



**Audit Committee Meeting
Of the
Yonkers Industrial Development Agency**

Preliminary Agenda

**Thursday, March 26, 2026
At 2:30 pm**

- 1. Roll Call**
- 2. Approval of Meeting Minutes for April 15, 2024**
- 3. Review and Discussion of Report to Audit Committee:**
 - 2025 Internal Control Letter**
 - Draft Audited Financial Statements for 2025**
- 4. Other Business/and Any Other Business that Comes Before the Board**
- 5. Adjournment**

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STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
The City of Yonkers IDA
Audit Committee Meeting
April 15, 2024 - 12:00 P.M.

At

470 Nepperhan Avenue, Suite 200
Yonkers, New York 10701-3892

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B E F O R E:

CECILE SINGER - Chairperson (Excused)
MELISSA NACERINO - Member
VICTOR GJONAJ - Member

I D A S T A F F:

JAIME MCGILL - IDA Executive Director
JIM CAVANAUGH - IDA President & CEO
SIBY OOMMEN - IDA/YEDC Chief Fiscal Officer

P R E S E N T:

ROBERT DANIELE - PKF O'Connor Davies

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PROCEEDINGS

MR. OOMMEN: Good afternoon.
Victor Gjonaj?

MR. GJONAJ: Here.

MR. OOMMEN: Melissa Nacerino?

MS. NACERINO: Here.

MR. OOMMEN: Cecile Singer is
excused. Madam Vice Chair, we have a
quorum.

MS. NACERINO: So we're going
to start with the approval of the
minutes from the December 14th
meeting. Are we all eligible to vote
on these? Okay, great. So if I can
have a motion to approve the minutes.
So all in favor?

(A chorus of ayes.)

MS. NACERINO: The minutes have
been approved.

Second item on the agenda,
we're going to review and discuss the
report that is before us for the
audit committee. We have O'Connor
Davies here to review the internal
control letter and then the audited

PROCEEDINGS

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2 financial statements from 2023.

3 MR. DANIELE: There should be a
4 separate report in your packet, a
5 report to the audit committee. So
6 again, good afternoon, and thank you
7 for having me present the audit
8 results for the City of Yonkers IDA,
9 Industrial Development Agency for the
10 fiscal year ended December 31st,
11 2023.

12 Before I begin I just wanted to
13 thank the IDA folks, Jaime, Siby,
14 Michael, Fiona, as well as Jim for
15 being readily available for inquiries
16 throughout the year and throughout
17 the audit process.

18 So if we turn quickly so the
19 table of contents, we'll quickly go
20 through the status of the audit
21 approach. I put together some
22 financial statement highlights so we
23 don't have to go to the actual audit
24 report, and then our required
25 communications along with our

PROCEEDINGS

1
2 communication of internal control
3 matters. There is a management
4 representation letter that we get at
5 the conclusion of the audit. It
6 basically says you've given all of
7 what we requested to perform the
8 audit, and then we conclude with some
9 industry recognition about us and PKF
10 O'Connor Davis.

11 So if we turn to page one,
12 obviously the audit is complete,
13 financial statements, the statements
14 have been reviewed with management
15 thoroughly. Once accepted, we plan
16 on issuing the report. We've issued
17 what we've termed an unmodified
18 opinion. An unmodified opinion is
19 often referred to as a clean opinion.
20 It's the highest level of assurance
21 that an entity can receive and it
22 basically states that financial
23 statements present fairly, the
24 financial position of the Industrial
25 Development Agency as of

PROCEEDINGS

1
2 December 31st, 2023, and in
3 accordance with the accounting
4 standards.

5 We do come in and do some -- as
6 far as our audit approach, we do come
7 in before the audit to get an update
8 of our understanding of the entity
9 and how the information flows
10 through. We assess financial
11 reporting risk, we design the audit
12 plan, we execute the plan, and then
13 ultimately we prepare the financial
14 statements and issue our report.

15 I'm going to turn to the
16 financial statement highlights, but
17 I'm going to skip over. And if we
18 turn to page four through eight very
19 quickly. As I said, we are charged
20 with forming and expressing an
21 opinion on the financial statements,
22 and I just said we issued an
23 unmodified opinion.

24 We like to say that we obtain
25 reasonable assurance that the

PROCEEDINGS

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2 financial statements are free from
3 material misstatements whether caused
4 by error or fraud. So that just
5 means we don't look at every
6 transaction, but we get a comfort
7 level of the amount of samples that
8 we test, and if everything is in
9 accordance, we take comfort.

10 We are required to communicate
11 to you in journal entries that we
12 proposed, and we'll talk about that
13 in a minute. And then we put
14 together what we call a management
15 letter, and we'll talk about that as
16 well.

17 There are certain required
18 supplementary information that are in
19 the report, management's discussion
20 and analysis. It's what we call
21 required. It's something written by
22 management, a brief overview of the
23 year as seen through the eyes of
24 management. Other required
25 supplementary information include

PROCEEDINGS

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2 your pension disclosures, you get a
3 confirmation from the state regarding
4 the pension schedule contributions
5 and what your proportional share of
6 the New York State retirement
7 liability is.

8 There's also in the report what
9 we call other supplementary
10 information. As you know, the IDA
11 acts as the middle person and they,
12 for lack of a better word, they
13 broker these deals and they get a
14 commission to do so. So in the back
15 of the report we have a schedule of
16 indebtedness, bonds and notes issued,
17 schedule of straight lease
18 transactions, scheduled payments in
19 lieu of taxes. Those aren't audited
20 documents, but we do make sure that
21 the underlying records that we look
22 at correspond to what's being
23 reported.

24 Although we do prepare the
25 financial statements, as we always

PROCEEDINGS

1
2 say, the responsibility of the
3 financial statements lies with
4 management. Management must maintain
5 effective internal controls
6 throughout the year, and again,
7 provide us with a all the financial
8 records so we can perform the audit.

9 We also look to make sure that
10 the IDA will be in existence a year
11 from the balance sheet date, so what
12 we call a going concern. So nothing
13 came to our attention that would
14 trigger any doubt.

15 We do disclose that there are
16 estimates within the financial
17 statements as far as pension
18 reporting and liabilities. The
19 asset-wise we put non-depreciable
20 assets, and then certain allowances
21 that are calculated.

22 That's really it. I do note
23 that most places, most audits we do
24 disclose some significant risks, and
25 in the case of the IDA we've

PROCEEDINGS

1
2 identified management overrides of
3 internal controls and improper
4 revenue recognition. And again, the
5 standards say that these are hard
6 areas to get over by, but what we do
7 is we perform walkthrough
8 transactions to make sure that your
9 internal controls are operating
10 according to how we understand them.
11 And as far as improper revenue
12 recognition, we do a lot of cutoff
13 testing to make sure that activity
14 that occurred in January, February,
15 March of the following year doesn't
16 relate to the previous year. If it
17 does relate then we accrue it back to
18 2023. And that's really it.

19 Now let's turn to page two and
20 three of that document. I'm going to
21 start on page three, comparative
22 statements of activities. Again,
23 comparing 2023 to 2022 from an
24 overall stand point, revenue was up
25 about \$250,000 or so. The agency did

PROCEEDINGS

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2 close on some agency and refinancing
3 transactions. The bigger ones
4 include the Whitney Young Manor that
5 generated almost \$422,000; 3638 Main
6 Street, St. Claire development,
7 \$315,000; Bridgewater North, \$75,000;
8 70 Pier LLC, \$90,000. And that's the
9 bulk of the agency and refinancing
10 fees.

11 You do get some management
12 administrative fees, roughly about a
13 \$160,000 a year. License fees you
14 can see are down from the previous
15 year. You did have a rental
16 agreement with X20 which has stopped,
17 payments have stopped after four
18 months into 2023. So we had to look
19 at that, and we don't know what's
20 going to transpire. Some allowance
21 was taken against that rental income.
22 It doesn't mean you're not going to
23 get it. We just wanted to stay on
24 the safe side and record enough
25 allowances.

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PROCEEDINGS

MS. NACERINO: Jaime, that has to do with the bankruptcy?

MR. DANIELE: Yes. Down at the bottom are your operating expenses. You can see your operating expenses are pretty much in line with 2022. Some things to note here. You do pay rent, the third line. Your rent is pretty consistent, about \$9,600 a month plus annual utilities. Utilities are up slightly.

Your consulting and professional fees, you do pay the City of Yonkers for some consulting and zoning plans. You do have a public relation firm as well as legal fees, and those legal fees are slightly up in 2023. Advertising and printing, slightly down compared to the prior year. And then the other stuff is pretty consistent.

You have your annual depreciation which was roughly about \$550,000. You do operate what we

PROCEEDINGS

1
2 call nonoperating revenues and
3 expenses, the workforce investment
4 grant where the IDA approved and
5 established a relationship with the
6 workforce investment board. So the
7 employees are hired through grants
8 and they're paid fully from the
9 grants, so it's not costing the IDA,
10 but they do administer the program.

11 The IDA generated significant
12 interest income due to the rise of
13 interest rates, about \$121,000
14 compared to \$64,000 last year.
15 Overall, looking at the third line
16 from the bottom, that change in that
17 position, you can see that the IDA
18 did have expenses that exceeded
19 revenues by \$331,000. We subtract
20 that from your opening net position
21 of \$6.4 million and you still have a
22 healthy \$6.1 million of net position.

23 If you turn to page two you can
24 see of the \$6.1 million you have a
25 significant amount in cash and

PROCEEDINGS

1
2 equivalents, so a little over
3 \$5 million in the form of cash and
4 equivalents.

5 You do have, as I said, some
6 accounts receivable. Generally these
7 relate to the workforce investment
8 grant. That's \$70,000. The balance
9 of the lease agreement is fully
10 allowed for. You can see here
11 there's a loan receivable line that
12 has a zero balance. If the Yonkers
13 Larkin Garage becomes profitable then
14 it will repay some of this loan, but
15 for now it's fully allowed until some
16 point that does become profitable.
17 And as I mentioned, of the lease
18 agreement with X20 or HHC Caterers,
19 we did take an allowance against all
20 of that because we don't know of the
21 future payments.

22 You do have money what we call
23 restricted cash set aside. Some
24 money for the Yonkers pier, as you've
25 taken over those activities. You

PROCEEDINGS

1
2 have many set aside for certain
3 PILOTS, escrow deposits, and that
4 represents one year of PILOT payments
5 that would be applied at the end of
6 the PILOT or given back to the
7 contractor, if you will.

