2023</u>	<u>2022</u>
Current assets:		
Cash and equivalents	\$ 206,988	210,053
Accounts receivable	<u>130,526</u>	<u>22,086</u>
Total current assets	<u>\$ 337,514</u>	<u>232,139</u>
<u>Liabilities and Net Assets</u>		
Net assets with donor restrictions	337,514	232,139
Commitments and contingencies (note 5)	<u> </u>	<u> </u>
Total liabilities and net assets	<u>\$ 337,514</u>	<u>232,139</u>

See accompanying notes to financial statements.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK
Statements of Activities
Years ended December 31, 2023 and 2022

	Without donor <u>restrictions</u>	With donor <u>restrictions</u>	<u>Total</u>	
			<u>2023</u>	<u>2022</u>
Revenue - contributions	\$ -	180,023	180,023	115,000
Interest income	-	1,361	1,361	-
Net assets released from restrictions	<u>76,009</u>	<u>(76,009)</u>	<u>-</u>	<u>-</u>
Total revenue	<u>76,009</u>	<u>105,375</u>	<u>181,384</u>	<u>115,000</u>
Expenses:				
Salaries and benefits	28,333	-	28,333	-
Payroll taxes and benefits	5,833	-	5,833	-
Workers compensation	1,020	-	1,020	-
Consulting	16,100	-	16,100	3,000
Dues and subscriptions	2,561	-	2,561	1,000
Legal and professional	7,250	-	7,250	9,365
Marketing and advertising	1,503	-	1,503	1,008
Insurance	1,754	-	1,754	1,890
Training and conferences	285	-	285	-
Office expense	<u>11,370</u>	<u>-</u>	<u>11,370</u>	<u>4,076</u>
Total expenses	<u>76,009</u>	<u>-</u>	<u>76,009</u>	<u>20,339</u>
Change in net assets	-	105,375	105,375	94,661
Net assets at beginning of year	<u>-</u>	<u>232,139</u>	<u>232,139</u>	<u>137,478</u>
Net assets at end of year	<u>\$ -</u>	<u>337,514</u>	<u>337,514</u>	<u>232,139</u>

See accompanying notes to financial statements.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK
Statement of Activities
Year ended December 31, 2022

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
Revenue - contributions	\$ -	115,000	115,000
Net assets released from restrictions	<u>20,339</u>	<u>(20,339)</u>	<u>-</u>
Total revenue	<u>20,339</u>	<u>94,661</u>	<u>115,000</u>
Expenses:			
Consulting	3,000	-	3,000
Dues and subscriptions	1,000	-	1,000
Legal and professional	9,365	-	9,365
Marketing and advertising	1,008	-	1,008
Insurance	1,890	-	1,890
Training and conferences	-	-	-
Office expense	<u>4,076</u>	<u>-</u>	<u>4,076</u>
Total expenses	<u>20,339</u>	<u>-</u>	<u>20,339</u>
Change in net assets	-	94,661	94,661
Net assets at beginning of year	<u>-</u>	<u>137,478</u>	<u>137,478</u>
Net assets at end of year	<u>\$ -</u>	<u>232,139</u>	<u>232,139</u>

See accompanying notes to financial statements.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK
 Statements of Cash Flows
 Years ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
Cash flows from operating activities:		
Change in net assets	\$ 105,375	94,661
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities - changes in:		
Accounts receivable	(108,440)	27,914
Accounts payable	<u>-</u>	<u>(11,200)</u>
Net cash provided by (used in) operating activities	(3,065)	111,375
Cash and equivalents at beginning of year	<u>210,053</u>	<u>98,678</u>
Cash and equivalents at end of year	<u>\$ 206,988</u>	<u>210,053</u>

See accompanying notes to financial statements.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK CORPORATION

Notes to Financial Statements

December 31, 2023 and 2022

(1) Summary of Significant Accounting Policies

(a) Nature of Activities

The Dutchess County-Poughkeepsie Land Bank Corporation (the Corporation) was established in April 2021 to combat the problem of vacant and abandoned properties in Dutchess County (the County) and the City of Poughkeepsie (the City), New York and facilitate the return of vacant, abandoned and tax-delinquent properties to productive use through the use of funds and powers granted under the New York State (NYS) Community Revitalization Initiative Program (CRI) administered by the New York State Office of the Attorney General. The Organization was formed within the parameters of the New York Land Bank Act, under Section 402 of the New York Not-For-Profit Organization Law. The Corporation was awarded initial funding from Dutchess County in 2021.

(b) Basis of Presentation

The Corporation reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions. Net assets without donor restrictions represents resources available for the general support of the Corporation's activities. Net assets with donor restrictions are those whose use has been limited by donor-imposed stipulations and either expire by passage of time or can be fulfilled by actions of the Corporation.

(c) Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(d) Cash and Equivalents

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

(e) Concentration of Credit Risk

Financial instruments that potentially subject the Corporation to concentration of credit risk consist principally of cash accounts in financial institutions. The Corporation maintains financial instruments at financial institutions which periodically may exceed federally insured limits. At December 31, 2023 and 2022, the Corporation had no amounts in excess of the federally insured limits.