8 You have fixed capital assets
9 to the tune of \$1.9 million. You can
10 see that's down about 550,000.
11 That's your annual depreciation.
12 Down at the bottom you have certain
13 liabilities, \$1.7 million. You can
14 see there's a new line there, "due to
15 other governments." Because the IDA
16 does have some loans for Section 108
17 loan and the New York Power Authority
18 loan, they were to be repaid for
19 moneys received from the rental
20 income, but since that has stopped,
21 the city has made those payments and
22 that money is due back to the city.
23 I believe it was subsequent -- most
24 of it was subsequently paid in 2024.

25 As I mentioned, you do have the

PROCEEDINGS

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2 loans payable to the Section 108
3 loan, \$525,000 still outstanding as
4 of 12/31/2023, and a small amount to
5 the Power Authority, \$31,000, which I
6 believe has now been subsequently
7 paid off.

8 So we come down to the bottom,
9 your net position. As I said, you
10 have \$6.1 million of net position.
11 Some of it is not unrestricted, some
12 of it is in the form of capital
13 assets to the tune of \$1.3 million.
14 You have some money that's restricted
15 for Yonkers pier activity, but the
16 majority of the \$4.6 million is free
17 and clear to be used by the agency.

18 That's really it from a numbers
19 standpoint. You know, although the
20 agency did have a loss and it's
21 looking out at 2024 to make sure that
22 we're really -- in talking with Jim
23 and the folks, making sure that
24 expenses stay in line because, you
25 know, we don't want to deplete your

PROCEEDINGS

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2 net position, but overall pretty good
3 year.

4 MS. NACERINO: Great. Thank
5 you. Any questions? If no
6 questions, comments?

7 MR. GJONAJ: No.

8 MS. NACERINO: So we're going
9 to go into executive section so we
10 can ask you additional questions in
11 terms of compliance and teams.

12 (Whereupon, an executive
13 session was held without the presence
14 of the court reporter.)

15 MS. NACERINO: Coming out of
16 executive section. Great report on
17 the collaboration of this team and
18 the engagement throughout the
19 process, and obviously the clean
20 report that we received from the
21 audit.

22 With that, make a motion to
23 accept the internal control letter
24 and accept the audited financial
25 statements for 2023?

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MR. GJONAJ: Make motion.

MS. NACERINO: Motion. All in favor?

(A chorus of ayes.)

MS. NACERINO: Jaime, do you have any other business.

MS. MCGILL: No other business.

MR. CAVANAUGH: We probably ought to for the record just have a vote to go into and out of executive session. So, you know, it's recorded, but we should, you know, you should probably call for a vote and go into executive session and just note it's authorized.

MS. NACERINO: Okay.

MS. MCGILL: So we will do it post for now.

MR. CAVANAUGH: So it would be to entertain a motion to go into an executive session for purposes of discussing the audit with the auditors and just have a vote to confirm the fact that that is in fact

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what you did.

MS. NACERINO: Okay. So we are going to take a vote that we're going into executive session.

MS. MCGILL: Yes.

MR. GJONAJ: Aye.

MS. NACERINO: Aye.

MR. CAVANAUGH: And then a vote to --

MS. NACERINO: Then we're taking a second vote that we've come out of executive session.

MR. GJONAJ: Aye.

MS. NACERINO: Aye.

MR. CAVANAUGH: It just puts it on the record for the minutes.

MS. NACERINO: Okay. No other business. I make a vote that we adjourn. All of in favor?

(A chorus of ayes.)

MS. NACERINO: The meeting is adjourned.

(Whereupon, at 12:36 P.M., the above matter concluded.)

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PROCEEDINGS

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF WESTCHESTER)

I, NATHAN DAVIS, a Notary Public for
and within the State of New York, do hereby
certify:

That the above is a correct
transcription of my stenographic notes.

I further certify that I am not
related to any of the parties to this
action by blood or by marriage and that I
am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 22nd day of April 2024.



NATHAN DAVIS

City of Yonkers Industrial Development Agency

**Financial Statements
and Supplementary Information
With Report of Independent Auditors**

December 31, 2025 and 2024

City of Yonkers Industrial Development Agency

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Independent Auditors' Report

The Board of Directors of the
City of Yonkers Industrial Development Agency

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the City of Yonkers Industrial Development Agency ("Agency") as of and for the years ended December 31, 2025 and 2024 and the related notes to the financial statements, which collectively comprise the Agency's financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2025 and 2024 and the 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.

Basis for Opinion

We conducted our audits 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 the Agency, 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.

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 the Agency'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.

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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 the Agency'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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency'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 financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the 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 financial statements, and other knowledge we obtained during our audit of the 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 Supplementary Information

Management is responsible for the other supplementary information included in the annual financial report. The other supplementary information consists of the Schedule of Indebtedness – Bonds and Notes and the Schedule of Payments in Lieu of Taxes but does not include the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other supplementary information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other supplementary information and consider whether a material inconsistency exists between the other supplementary information and the financial statements, or the other supplementary information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other supplementary information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated [REDACTED], 2026 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 Agency'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 Agency's internal control over financial reporting and compliance.

PKF O'Connor Davies LLP
Harrison, New York
[REDACTED], 2026

City of Yonkers Industrial Development Agency

Management's Discussion and Analysis December 31, 2025

The following Management's Discussion and Analysis ("MD&A") of the City of Yonkers Industrial Development Agency's ("YIDA") or ("Agency") activities and financial performance is provided as an introduction and overview of the financial statements of YIDA for the year ended December 31, 2025. Management's Discussion and Analysis is Required Supplementary Information specified in the Government Accounting Standards Board ("GASB") Statement No. 34. Following this MD&A are the annual financial statements of YIDA together with the notes to financial statements which are important to understanding the data presented in the financial statements. This MD&A highlights certain supplementary information to assist with the understanding of the YIDA's financial operations.

Operations

YIDA is a public benefit corporation established by an act of the New York State Legislature in 1982, under Section 903 of the General Municipal Law. The Agency operates for the benefit of the City of Yonkers, New York ("City") and its populace to accomplish any or all of the purposes specified in Title 1 of Article 18A. Specific powers and duties are conferred to the Agency with respect to the acquisition of real property, whether by purchase, condemnation or otherwise, within the corporate limits of the City. All of the local zoning and planning regulations, as well as the regional and local comprehensive land use plans, are taken into consideration to carry out the duties of the Agency.

Organized in a manner consistent with the statute, the Mayor of the City appoints a seven member Board of Directors comprised of both public officials and business leaders. This Board governs the YIDA by establishing official policies and reviewing and approving requests for financial assistance. Operations and activities of the Agency, its members, officers and employees are carried out in accordance with State law.

YIDA's mission includes undertaking projects and programmatic initiatives in furtherance of and to advance the job opportunities, health, general prosperity and economic welfare of the people of the City and to improve their recreational opportunities, prosperity and standard of living. YIDA works to create economic development and job growth throughout the City by attracting new businesses, retaining existing ones and helping them all become more competitive in a global marketplace. The Agency accomplishes this mission by offering financial assistance in the form of Sales and Use Tax Exemptions, Mortgage Recording Tax Exemptions and Payment-In-Lieu-of-Tax agreements ("PILOTs") and by issuing tax exempt Industrial Development Bonds ("IDB's").

Fourteen applications were submitted and processed during the year and two projects closed.

Financial Operations Highlights

The financial statements for the years ended December 31, 2025 and 2024 are attached. The chart below provides a condensed summary of revenues and expenses for the current and prior year.

	<u>2025</u>	<u>2024</u>
Operating Revenues	\$ 1,308,365	\$ 1,789,998
Operating Expenses	2,693,477	1,885,126

City of Yonkers Industrial Development Agency

Management's Discussion and Analysis
December 31, 2025

Financial Operations Highlights (continued)

Operating Revenues

Revenues for 2025 were derived from 5 projects and as follows:

Project Agency Fees:

1. Cromwell Towers	\$ 35,000
2. 21-23 Park Avenue	36,973
3. 345 McLean Avenue	292,997
4. CHPE LLC	112,481
5. Park Square	<u>597,629</u>
	<u>1,075,080</u>

Other Agency Fees:

Consent Fees	2,500
Refinance Fees	2,500
Execution of Documents	12,500
Estoppel Fees	7,500
Change of Agreements	40,000
Subordination Fees	2,500
Termination of Agreement Fees	<u>5,000</u>
	<u>72,500</u>

Annual Management Fees:

Billable Projects (77 projects)	69,500
Larkin Management Fees	<u>90,000</u>
	<u>159,500</u>

Miscellaneous Income: 1,285

Total: \$ 1,308,365

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position

At December 31, 2025, the Agency had \$5,943,052 in assets (cash, restricted cash, receivables, prepaid expenses, loan receivable and capital assets, etc.), \$323,451 in deferred outflows of resources, \$32,451, in liabilities (accrued expenses, loan payables, pension liability, etc.), \$15,324 in deferred inflows of resources and \$4,738,399 in net position. Assets restricted for specific purposes amounted to \$10,052 for the Yonkers Pier activities. The balance of \$4,728,347 is unrestricted. Details of these amounts are provided in the Statement of Net Position.

City of Yonkers Industrial Development Agency

Management's Discussion and Analysis
December 31, 2025

Financial Operations Highlights *(continued)*

Required Supplementary Information

The Schedule of the Agency's Proportionate Share of the Net Pension Liability, New York State and Local Employee's Retirement System is presented in accordance with the provisions of GASB Statement No. 68 "Accounting and Financial Reporting for Pensions" and GASB Statement No. 71, "Pension Transition for Contributions Made Subsequent to the Measurement Date" - An amendment of GASB Statement No. 68.

Supplementary Information

The Schedules of Indebtedness - Industrial Revenue Bonds and Notes Issued, Outstanding or Retired, Straight-Lease Transactions and Payments in Lieu of Taxes is provided as supplementary information to the financial statements.

Request for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the Agency finances. Questions and comments concerning any information provided in this report or requests for additional information should be addressed to the Chief Fiscal Officer, Yonkers Industrial Development Agency, 470 Nepperhan Avenue, Suite 200, Yonkers, New York 10701.

City of Yonkers Industrial Development Agency

**Comparative Statement of Net Position
December 31,**

	<u>2025</u>	<u>2024</u>
ASSETS		
Cash and equivalents	\$ 5,314,721	\$ 5,640,216
Accounts receivable, net of allowance for uncollectible amounts of \$0 at December 31, 2025 and 2024	254,996	259,096
Loan receivable, net of allowance for uncollectible amounts of \$2,855,652 at December 31, 2025 and \$2,820,364 at December 31, 2024 (Note 4)	-	-
Prepaid expenses	29,412	-
Restricted cash (Note 5)	<u>343,923</u>	<u>218,414</u>
	<u>5,943,052</u>	<u>6,117,726</u>
Non-current assets		
Capital assets being depreciated, net	-	<u>1,376,757</u>
Total Non-Current Assets	-	<u>1,376,757</u>
Total Assets	<u>5,943,052</u>	<u>7,494,483</u>
DEFERRED OUTFLOWS OF RESOURCES		
Pension related	<u>323,451</u>	<u>360,120</u>
LIABILITIES		
Accounts payable	56,821	88,619
Accrued expenses	337,350	322,082
Escrow deposits	222,720	157,150
Unearned revenue	433,000	-
Due to other entities	68,550	55,050
Non-current liabilities		
Net pension liability	<u>394,339</u>	<u>304,664</u>
Total Liabilities	<u>1,512,780</u>	<u>927,565</u>
DEFERRED INFLOWS OF RESOURCES		
Pension related	<u>15,324</u>	<u>172,561</u>
NET POSITION		
Investment in capital assets	-	1,376,757
Restricted		
Yonkers Pier activities	10,052	9,523
Unrestricted	<u>4,728,347</u>	<u>5,368,197</u>
Total Net Position	<u>\$ 4,738,399</u>	<u>\$ 6,754,477</u>

See notes to financial statements

City of Yonkers Industrial Development Agency

**Comparative Statement of Activities
Year Ended December 31,**

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES		
Agency and refinancing fees	\$ 1,147,580	\$ 1,591,788
Management administration fees	159,500	169,000
Application fees	-	7,800
License fee	-	20,000
Miscellaneous income	1,285	1,410
	<u>1,308,365</u>	<u>1,789,998</u>
OPERATING EXPENSES		
Salaries	443,246	457,313
Payroll taxes and employee benefits	134,173	184,467
Rent	173,338	162,567
Consulting and professional fees	147,278	174,723
Advertising, printing and reproduction	505,527	295,610
Travel	5,232	6,630
Insurance	3,259	4,046
Conferences and meetings	7,386	7,291
Communications	18,131	28,068
Office supplies and other	6,307	13,710
Yonkers pier project	1,249,600	-
Depreciation	-	550,701
	<u>2,693,477</u>	<u>1,885,126</u>
Total Operating Expenses	<u>2,693,477</u>	<u>1,885,126</u>
Loss from Operations	<u>(1,385,112)</u>	<u>(95,128)</u>
NON-OPERATING REVENUES (EXPENSES)		
Workforce investment grant income	1,042,625	2,256,139
Workforce investment grant expenses	(1,042,625)	(2,256,139)
Proceeds from sale of contributed property	536,000	-
Loss on disposal of leasehold improvements	(1,376,757)	-
Forgiveness of loan payable - Section 108 Loan	-	525,000
Interest income	209,791	220,964
Interest expense	-	(1,713)
	<u>(630,966)</u>	<u>744,251</u>
Total Non-Operating Revenues (Expenses), net	<u>(630,966)</u>	<u>744,251</u>
Change in Net Position	(2,016,078)	649,123
NET POSITION		
Beginning of Year	<u>6,754,477</u>	<u>6,105,354</u>
End of Year	<u>\$ 4,738,399</u>	<u>\$ 6,754,477</u>

See notes to financial statements

City of Yonkers Industrial Development Agency

Comparative Statements of Cash Flows
Year Ended December 31,

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from agency and other fees	\$ 1,378,035	\$ 1,601,108
Cash received from workforce grant	1,042,625	2,256,139
Cash payments for workforce employees	(1,042,625)	(2,256,139)
Cash payments for goods and services	(2,163,768)	(824,778)
Cash payments for salaries and benefits	(593,044)	(577,370)
	<u>(1,378,777)</u>	<u>198,960</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Repayment of loans payable	-	(31,984)
Proceeds from sale of contributed property	536,000	-
Proceeds received in advance of sale of contributed property	433,000	-
Interest paid	-	(1,713)
	<u>969,000</u>	<u>(33,697)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	<u>209,791</u>	<u>220,964</u>
	(199,986)	386,227
CASH AND EQUIVALENTS		
Beginning of year	<u>5,858,630</u>	<u>5,472,403</u>
End of year	<u>\$ 5,658,644</u>	<u>\$ 5,858,630</u>
RECONCILIATION OF CASH AND EQUIVALENTS TO THE STATEMENT OF NET POSITION		
Cash and equivalents	\$ 5,314,721	\$ 5,640,216
Restricted cash	<u>343,923</u>	<u>218,414</u>
	<u>\$ 5,658,644</u>	<u>\$ 5,858,630</u>
RECONCILIATION OF LOSS FROM OPERATIONS TO NET CASH FROM OPERATING ACTIVITIES		
Loss from operations	\$ (1,385,112)	\$ (95,128)
Adjustments to reconcile loss from operations to net cash from operating activities		
Depreciation	-	550,701
Accounts receivable	4,100	(189,362)
Prepaid expenses	(29,412)	-
Deferred outflows of resources	36,669	35,926
Accounts payable	(31,798)	10,557
Accrued expenses	15,268	42,379
Escrow deposits	65,570	472
Due to other governments	-	(159,590)
Due to other entities	13,500	16,900
Deferred inflows of resources	(157,237)	139,317
Net pension liability (asset)	89,675	(153,212)
	<u>(1,378,777)</u>	<u>198,960</u>
NON-CASH CAPITAL AND RELATED FINANCING AND INVESTING ACTIVITIES		
Loss on disposal of leasehold improvements	\$ (1,376,757)	\$ -
Capital contribution of land from the City of Yonkers	536,000	-
Forgiveness of loan payable - Section 108 Loan	-	525,000
	<u>\$ (840,757)</u>	<u>\$ 525,000</u>

See notes to financial statements

City of Yonkers Industrial Development Agency

Notes to Financial Statements
December 31, 2025 and 2024

Note 1 - Organization and Purpose

The City of Yonkers Industrial Development Agency ("YIDA") or ("Agency") was created in 1982 as a public benefit corporation by the New York State Legislature under the provisions of Chapter 83 for the purpose of promoting and supporting the development of commerce, bolstering employment and stimulating economic growth and prosperity in the City of Yonkers, New York ("City"). The Agency is exempt from Federal, State and local income taxes. The Agency, although supported by the City, is a separate entity and operates independently from the City. Members of the governing board are appointed by the Mayor of the City for specified terms.

Financial Reporting Entity

The Agency has been identified as an organization related to the City. In accordance with the criteria enumerated in Governmental Accounting Standards Board ("GASB") Statement No. 61 *"The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 35"*, the Agency is not considered a component unit of the City.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accounting policies of the Agency conform to generally accepted accounting principles as applicable to governmental units. GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Agency reports its operations on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The Agency distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Agency's principal ongoing operation. The principal operating revenues of the Agency are agency, refinancing, application, license and management and administrative fees. Operating expenses include salaries, depreciation, contractual costs and professional fees. All revenues and expenses not meeting the definition are reported as non-operating revenues and expenses.

Cash and Equivalents, Investments and Risk Disclosure

Cash and Equivalents - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and short-term investments with original maturities of less than three months from the date of acquisition.

The Agency's deposit and investment policies are governed by State statutes. The Agency has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposits, time deposit accounts and certificates of deposit.

Collateral is required for these deposits at 102% of all deposits not covered by Federal deposit insurance. The Agency has entered into a custodial agreement with its depository which holds its deposits. This agreement authorizes the obligations that may be pledged as collateral. Such obligations include among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 2 - Summary of Significant Accounting Policies (Continued)

Investments - Permissible investments include obligations of the U.S. Treasury, U.S. Agencies, repurchase agreements and obligations of New York State or its political subdivisions.

The Agency follows the provisions of GASB Statement No. 72, "Fair Value Measurement and Application", which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

Risk Disclosure

Interest Rate Risk - Interest rate risk is the risk that the entity will incur losses in fair value caused by changing interest rates. The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Generally, the Agency does not invest in any long-term investment obligations.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB Statement No. 40, "Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3", directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Agency's name. The Agency's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2025 and 2024.

Credit Risk - Credit risk is the risk that an issuer or other counterparty will not fulfill its specific obligation even without the entity's complete failure. The Agency does not have a formal credit risk policy other than restrictions to obligations allowable under General Municipal Law of the State of New York.

Concentration of Credit Risk - Concentration of credit risk is the risk attributed to the magnitude of an entity's investments in a single issuer. The Agency's investment policy limits the amount on deposit at each of its banking institutions.

Allowance for Uncollectible Receivables

Management provides for an allowance for uncollectible receivables based on a combination of write-off history, aging analysis and any specific known amounts. (See Note 4).

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 2 - Summary of Significant Accounting Policies (Continued)

Prepaid Expenses

Prepaid items represent payments made by the Agency for goods or services that will be received in future periods. Prepaid amounts are recorded as assets and are expensed in the period in which the related goods or services are consumed.

Capitalization and Depreciation

Furniture and fixtures are recorded at cost, net of accumulated depreciation. Depreciation is computed using the straight-line method over an estimated useful life of seven years. Leasehold improvements are recorded at cost. Depreciation is provided in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using the straight-line method. Costs incurred in relation to development of the project for interest, property taxes and insurance are capitalized only during periods in which activities necessary to prepare the property for its intended use are in progress. Expenditures for maintenance and repairs are charged to expense as incurred. The estimated service life of the leasehold improvements is 20 years. Land is recorded at cost. Refer to Note 6 for additional information.

Escrow Deposits

Escrow deposits represent security deposits for Payments in Lieu of Tax ("PILOT") agreements and represent one year of the executed PILOT payment. These payments are to increase each year as the PILOT progresses to "full taxes". The funds must be deposited into a separate interest-bearing account. At the end of the PILOT agreement, the funds are to be returned to the respective companies along with any interest earned as long as such companies have not defaulted on the PILOT agreement. The Agency has reported escrow deposits of \$222,720 and \$157,150 as of December 31, 2025 and 2024.

Unearned Revenues

Unearned revenues arise when assets are recognized before revenue recognition criteria have been satisfied. The Agency has reported unearned revenues of \$433,000 for amounts received in advance of the transfer of land to the Municipal Housing Authority of the City of Yonkers, New York.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

As of December 31, 2025 and 2024, the Agency has reported deferred outflows of resources and deferred inflows of resources in relation to its pension obligations. These amounts are detailed in the discussion of the Agency's pension plan in Note 7.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 2 - Summary of Significant Accounting Policies (Continued)

Net Pension Liability (Asset)

The net pension liability (asset) represents the Agency's proportionate share of the net pension liability (asset) of the New York State and Local Employees' Retirement System. The financial reporting of this amount is presented in accordance with the provisions of GASB Statement No. 68, "Accounting and Financial Reporting for Pensions" and GASB Statement No. 71, "Pension Transition for Contributions Made Subsequent to the Measurement Date" - An Amendment of GASB Statement No. 68".

Revenue Recognition

The Agency charges an agency, refinancing, management administration or application fee based on the amount of financing for each project at a predetermined rate. All such agency, management administration and application fees are collected and recognized as revenue at closing.