(f) Receivables and Bad Debts

The Corporation's accounts receivable are primarily derived from grant revenue. At each statement of financial position date, the Corporation recognizes an expected allowance for credit losses. This estimate is calculated on a pooled basis where similar characteristics exist and individually when there are no shared characteristics.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK CORPORATION

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(f) Receivables and Bad Debts, Continued

The allowance method is derived from a review of Corporation's historical losses based on an aging of receivables. Historical losses have been consistent. This estimate is adjusted for management's assessment of current conditions, forecasts of future events, and other factors deemed relevant risk factors. As a result, management has determined that the allowance for credit losses is adequate.

There was no allowance for credit losses for the years ended December 31, 2023 and 2022.

The Corporation writes off receivables when there is information that indicates that there is no possibility of collection. If any recoveries are made from any accounts receivable previously written off, they will be recognized in revenue. There were no write-offs for the years ended December 31, 2023 and 2022.

(g) Revenue Recognition

Revenue from restricted grants is recognized when the expenses are incurred under the terms of the grant with any amounts received in advance of the expenses incurred reported as deferred revenue and any expenses incurred before receipt of the revenue is recorded as grants receivable. Revenue from operating grants is generally recognized when received. These grants are subject to review and audit by various funding sources. Adjustments, if any, are recognized in the year they are known.

(h) Allocation of Costs

The Corporation charges costs using the direct identification method where possible. However, certain costs have been allocated using various methods.

(i) Contributed Services and Grants

During the years ended December 31, 2023 and 2022, the value of contributed services meeting the requirements for recognition in the financial statements was not material and has not been recorded.

The Corporation reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restriction are reclassified to net assets without donor restriction and reported in the statements of activities as net assets released from restrictions.

The Corporation reports donor restricted contributions as unrestricted support provided the restrictions are met in the same year the contributions are received.

Unrestricted contributions are recognized when promises are made.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK CORPORATION

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(j) Income Taxes

The Corporation applied for exemption from income taxes under Section 501(c)(3) of the Internal Revenue Code (the Code); therefore, no provision for income taxes is reflected in the financial statements. The Corporation applied to be classified as a publicly supported organization that is not a private foundation under Section 509(a) of the Code. The Corporation presently discloses or recognizes income tax positions based on management's estimate of whether it is reasonably possible or probable that a liability has been incurred for unrecognized income taxes. Management has concluded that the Corporation has taken no uncertain tax positions that require adjustment in its financial statements. U.S. Forms 990 filed by the Corporation are subject to examination by taxing authorities.

(k) Subsequent Events

The Corporation has evaluated subsequent events through the date of the report which is the date the financial statements were available to be issued.

(l) Recent Accounting Standards Issued

At the beginning of 2023, the Corporation adopted Accounting Standards Codification 326, Financial Instruments - Credit Losses (Topic 326) Measurement of Credit Losses on Financial Statements, as amended, which modifies the measurement of expected credit losses on certain financial instruments, including accounts receivable, and requires organizations to measure all expected credit losses for financial instruments based on historical experience, current conditions, and reasonable and supportive forecasts for collectability. The Corporation adopted this new standard utilizing the modified retrospective transition method. The adoption of this standard did not have a material impact on the Corporation's financial statements.

(2) Liquidity

The Corporation has \$337,514 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditures, consisting of \$206,988 of cash and equivalents and \$130,526 of accounts receivable. None of these financial assets are subject to donor or contractual restrictions that make them unavailable for general expenditure within one year of the 2023 statement of financial position.

DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK CORPORATION

Notes to Financial Statements, Continued

(3) Functional Expenses

The Corporation provides services to the City and County related to foreclosed properties. All expenses related to providing these services have been allocated to program services with the exception of certain components within administrative expense. Administrative expenses include professional services, general insurance and travel and conferences. Program expenses include construction and demolition costs and utilities. The allocation of expenses on a functional basis for the years ended December 31, 2023 and 2022 are as follows:

	<u>2023</u>	<u>2022</u>
Program services	\$ 16,100	3,000
Support services - management and general activities - administrative	<u>59,909</u>	<u>17,339</u>
	\$ <u>76,009</u>	<u>20,339</u>

(4) Net Assets With Donor Restrictions

The Corporation entered into separate agreements with the County and the Community Foundation of the Hudson Valley to obtain funding in the amounts of \$100,000 and \$50,000, respectively. The funding is to be used to carry out the activities of acquiring, renovating and selling affordable homes. Net assets with donor restrictions were \$337,514 and \$232,139 as of December 31, 2023 and 2022, respectively. Net assets of \$76,009 and \$20,339 were released from restriction for the years ended December 31, 2023 and 2022, respectively.

(5) Commitments and Contingencies

The Corporation is subject to audits and reviews of reimbursable costs by its various governmental agencies and other funding sources. The outcome of these audits and reviews may have the effect of retroactively increasing or decreasing revenue. In the event that a subsequent audit or review determines that an adjustment is required, the amount will be recognized in the period in which it becomes fixed and determinable. Management does not expect that such adjustments, if any, will be significant.

The Corporation may take ownership of properties in distress and, as a result, the potential exists for the commitment of substantial additional costs to be incurred in order to sell the related properties.