Net Position

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position.

Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. Restricted net position for the Agency includes restricted for activities of the Yonkers Pier.

Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is , 2026.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 3 - Stewardship, Compliance and Accountability

New Accounting Pronouncement

GASB Statement No. 102, "Certain Risk Disclosures", provides guidance on disclosure for risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration is defined as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. Under this Statement, a government is required to assess whether an event or events associated with a concentration or constraint that could cause substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of GASB Statement No. 102 are effective for the Agency's fiscal year ended December 31, 2025. The Agency's operating revenues consist primarily of agency and refinancing fees earned upon the closing of development and financing transactions. These revenues are generally recognized at the time transactions close and are not recurring in nature. Accordingly, operating revenues are dependent upon the timing and volume of project closings, which may fluctuate from year to year based on economic conditions, interest rate environments, real estate market activity, and overall development trends within the City of Yonkers, New York. Management has determined that no events associated with this concentration have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

Note 4 - Loan Receivable

Loan receivable at December 31, 2025 and 2024 consists of the following:

	<u>2025</u>	<u>2024</u>
Yonkers Larkin Garage, Inc.	\$ 2,629,000	\$ 2,629,000
Accrued Interest	226,652	191,364
Allowance for uncollectible amounts	<u>(2,855,652)</u>	<u>(2,820,364)</u>
	<u>\$ -</u>	<u>\$ -</u>

Prior to 2018, the Agency had a loan receivable from the Yonkers Economic Development Corporation ("YEDC"). Simultaneously, the YEDC had a loan receivable from Yonkers Larkin Garage, Inc. ("YLG"). During 2018, the governing boards of the Agency and the YEDC agreed to have the YEDC assign its loan receivable from YLG of \$2,629,000 to the Agency in satisfaction of its loan that was in part used to finance the construction of the garage. The loan bears interest at 6.5%. The amounts owed by the YEDC are deemed satisfied and the Agency is due amounts from YLG based on available cash flows from that garage's operations. Since the YLG has not been profitable since inception, it was determined that an allowance should be recorded to reflect the uncertainty of future collection of the loan and accrued interest. There was no interest income on this obligation for the years ended December 31, 2025 and 2024.

Note 5 - Restricted Cash

Restricted cash consists of funds held in escrow by the Agency for various projects and activities. Funds are released as authorized invoices are presented for payment or reimbursement. The balance of restricted cash is as follows at December 31:

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 5 - Restricted Cash (Continued)

	2025	2024
Yonkers Pier	\$ 10,052	\$ 10,022
Workforce Investment Board	111,151	51,242
Escrow Deposits - Payment in Lieu of Tax Agreements	222,720	157,150
	<u>\$ 343,923</u>	<u>\$ 218,414</u>

Note 6 - Capital Assets

Changes in the Agency's capital assets are as follows:

	Balance January 1, 2025	Additions	Deletions	Balance December 31, 2025
Capital Assets, not being depreciated:				
Land	\$ -	\$ 536,000	\$ 536,000	\$ -
Capital assets, being depreciated:				
Leasehold improvements	\$ 11,014,025	\$ -	\$ 11,014,025	\$ -
Furniture and fixtures	27,099	-	-	27,099
Total Capital Assets Being Depreciated	11,041,124	-	11,014,025	27,099
Less accumulated depreciation for:				
Leasehold improvements	9,637,268	-	9,637,268	-
Furniture and fixtures	27,099	-	-	27,099
Total Accumulated Depreciation	9,664,367	-	9,637,268	27,099
Total Capital Assets Being Depreciated, net	1,376,757	-	1,376,757	-
Capital assets, net	<u>\$ 1,376,757</u>	<u>\$ 536,000</u>	<u>\$ 1,912,757</u>	<u>\$ -</u>

During 2025, the Agency determined that it no longer derives an economic benefit from the Yonkers Pier leasehold improvements. As disclosed in the Comparative Statement of Activities, the Agency recognized a loss on disposal of leasehold improvements in the amount of \$1,376,757. The leasehold improvements related to the Yonkers Pier restaurant facility. During 2025, operations of the restaurant were assumed by the City of Yonkers, New York and the related revenue stream to the Agency ceased. As a result, the Agency concluded that it no longer controls or receives future economic benefit from these improvements. Accordingly, the remaining net book value of the leasehold improvements was written off and recorded as a loss on disposal. Following this write-off, the Agency has no remaining capital assets related to the Yonkers Pier project as of December 31, 2025.

City of Yonkers Industrial Development Agency

**Notes to Financial Statements (Continued)
December 31, 2025 and 2024**

Note 6 - Capital Assets (Continued)

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024
Capital assets, being depreciated:				
Leasehold improvements	\$ 11,014,025	\$ -	-	\$ 11,014,025
Furniture and fixtures	27,099	-	-	27,099
Total capital assets being depreciated	11,041,124	-	-	11,041,124
Less accumulated depreciation for:				
Leasehold improvements	9,086,567	550,701	-	9,637,268
Furniture and fixtures	27,099	-	-	27,099
Total Accumulated Depreciation	9,113,666	550,701	-	9,664,367
Capital assets, net	\$ 1,927,458	\$ 550,701	\$ -	\$ 1,376,757

Note 7 - Long-Term Liabilities

The following table summarizes changes in the Agency's long-term liabilities for the years ended December 31, 2025 and 2024:

	Balance January 1, 2025	New Issues/ Additions	Maturities and/or Payments and Other	Balance December 31, 2025	Due Within One Year
Net Pension Liability- ERS	\$ 304,664	\$ 89,675	\$ -	\$ 394,339	\$ -
	Balance January 1, 2024	New Issues/ Additions	Maturities and/or Payments and Other	Balance December 31, 2024	Due Within One Year
Loans payable	\$ 556,984	\$ -	\$ 556,984	\$ -	\$ -
Net Pension Liability- ERS	457,876	-	153,212	304,664	-
Long-Term Liabilities	\$ 1,014,860	\$ -	\$ 710,196	\$ 304,664	\$ -

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 7 - Long-Term Liabilities (Continued)

Pension Plan

New York State and Local Employees' Retirement System

The Agency and the Workforce Investment Board participate in the New York State and Local Employees' Retirement System ("ERS"). This is a cost-sharing, multiple-employer defined benefit pension plan. ERS provides retirement benefits as well as death and disability benefits. The net position of the ERS is held in the New York State Common Retirement Fund ("Fund"), which was established to hold all net assets and record changes in fiduciary net position. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the ERS. The Comptroller is an elected official determined in a direct statewide election and serves a four-year term. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in the ERS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan, which provides death benefits in the form of life insurance. The ERS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided may be found at www.osc.state.ny.us/retire/about_us/financial_statements_index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The ERS is noncontributory except for employees who joined after July 2, 1976, who contribute 3% of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010, who generally contribute between 3% and 6% of their salary for their entire length of service. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the ERS's fiscal year ending March 31. Contribution rates for the plan's year ending in 2025 and 2024 are as follows:

	<u>Tier/Plan</u>	<u>Rate</u>
2025	4 A15	19.3 %
	5 A15	16.3
	6 A15	12.6
2024	4 A15	17.6 %
	5 A15	15.2
	6 A15	11.2

The Agency reported the following for its proportionate share of the net pension liability for ERS at December 31:

	<u>2025</u>	<u>2024</u>
Measurement date	March 31, 2025	March 31, 2024
Net pension liability	\$ 394,339	\$ 304,664
Agency's proportion of the net pension liability	0.0022999 %	0.0020692 %
Change in proportion since the prior measurement date	0.0002307 %	(0.0000660) %

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 7 - Long-Term Liabilities (Continued)

The net pension liability was measured as of March 31, 2025 and 2024 and the total pension liability used to calculate the net pension liability was determined by actuarial valuations as of those dates. The Agency's proportion of the net pension liability was based on a computation of the actuarially determined indexed present value of future compensation by employer relative to the total of all participating members.

For the years ended December 31, 2025 and 2024, the Agency recognized pension expense of \$23,659 and \$67,724. At December 31, 2025 and 2024, the Agency reported its proportionate share of deferred outflows of resources and deferred inflows of resources related to the ERS from the following sources:

	2025	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 97,878	\$ 4,617
Changes of assumptions	16,538	-
Net difference between projected and actual earnings on pension plan investments	30,939	-
Changes in proportion and differences between Agency contributions and proportionate share of contributions	68,695	10,707
Agency contributions subsequent to the measurement date	109,401	-
	<u>\$ 323,451</u>	<u>\$ 15,324</u>
	2024	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 98,132	\$ 8,307
Changes of assumptions	115,187	-
Net difference between projected and actual earnings on pension plan investments	-	148,827
Changes in proportion and differences between Agency contributions and proportionate share of contributions	49,922	15,427
Agency contributions subsequent to the measurement date	96,879	-
	<u>\$ 360,120</u>	<u>\$ 172,561</u>

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 7 - Long-Term Liabilities (Continued)

The amount of \$109,401 reported as deferred outflows of resources at December 31, 2025 related to ERS resulting from the Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the plan's year ended March 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ERS will be recognized in pension expense as follows:

For Years Ending March 31,		
2026	\$	88,701
2027		115,596
2028		(19,028)
2029		13,457
2030		-
	<u>\$</u>	<u>198,726</u>

The total pension liability for the March 31, 2025 measurement date was determined by using an actuarial valuation date as noted below with update procedures used to roll forward the total pension liability to the measurement date. Significant actuarial assumptions used in the valuation were as follows:

Measurement date	March 31, 2025
Actuarial valuation date	April 1, 2024
Investment rate of return	5.9% *
Salary scale	4.3%
Inflation rate	2.9%
Cost of living adjustments	1.5%

*Compounded annually, net of pension plan investment expenses, including inflation.

Annuitant mortality rates are based on the System's experience with adjustments for mortality improvements based on Society of Actuaries Scale MP-2021.

The actuarial assumptions used in the valuation are based on the results of an actuarial experience study of the period April 1, 2015 - March 31, 2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 7 - Long-Term Liabilities (Continued)

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation is summarized in the following table.

Asset Type	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	25 %	3.54 %
International Equity	14	6.57
Private Equity	15	7.25
Real Estate	12	4.95
Opportunistic/ARS Portfolio	3	5.25
Credit	4	5.40
Real Assets	4	5.55
Fixed income	22	2.00
Cash	1	0.25
	<u>100 %</u>	

The real rate of return is net of the long-term inflation assumption of 2.9%.

The discount rate used to calculate the total pension liability was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon those assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the Agency's proportionate share of the net pension liability (asset) calculated using the discount rate of 5.9%, as well as what the Agency's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (4.9%) or 1 percentage point higher (6.9%) than the current rate:

	2025		
	1% Decrease (4.9%)	Current Discount Rate (5.9%)	1% Increase (6.9%)
Agency's proportionate share of the net pension liability (asset)	<u>\$ 1,141,266</u>	<u>\$ 394,339</u>	<u>\$ (229,346)</u>
	2024		
	1% Decrease (4.9%)	Current Discount Rate (5.9%)	1% Increase (6.9%)
Agency's proportionate share of the net pension liability (asset)	<u>\$ 957,896</u>	<u>\$ 304,664</u>	<u>\$ (240,919)</u>

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 7 - Long-Term Liabilities (Continued)

The components of the current year collective net pension liability as of the March 31, 2025 measurement date were as follows:

Total pension liability	\$ 247,600,239,000
Fiduciary net position	<u>230,454,512,000</u>
Employers' net pension liability (asset)	<u>\$ 17,145,727,000</u>
Fiduciary net position as a percentage of total pension liability	<u>93.08%</u>

Employer contributions to ERS are paid annually and cover the period through the end of the System's fiscal year, which is March 31st. Retirement contributions as of December 31, 2025 represent the employer contribution for the period of April 1, 2025 through December 31, 2025 based on prior year ERS wages multiplied by the employers' contribution rate, by tier. Retirement contributions to ERS for the nine months ended December 31, 2025 were \$109,401.

Voluntary Defined Contribution Plan

The Agency can offer a defined contribution plan to all non-union employees hired on or after July 1, 2013 and earning at the annual full-time salary rate of \$75,000 or more. The employee contribution is between 3% and 6% depending on salary and the Agency will contribute 8%. Employer contributions vest after 366 days of service. No current employees participated in this program.

Note 8 - Other Post Employment Benefit Obligations

The Agency does not provide healthcare benefits for retired employees.

Note 9 - Industrial Revenue Bonds and Notes

Certain industrial revenue bonds and notes issued by the Agency are secured by property which is leased to companies and are retired by lease payments. The bonds and notes are not obligations of the Agency, the City or the State of New York. The Agency 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 there-from are controlled by trustees or banks acting as fiscal agents. Trustees maintain the information for these bonds and notes and no default notices have been generated in the current year. For providing this service, the Agency receives bond administration fees from the borrowing companies. The fee received by the Agency is one percent of the bond amount.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Continued)
December 31, 2025 and 2024

Note 10 - Related Parties

Yonkers Economic Development Corporation

The Yonkers Economic Development Corporation ("Corporation") was created in 2007 to provide certain taxable and tax exempt financial assistance on occasions where these incentives are no longer provided by the Agency or in instances where the Agency's ability to assist economic development projects has been significantly limited. The Corporation's purpose of promoting the creation and preservation of employment opportunities is in line with the Agency's overall objectives and may deliver financial assistance in a more cost effective form through this federal exempt corporation under IRS Section 115. In addition, the debt issuances of the Corporation will not be liabilities of the State of New York, the City or the Agency. The Corporation's board is comprised of four of the seven Agency board members.

Note 11 - Commitments and Contingencies

Litigation

In the normal course of business there are a number of actions against the Agency that involve personal injury and/or contractual disputes between the plaintiff's and the project beneficiary. In each case, the Agency has been indemnified by the project beneficiary and, in the opinion of the Agency's management, the project beneficiary has insurance in place to mitigate any losses that may ultimately result from the resolution of such litigation. While the Agency has been named in many of these actions, in the opinion of management based on consultation with legal counsel, the ultimate resolution of such litigation matters should not result in any liability to the Agency.

Ground Lease

The Ground Lessor is the owner of real estate located at 10 Woodworth Avenue and 45 Warburton Avenue, Yonkers, New York (together the "Premises") where the Yonkers Larkin Garage Project ("Project") is located. The Ground Lessor leased the Premises to the Yonkers Community Development Agency ("YCDA") under a ground lease agreement dated August 5, 2011 ("Initial Ground Lease") and immediately thereafter, YCDA granted the easements to the City and the County of Westchester, New York. YCDA assigned its leasehold interest under the initial Ground Lease to the YEDC pursuant to the Assignment of Initial Ground Lease. The YEDC thereafter assigned its leasehold interest under the Initial Ground Lease to the YIDA to develop and operate a garage for private and general public use. The Initial Ground Lease was amended by the Ground Lessor under which it has ground leased the Premises to the YIDA for a term of 49 years. Title to all buildings and improvements situated or erected on the Premises shall vest to the Ground Lessor on the day following the last day of the term.

Ground Sublease

In August 2011, the YIDA and the YLG executed a sublease, whereby YLG was granted the rights to use the land and existing improvements for purposes of constructing and operating the Project. The term of the ground sublease is for 49 years and requires the YLG to pay the City base rent once a year in August at an amount based on "Available Cash Flow" as defined by the ground sublease agreement.

City of Yonkers Industrial Development Agency

Notes to Financial Statements (Concluded)
December 31, 2025 and 2024

Note 12 - Risk Management

The Agency purchases conventional insurance coverage for directors and officers liability and employment practices liability in the combined form. The current policy reflects a combined limit of \$1 million per occurrence or \$1 million for the period of the policy.

Note 13 - Workforce Investment Board

YIDA is established to advance the job opportunities, health, general prosperity and economic welfare and standard of living of the inhabitants of the City. To further its objectives of economic development, the YIDA Board approved and established a relationship with the Workforce Investment Board in May 2009. Its Chairman, as Mayor of the City, was designated as a grant recipient to create and implement workforce investment activities. Grant employees were hired to conduct activities to meet the objectives and are solely funded by grants. These grant employees receive employment benefits consistent with other YIDA employees to the extent that such benefits are reimbursable to YIDA. The activities related to the Workforce Innovation and Opportunity Act, Adult Programs ("WIOA") grant are reported as non-operating revenues and expenses on the Statement of Activities.

YIDA receives the funding for WIOA programs from the City. The City reports the expenditures of federal awards in its annual schedule of expenditures of federal awards. The compliance audit is determined and performed as part of the City's single audit.

Note 14 - Recently Issued GASB Pronouncements

GASB Statement No. 103, "*Financial Reporting Model Improvements*", has been issued to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

GASB Statement No. 104, "*Disclosure of Certain Capital Assets*", requires certain types of capital assets to be disclosed separately in the capital assets note disclosures. Governments must separately present lease assets, right-to-use assets from public-private or public-public partnerships, subscription assets and all other intangible assets by major class. For capital assets held for sale—assets a government has decided to sell with completion of the sale probable within one year of the financial statement date—governments must disclose the historical cost, accumulated depreciation (or amortization), and the carrying amount of any pledged debt related to those assets. This Statement affects only presentation and disclosure of capital assets, not recognition or measurement requirements. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

GASB Statement No. 105, "*Subsequent Events*", has been issued to improve the financial reporting requirements for subsequent events (recognized/nonrecognized), thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The requirements of this Statement are effective for reporting periods beginning after June 15, 2026.

This is not an all-inclusive list of recently issued GASB pronouncements but rather a listing of Statements that the Agency believes will most impact its financial statements. The Agency will evaluate the impact this and other pronouncements may have on its financial statements and will implement them as applicable and when material.

City of Yonkers Industrial Development Agency

Required Supplementary Information

December 31, 2025

City of Yonkers Industrial Development Agency

Required Supplementary Information
New York State and Local Employees' Retirement System
Last Ten Fiscal Years

Schedule of the Agency's Proportionate Share of the Net Pension Liability (Asset) (1)

	<u>2025 (2)</u>	<u>2024 (3)</u>	<u>2023 (2)</u>	<u>2022 (3)</u>	<u>2021 (3)</u>
Agency's proportion of the net pension liability (asset)	<u>0.0022999%</u>	<u>0.0020692%</u>	<u>0.0021352%</u>	<u>0.0024570%</u>	<u>0.0021987%</u>
Agency's proportionate share of the net pension liability (asset)	<u>\$ 394,339</u>	<u>\$ 304,664</u>	<u>\$ 457,876</u>	<u>\$ (200,851)</u>	<u>\$ 2,189</u>
Agency's covered payroll	<u>\$ 1,029,515</u>	<u>\$ 931,748</u>	<u>\$ 901,731</u>	<u>\$ 871,815</u>	<u>\$ 855,744</u>
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	<u>38.30%</u>	<u>32.70%</u>	<u>50.78%</u>	<u>-23.04%</u>	<u>0.26%</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>93.08%</u>	<u>93.88%</u>	<u>90.78%</u>	<u>103.65%</u>	<u>99.95%</u>
Discount Rate	<u>5.90%</u>	<u>5.90%</u>	<u>5.90%</u>	<u>5.90%</u>	<u>5.90%</u>

Schedule of Contributions

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Contractually required contribution	<u>\$ 129,172</u>	<u>\$ 107,374</u>	<u>\$ 89,348</u>	<u>\$ 118,698</u>	<u>\$ 104,612</u>
Contributions in relation to the contractually required contribution	<u>(129,172)</u>	<u>(107,374)</u>	<u>(89,348)</u>	<u>(118,698)</u>	<u>(104,612)</u>
Contribution excess	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Agency's covered payroll	<u>\$ 1,131,473</u>	<u>\$ 1,105,291</u>	<u>\$ 1,062,728</u>	<u>\$ 985,793</u>	<u>\$ 967,257</u>
Contributions as a percentage of covered payroll	<u>11.42%</u>	<u>9.71%</u>	<u>8.41%</u>	<u>12.04%</u>	<u>10.82%</u>

- (1) The amounts presented for each fiscal year were determined as of the March 31 measurement date within the current fiscal year.
(2) Increase in the Agency's proportionate share of the net pension liability (asset) mainly attributable to decrease in plan fiduciary net position due to investment losses.
(3) Decrease in the Agency's proportionate share of the net pension liability (asset) mainly attributable to increase in plan fiduciary net position due to investment gains.

See independent auditors' report

<u>2020 (2)</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<u>0.0021672%</u>	<u>0.0022820%</u>	<u>0.0025275%</u>	<u>0.0026327%</u>	<u>0.0026060%</u>
<u>\$ 573,899</u>	<u>\$ 161,688</u>	<u>\$ 81,575</u>	<u>\$ 247,376</u>	<u>\$ 418,278</u>
<u>\$ 830,853</u>	<u>\$ 746,791</u>	<u>\$ 703,768</u>	<u>\$ 752,593</u>	<u>\$ 701,732</u>
<u>69.07%</u>	<u>21.65%</u>	<u>11.59%</u>	<u>32.87%</u>	<u>59.61%</u>
<u>86.39%</u>	<u>96.27%</u>	<u>98.24%</u>	<u>94.70%</u>	<u>90.70%</u>
<u>6.80%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>	<u>7.00%</u>

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<u>\$ 95,101</u>	<u>\$ 95,267</u>	<u>\$ 96,297</u>	<u>\$ 93,154</u>	<u>\$ 84,656</u>
<u>(95,101)</u>	<u>(95,267)</u>	<u>(96,297)</u>	<u>(93,154)</u>	<u>(84,656)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 819,284</u>	<u>\$ 807,967</u>	<u>\$ 708,814</u>	<u>\$ 687,779</u>	<u>\$ 758,089</u>
<u>11.61%</u>	<u>11.79%</u>	<u>13.59%</u>	<u>13.54%</u>	<u>11.17%</u>

City of Yonkers Industrial Development Agency

Other Supplementary Information

December 31, 2025

City of Yonkers Industrial Development Agency

Supplementary Information
 Schedule of Indebtedness - Bonds and Notes
 December 31, 2025

Project Name Owner Name and Address	Issue Date	Maturity Date	Interest Rate	Original Issue	Balance at 1/1/2025	New Issues in 2025
Sacred Heart A	September 2006	10/1/2037	3.80 - 5.00%	\$ 7,345,000	\$ 4,590,000	\$ -
Jefferson Terrace - 2006 A	December 2006	5/1/2048	5.95%	3,600,000	2,980,691	-
Main Street Lofts	December 2005	12/1/2038	5.00%	44,600,000	44,100,000	-
Sarah Lawrence College, Series B	December 2009	6/1/2032	7.75%	1,950,000	1,950,000	-
Yonkers Joint School Commission Bond - Series 2021	September 2021	11/1/2051	4.00 - 5.00%	25,000,000	24,545,000	-
Yonkers Joint School Commission Bond - Series 2022	December 2022	11/1/2051	5.00 - 5.25%	46,240,000	45,465,000	-
				<u>\$ 128,735,000</u>	<u>\$ 123,630,691</u>	<u>\$ -</u>

Project Purpose Codes

- 1 - Services
- 2 - Construction
- 3 - Agriculture, Forestry and Fishing
- 4 - Wholesale Trade
- 5 - Retail Trade
- 6 - Finance, Insurance and Real Estate
- 7 - Transportation, Communication, Electric, Gas and Sanitary Services
- 8 - Other
- 9 - Manufacturing

See independent auditors' report.

Retired in 2025	Balance at 12/31/2025	Project Purpose Code	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Tax Exemptions			Federal Tax Exemptions
					Real Property Tax			
					County	Local	School	
\$ 260,000	\$ 4,330,000	8	7	7	5,584	11,985	22,431	Exempt
60,468	2,920,223	8	3	3	n/a	n/a	n/a	Exempt
3,020,000	41,080,000	8	6	6	n/a	n/a	n/a	Exempt
-	1,950,000	8	345	345	n/a	n/a	n/a	Exempt
480,000	24,065,000	8	14	14	n/a	n/a	n/a	Exempt
815,000	44,650,000	8	14	14	n/a	n/a	n/a	Exempt
\$ 4,635,468	\$ 118,995,223							

City of Yonkers Industrial Development Agency

Supplementary Information
 Schedule of Payments in Lieu of Taxes
 December 31, 2025

Project	Total	City	County
11-23 St. Casmir Avenue	\$ 37,500	\$ 32,824	\$ 4,676
155 Elliott LLC	48,853	42,849	6,004
188 Warburton - Shelter Rent	63,110	55,240	7,870
222 Lake Ave - Lake Opportunity Holdings	35,001	30,699	4,302
1969 Central Park Ave	107,872	94,690	13,182
326 Riverdale Owners	331,398	287,952	43,446
34 Highland Partners LLC	57,222	50,189	7,033
44 Hudson - Miroza	510,000	447,321	62,679
411 Bronx River Development LLC	81,626	71,594	10,032
56 Prospect Holdings LLC	138,189	121,206	16,983
57 Alexander	614,789	539,231	75,558
70 Ashburton Ave - Hudson Blue	182,841	160,370	22,471
70 Pier LLC	31,666	27,774	3,892
9-11 Riverdale	11,695	10,162	1,533
AAM Yonkers A Hotel LLC	492,936	432,354	60,582
Ashburton Avenue, LP	980	860	120
Avalon ATI Site	767,834	673,467	94,367
Avalon Sun Sites	915,578	803,053	112,525
CPG III - Shelter Rent	123,432	108,040	15,392
Cromwell Towers	243,615	213,675	29,940
Collins III - now River Clue DE 1 LLC	509,578	442,772	66,806
Croton Heights	1,000	877	123
Dayspring Commons L.P.	84,904	74,469	10,435
Extell Hudson Waterfront LLC	380,948	331,006	49,942
FC Yonkers (Ridge Hill)	653,025	567,413	85,612
FC Yonkers (Ridge Hill)	653,025	567,413	85,612
FC Yonkers (Ridge Hill)	653,025	567,413	85,612
FC Yonkers (Ridge Hill)	653,025	567,413	85,612
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	653,052	572,795	80,257
FC Yonkers (Ridge Hill)	679,214	595,739	83,475
Horizon @ Ridge Hill	365,085	320,216	44,869
Grant Park II	46,947	41,177	5,770
Greyston Bakery	25,001	21,723	3,278
Jackson Terrace - Herriot Street Housing	70,000	61,397	8,603

(Continued)

City of Yonkers Industrial Development Agency

Supplementary Information
 Schedule of Payments in Lieu of Taxes (Continued)
 December 31, 2025

Project	Total	City	County
Jefferson Terrace	\$ 75,001	\$ 65,783	\$ 9,218
KCT - Cubesmart	20,527	18,004	2,523
Lionsgate - Phase 1	154,689	135,678	19,011
Lionsgate - Phase 2	699,479	613,513	85,966
Main Street Lofts	712,795	625,192	87,603
Mary the Queen	2,568	2,252	316
MillCreek	200,860	176,174	24,686
Maple Realty Management Inc	24,987	21,916	3,071
Monastery Manor	40,000	35,084	4,916
Mulford I, LP	2,000	1,754	246
Parkledge Apartments	461,885	404,288	57,597
Post Street	76,800	67,361	9,439
P.S 6 - Shelter Rent	99,673	87,244	12,429
Point and Ravine	192,080	168,473	23,607
RiverTides	1,561,068	1,369,213	191,855
Riverview II Preservation LP	385,912	338,483	47,429
RMS Warburton	322,710	280,403	42,307
RXR Soyo	1,119,521	981,932	137,589
Sacred Heart	40,000	35,084	4,916
St. Casimirs, LP	96,897	84,988	11,909
St. Clair Residence	49,058	43,029	6,029
Stagg Construction	318,023	278,938	39,085
Tacos El Poblanos	16,181	14,192	1,989
Warburton Apartments	38,274	33,570	4,704
Warburton Riverview Owners LLC	27,254	23,904	3,350
Westchester ALP 1	94,656	83,023	11,633
Westchester ALP 2	21,344	18,721	2,623
Wheeler Block	49,210	43,162	6,048
Whitney Young	165,285	144,971	20,314
Woodstock	30,000	26,313	3,687
Kubasek - 406 Walnut - Shelter Rent	279,463	244,614	34,849
Yonkers MGM	5,381,493	4,720,108	661,385
Yonkers BV AMS LLC	339,667	297,922	41,745
Yonkers Contracting Company	83,458	73,201	10,257

See independent auditors' report.



**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**

Independent Auditors' Report

**The Board of Directors of the
City of Yonkers Industrial Development Agency**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Yonkers Industrial Development Agency ("Agency") which comprise the statement of net position as of December 31, 2025 and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated [REDACTED], 2026.

Report on Internal Control Over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency'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.

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Report on Compliance and Other Matters

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

PKF O'Connor Davies LLP
Harrison, New York
 , 2026

City of Yonkers Industrial Development Agency

Schedule of Cash and Investments

Years Ended December 31, 2025 and 2024

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City of Yonkers Industrial Development Agency

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Independent Auditors' Report

**The Board of Directors of the
City of Yonkers Industrial Development Agency**

Report on the Audit of the Schedule of Cash and Investments

Opinion

We have audited the Schedule of Cash and Investments ("Schedule") of the City of Yonkers Industrial Development Agency ("Agency") as of and for the years ended December 31, 2025 and 2024 and the related notes to the Schedule.

In our opinion, the accompanying Schedule and related notes referred to above present fairly, in all material respects, the cash and investments of the Agency as of December 31, 2025 and 2024, 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 ("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 Schedule. We are required to be independent of the Agency, 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.

Responsibilities of Management for the Schedule

Management is responsible for the preparation and fair presentation of the Schedule 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 the Schedule that is free from material misstatement, whether due to fraud or error.

PKF O'CONNOR DAVIES LLP
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Auditors' Responsibilities for the Audit of the Schedule

Our objectives are to obtain reasonable assurance about whether the Schedule is 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 Schedule.

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 Schedule, 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 Schedule.
- 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 Agency'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 Schedule.

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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated [REDACTED], 2026 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters with respect to the Schedule. 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 Agency'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 Agency's internal control over financial reporting and compliance with respect to the Schedule.

PKF O'Connor Davies LLP
Harrison, New York
[REDACTED], 2026

City of Yonkers Industrial Development Agency

Schedule of Cash and Investments

December 31,

	<u>2025</u>	<u>2024</u>
Cash and equivalents	\$ 5,314,721	\$ 5,640,216
Restricted cash	<u>343,923</u>	<u>218,414</u>
	<u>\$ 5,658,644</u>	<u>\$ 5,858,630</u>

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See accompanying notes to schedule of cash and investments

City of Yonkers Industrial Development Agency

Notes to Schedule of Cash and Investments
Years Ended December 31, 2025 and 2024

Note 1 - Organization and Purpose

The City of Yonkers Industrial Development Agency ("YIDA") or ("Agency") was created in 1982 as a public benefit corporation by the New York State Legislature under the provisions of Chapter 83 for the purpose of promoting and supporting the development of commerce, bolstering employment and stimulating economic growth and prosperity in the City of Yonkers, New York ("City"). The Agency is exempt from Federal, State and local income taxes. The Agency, although supported by the City, is a separate entity and operates independently from the City. Members of the governing board are appointed by the Mayor of the City for specified terms.

Note 2 - Summary of Significant Accounting Policies

Cash and Equivalents, Investments and Risk Disclosure

Cash and Equivalents - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and short-term investments with original maturities of less than three months from the date of acquisition.

The Agency's deposit and investment policies are governed by State statutes. The Agency has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposits, time deposit accounts and certificates of deposit.

Collateral is required for these deposits at 102% of all deposits not covered by Federal deposit insurance. The Agency has entered into a custodial agreement with its depository which holds its deposits. This agreement authorizes the obligations that may be pledged as collateral. Such obligations include among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Investments - Permissible investments include obligations of the U.S. Treasury, U.S. Agencies, repurchase agreements and obligations of New York State or its political subdivisions.

The Agency follows the provisions of GASB Statement No. 72, "*Fair Value Measurement and Application*", which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

The Agency does not have any investments at December 31, 2025 and 2024.

City of Yonkers Industrial Development Agency

Notes to Schedule of Cash and Investments (Concluded)
Years Ended December 31, 2025 and 2024

Note 2 - Summary of Significant Accounting Policies (Continued)

Risk Disclosure

Interest Rate Risk - Interest rate risk is the risk that the entity will incur losses in fair value caused by changing interest rates. The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Generally, the Agency does not invest in any long-term investment obligations.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB Statement No. 40, "Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3", directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Agency's name. The Agency's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2025 and 2024.

Credit Risk - Credit risk is the risk that an issuer or other counterparty will not fulfill its specific obligation even without the entity's complete failure. The Agency does not have a formal credit risk policy other than restrictions to obligations allowable under General Municipal Law of the State of New York.

Concentration of Credit Risk - Concentration of credit risk is the risk attributed to the magnitude of an entity's investments in a single issuer. The Agency's investment policy limits the amount on deposit at each of its banking institutions.

Restricted Cash - Restricted cash consists of funds held in escrow by the Agency for various projects and activities. Funds are released as authorized invoices are presented for payment or reimbursement. The balance of restricted cash at December 31 is as follows:

	<u>2025</u>	<u>2024</u>
Yonkers Pier	\$ 10,052	\$ 10,022
Workforce Investment Board	111,151	51,242
Escrow Deposits - Payment in Lieu of Tax Agreements	<u>222,720</u>	<u>157,150</u>
	<u>\$ 343,923</u>	<u>\$ 218,414</u>



**Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of the Schedule of Cash and Investments
Performed in Accordance With *Government Auditing Standards***

Independent Auditors' Report

**The Board of Directors of the
City of Yonkers Industrial Development Agency**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the Schedule of Cash and Investments ("Schedule") of the City of Yonkers Industrial Development Agency ("Agency") as of and for the year ended December 31, 2025 and the related notes to the Schedule, and have issued our report thereon dated [REDACTED], 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the Schedule, we considered the Agency'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 Schedule, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency's Schedule 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 have not been identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's Schedule is free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, investment policies established by the Agency and the New York State Comptroller investment guideline requirements as presented in Section 201.3(c) of the *Accounting, Reporting and Supervision Requirements for Public Authorities*, noncompliance with which could have a direct and material effect on the Schedule. 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 Agency'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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PKF O'Connor Davies LLP
Harrison, New York
 , 2026



City of Yonkers Industrial Development Agency

Report to Those Charged with Governance

December 31, 2025

 , 2026

Prepared by

Robert A. Daniele, CPA

Partner

rdaniele@pkfod.com

A large, thick blue circular graphic that is partially cut off on the left side. Inside the circle, the words "KNOW GREATER VALUE" are written in a bold, dark blue, sans-serif font, stacked vertically.

**KNOW
GREATER
VALUE**

_____, 2026

**The Board of Directors and Executive Director
City of Yonkers Industrial Development Agency**

We have audited the financial statements of the City of Yonkers Industrial Development Agency ("Agency") as of and for the year ended December 31, 2025 and have issued our report thereon dated _____, 2026.

Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated December 4, 2025. Professional standards also require that we communicate to you the following information related to our audit.

We are pleased to be of service to you and the City of Yonkers Industrial Development Agency and appreciate the opportunity to present our audit findings to you. We are also pleased to discuss other matters which may be of interest to you and to answer any questions you may have.

This information is intended solely for the information and use of Those Charged with Governance and management of the City of Yonkers Industrial Development Agency and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

PKF O'Connor Davies LLP

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Appendices

- 1 – Corrected Misstatements
- 2 – Management Representation Letter
- 3 – About PKF O'Connor Davies, LLP

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Status of the Audit

Audit of Financial Statements

- Audit fieldwork is complete.
- The financial statements have been drafted and reviewed by management.
- We have issued an unmodified report on the financial statements.
- PARIS report is required to be filed by March 31, 2026.

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Required Communications and Other Matters

Required Item	Comments
<p>Auditor's responsibility under professional standards and planned scope and timing of the audit</p>	<p>We have communicated such information in our engagement letter to you dated December 4, 2025. Generally, these responsibilities include:</p> <ul style="list-style-type: none"> • Forming and expressing an opinion on the financial statements. • Obtaining <i>reasonable assurance</i> that the financial statements are <i>free of material misstatements</i>, whether caused by error or fraud. • Accumulating and communicating uncorrected misstatements to Those Charged with Governance ("TCWG"). • Maintaining professional skepticism. • Communicating audit related matters that are, in our professional judgment, significant to TCWG.
<p>Supplementary information accompanying the financial statements</p>	<p>Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.</p>
<p>Other supplementary information accompanying the financial statements</p>	<p>Our responsibility for the other supplementary information accompanying the financial statements is to read the other supplementary information and consider whether a material inconsistency exists between the other supplementary information and the financial statements, or the other supplementary information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other supplementary information exists, we are required to describe it in our report.</p>

Required Item	Comments
<p>Required supplementary information accompanying the financial statements</p>	<p>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.</p>
<p>Other information in documents containing audited financial statements</p>	<p>Our responsibility as auditors for other information in documents containing the audited financial statements does not extend beyond the financial information identified in the auditors' report, and we are not required to perform any procedures to determine that such other information is properly stated.</p>
<p>Our responsibilities under the Yellow Book</p>	<p>In connection with our audit we performed tests of the Agency's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests was not to provide an opinion on compliance with such provisions.</p>
<p>Responsibilities of management and TCWG</p>	<p>Management's responsibilities include:</p> <ul style="list-style-type: none"> • The fair presentation of the financial statements, including the selection of appropriate accounting policies. • Establishing and maintaining effective internal control. • Complying with laws, regulations, grants and contracts. • Providing the auditors with all financial records and related information and a signed representation letter. • Evaluate if there are any conditions or events, considered in the aggregate that raise substantial doubt about the Agency'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. • Setting the proper tone at the top. • Designing and implementing policies and controls to prevent and detect fraud. <p>TCWG are responsible for communicating with the auditors and overseeing the financial reporting process.</p>

Required Item	Comments
<p>Qualitative aspects of accounting practices - Accounting Policies</p>	<p>Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year, except for the adoption of the provisions of Governmental Accounting Standards Board Statement No. 102, "Certain Risk Disclosures".</p> <p>The accounting policies of the Agency conform to U.S. generally accepted accounting principles as applicable to state and local governments. The Agency's reports are based on all applicable GASB pronouncements.</p> <p>We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus.</p> <p>All significant transactions have been recognized in the financial statements in the proper period.</p>
<p>Qualitative aspects of accounting practices – Significant Unusual Transactions</p>	<p>No matters have come to our attention that would require us to inform you about the methods used to account for significant unusual transactions.</p>
<p>Qualitative aspects of accounting practices - Accounting Estimates and Management's Judgment</p>	<p>Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.</p> <p>Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Agency's financial statements were:</p> <ul style="list-style-type: none"> • Actuarial assumptions and proportionate share calculations related to pension liabilities • Asset lives for depreciable capital assets • Estimates of certain receivable balances and allowances for uncollectible amounts • Estimates for certain operating and long-term liabilities

Required Item	Comments
<p>Qualitative aspects of accounting practices - Financial Statement Disclosures</p>	<p>Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements are:</p> <ul style="list-style-type: none"> • Note 2 – which summarizes significant accounting policies • Note 7 – which summarizes long-term liabilities including pension obligations <p>The financial statement disclosures are consistent and clear.</p>
<p>Going concern</p>	<p>The auditor is required to communicate with TCWG events or conditions that, when considered in the aggregate, indicate a substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.</p> <p>We concur with management's assessment that the Agency will continue as a going concern for one year from the balance sheet date.</p>
<p>Significant risks</p>	<p>Significant risks are defined as risks that require special audit consideration without regard to identified controls related to those risks. In most audits, one or more significant risks normally arise. We have identified the following significant risks in connection with our audit:</p> <p>Management override of internal controls</p> <p>Management is in a unique position to perpetrate fraud because of management's ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating efficiently. Although the level of risk of management override of controls will vary from entity to entity, the risk is nevertheless present in all entities. Our audit procedures did not identify any management override of internal controls.</p> <p>Improper revenue recognition to due to fraud</p> <p>Auditing standards require the auditor to ordinarily presume that improper revenue recognition is a fraud risk on all audit engagements unless the auditor can conclude that the risk is not applicable to the entity. Our audit procedures did not identify any improper revenue recognition due to fraud.</p> <p>The audit procedures applied as a result of the aforementioned significant risks were designed to and have reduced the risk of material misstatement to low.</p>

Required Item	Comments
Difficulties encountered in performing the audit	We encountered no significant difficulties in dealing with management in performing and completing our audit.
Corrected and uncorrected misstatements	<p>Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management.</p> <p>We are required to communicate to you misstatements that remain uncorrected, including any related to prior periods, and the effect, if any, that they may have on the opinion in our report, and request their correction. There are no such financial statement misstatements that remain uncorrected.</p> <p>In addition, we are required to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures.</p> <p>In addition, corrected misstatements that were brought to the attention of management as a result of our audit procedures are also included in Appendix 1.</p>
Disagreements with management	For purposes of this communication, a disagreement with management is a matter, whether or not resolved to our satisfaction, concerning financial accounting, reporting, or auditing, which could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of the audit.
Management representations	We have requested certain representations from management that are included in the management representation letter (see Appendix 2).
Management's consultations with other accountants	In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.
Auditor independence	We affirm that PKF O'Connor Davies, LLP is independent with respect to the Entity in accordance with relevant professional standards.

Required Item	Comments
Significant issues discussed with management prior to retention	We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditor. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

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Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Yonkers Industrial Development Agency's ("Agency") 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 the Entity's internal control. Accordingly, we express no such opinion.

Professional standards require that we communicate to you, in writing, all significant deficiencies and/or material weaknesses in internal control that we identify in performing our audit. For this purpose, deficiencies in internal control are categorized as follows:

- 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.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses and, therefore, there can be no assurance that all such deficiencies have been identified.

We did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above.

This communication is intended solely for the information and use of management and others charged with governance and is not intended to be and should not be used by anyone other than these specified parties. We will be pleased to discuss these communications and comments in further detail at your convenience, or to assist you in implementing the recommendations.

Harrison, New York
 , 2026

On the Horizon

GASB Statement No. 103 – Financial Reporting Model Improvements

The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues as follows:

- **Management's Discussion and Analysis ("MD&A")** - This Statement requires that the information presented in the MD&A be limited to five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions or Conditions. The Statement requires that the detailed analyses within the MD&A should not only present the amounts or percentages of changes from the prior year, but also include explanations as to the reasons for the changes. The Statement emphasizes that only the most relevant information be presented by eliminating duplicative explanations and removing "boilerplate" discussions.
- **Unusual or Infrequent Items** - This Statement describes unusual or infrequent items as transactions and other events that are either unusual or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements.
- **Presentation of Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position** – This Statement requires that proprietary fund statements continue to distinguish between operating and nonoperating revenues and expenses as in the past. However, in addition to the subtotals currently presented, this Statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as (1) resources received from another party or fund (a) for which the proprietary fund does not provide goods and services to the other party or fund and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund (a) for which the other party or fund does not provide goods and services to the proprietary fund and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.
- **Major Component Unit Information** - This Statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If readability is reduced, combining statements of major component units should be presented after the fund financial statements.
- **Budgetary Comparison Information** – This Statement requires governments to present budgetary comparison information as Required Supplementary Information (similar to pension and other postemployment benefits reporting). Governments are also required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to the Required Supplementary Information.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025 (i.e., the Agency's financial statements for the year ended December 31, 2026).

GASB Statement No. 104 – Disclosure of Certain Capital Assets

GASB Statement No. 104, "*Disclosure of Certain Capital Assets*", provides guidance on disclosures for capital assets to be presented by major class. The objective of this Statement is to provide government financial statement users with essential information about certain types of capital assets.

This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures. Leased assets recognized in accordance with GASB Statement No. 87, "*Leases*" and subscription assets recognized in accordance with GASB Statement No. 96, "*Subscription-Based Information Technology Arrangements*" should be separately disclosed. In addition, this Statement requires any other intangible assets other than these types to also be disclosed separately by major class.

This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2025 (i.e., the Agency's financial statements for the year ended December 31, 2026).

GASB Statement No. 105 – Subsequent Events

The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users.

This Statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This Statement describes the date the financial statements are available to be issued as the date at which (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This Statement also clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events.

The requirements of this Statement are effective for fiscal years beginning after June 15, 2026 (i.e. the Agency's financial statements for the year ended December 31, 2027).

Appendix 1

Corrected Misstatements

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**City of Yonkers Industrial Development Agency
Corrected Misstatements
December 31, 2025**

Account	Description	Debit	Credit
Adjusting Journal Entries JE # 1			
To adjust for GASB 68 - pension reporting's in current year.			
5302	GASB 68 Deferred Income	157,237	
3012	GASB 68 - Perpaid Expense		36,669
5010	GASB 68 Pension Liability		89,675
8125	Pension Costs		30,893
490	Net Pension Asset		
Total		157,237	157,237
Adjusting Journal Entries JE # 2			
To adjust interest receivable and allowance for amount due for the Larking Garage Project No Amounts paid in 2025.			
2082	Loan Rec. Larkin Garage Int	35,288	
2085	Allowance for Larkin Garage		35,288
Total		35,288	35,288
Adjusting Journal Entries JE # 3			
To reverse prior year's legal expense accruals.			
5000	Accounts Payable	28,453	
8500	Legal Fees		28,453
Total		28,453	28,453
Adjusting Journal Entries JE # 4			
To record retirement accrual for fiscal year end 2025.			
8125	Pension Costs	42,466	
8195	Workforce Employee Benefits	66,935	
5005	Accrued Expenses		42,466
5006	Workforce-Accrued Expenses		66,935
Total		109,401	109,401
Adjusting Journal Entries JE # 5			
To agree ending balance for escrow account to bank balance and record escrow for Point and Ravine.			
1151	Pilot Payment Escrow Account	117	
1151	Pilot Payment Escrow Account	192,369	
5300	Escrow Deposits		117
5300	Escrow Deposits		192,369
Total		192,486	192,486

City of Yonkers Industrial Development Agency

**Corrected Misstatements
December 31, 2025**

Account	Description	Debit	Credit
Adjusting Journal Entries JE # 6			
To record prepaid related to Billboard Expense paid in 2025 for period through 3/15/2026 (2.5 months).			
3003	Prepaid Other	29,412	
8750	Advertising		29,412
Total		29,412	29,412
Adjusting Journal Entries JE # 7			
To reclass amounts for restricted net position.			
6200	Retained Earnings	529	
6204	Net Investment in Capital Asset	1,265,442	
6200	Retained Earnings		1,265,442
6202	Restricted Yonkers Pier		529
Total		1,265,971	1,265,971
Adjusting Journal Entries JE # 8			
To record receivable and revenue for outstanding workforce investment board grant amounts to be received.			
2003	Accounts Receivable-Workforce	254,996	
7098	Workforce Grant		254,996
Total		254,996	254,996
Adjusting Journal Entries JE # 9			
To reclass revenue related to sale/transfer of land from the City of Yonkers to correct account code and reclass amount that is unearned.			
7005	Agency Fees	969,000	
7009	Capital Contribution - Transfer of Land	433,000	
5080	Unearned Revenue		433,000
7009	Capital Contribution - Transfer of Land		969,000
Total		1,402,000	1,402,000

Appendix 2

Management Representation Letter

DRAFT

Appendix 3

About PKF O'Connor Davies, LLP

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Founded in 1891, PKF O'Connor Davies has evolved from a regional accounting firm to an emerging national leader with more than 1,700 professionals and 21 offices in the U.S. Our team of top-notch professionals deliver a complete range of audit, tax and advisory services to a diverse and growing global client base. By bringing together a boutique firm culture with big-firm resources, we have a unique ability to connect with clients on a deeper level and create value where others can't.

REGIONAL CONNECTIONS BACKED BY GLOBAL EXPERTISE

We are the lead North American firm in the PKF International network of independent accounting and advisory firms with offices in over 400 cities, in 150 countries around the world. It's a relationship that delivers unmatched access to global expertise and strengthens our ability to serve clients anywhere in the world as their needs and their businesses continue to evolve.

PROACTIVE SERVICE MODEL, ENGAGED PARTNER BASE

With a proven, proactive service model and an engaged Partner base, PKF O'Connor Davies has built long-lasting, valuable relationships with our clients. Our industry leading 81.3 Net Promoter Score is more than double the industry average of 38, reflecting the satisfaction and loyalty of our clients.

Our Partners are actively involved in the day-to-day management of engagements, ensuring a high degree of client service and cost effectiveness. The Firm's seasoned professional staff members employ a team approach to all engagements, providing clients with the utmost quality and timely services aimed at helping them succeed.

KNOW GREATER VALUE

Our unwavering focus on value has consistently driven growth and delivered strong outcomes for our clients and our Firm. PKF O'Connor Davies currently ranks 25th on *Accounting Today's* 2025 "Top 100 Firms" list and continually gains acclaim as one of the country's fastest-growing firms. With more professionals, in more places every day, our teams are on the ground, at the ready and in the know. As the world changes, PKF O'Connor Davies clients will always Know Greater Value.

INDUSTRY RECOGNITION

- #25 of "Top 100 Firms"
- "Top Tax Firm"
- "Leader in Audit & Attest and Tax"
- #5 of "Top Firms in the Mid-Atlantic"
– *Accounting Today*, 2025
- "Best of Accounting Client Satisfaction"
– *ClearlyRated*, 2025
- "Top Accountancy Advisory"
– *Family Wealth Report*, 2025
- "America's Best Tax and Accounting Firms"
– *Forbes*, 2023
- "Accounting/Due Diligence Firm of the Year"
– *The M&A Advisor*, 2024
- #9 on "Vault's Accounting 25 List"
– *Vault*, 2026
- #1 in 11 Internship Categories, including "Best in Accounting," "Overall Internships" and "Quality of Life" (e.g., Compensation, Career Development and Training & Mentoring)
– *Vault*, 2026
- "Best Company to Work for in New York"
– *Rochester Business Journal* and *NYS Society for Human Resources Management*, 2025
- "Best Places to Work in NYC"
– *Crain's New York Business*, 2025
- "Best Places to Work in Westchester"
– *914INC*, 2026
- "Top Workplaces in Southern Connecticut"
– *Hearst Connecticut Media Group*, 2025
- "Best Places to Work in New Jersey"
– *NJBIZ*, 2025

KNOW GREATER VALUE

At PKF O'Connor Davies we maintain a relentless commitment to understanding each client's operations and financial history so we can uncover every challenge, help meet every objective and exceed expectations. Through our unwavering client focus we create deeper connections, delivering tailored support and expertise that drive real-world value.



ACCOUNTING & ASSURANCE

- Agreed-Upon Procedures
- Audits, Reviews and Compilations
- Employee Benefit Plan Audits, including ESOPs
- Endowment Fund Accounting
- Peer Review Services
- Public Company Services
- Public Sector Audits and Compliance
- SOC - System and Organizational Control Reporting



TAX SERVICES

- Business Tax
- Employee Benefit Planning and Tax Compliance
- International Tax (Asia, EU and Latin America Desks)
- Private Client Services
- R&D Tax Credit
- State and Local Tax (SALT)
- Trust and Estate Planning



BUSINESS CONSULTING

- ESG
- Litigation Support and Forensics (Fraud, Integrity Monitoring and Litigation Support)
- Operational and Cost Effectiveness
- Risk Advisory Services
 - Internal Audit
 - Regulatory Solutions (AML and SOX)
- Strategy and Transaction Advisory
 - Bankruptcy
 - Employee Stock Ownership Plans (ESOPs)
 - PKF Investment Banking
 - Acquisition Advisory
 - Exit Readiness and Transaction Planning
 - M&A Cybersecurity and Data Privacy Advisory
 - Sell-Side Advisory
 - Turnaround and Restructuring
- Strategy and Transformation



TECHNOLOGY & CYBERSECURITY

- Cybersecurity and Privacy
 - Cybersecurity Maturity Model Certification (CMMC)
 - Dark Web Monitoring
 - Digital Forensic Services
 - General Data Protection Regulation (GDPR)
 - M&A Cybersecurity and Data Privacy Advisory
 - Penetration Testing
 - Virtual Chief Information Security Officer Services (vCISO)
- IT and Cybersecurity Audit
- Technology Advisory



PRIVATE CLIENT SERVICES

- Family Office
- Private Business Owners
- Trust and Estate Planning



OUTSOURCED SERVICES

- CFO Solutions
- Outsourced Accounting
 - Portfolio Company Accounting
- Recruitment Services
- Virtual Chief Information Security Officer Services (vCISO)

"PKF O'Connor Davies" is the brand name under which PKF O'Connor Davies LLP and PKF O'Connor Davies Advisory LLC, independently owned entities, provide professional services in an alternative practice structure in accordance with applicable professional standards. PKF O'Connor Davies LLP is a licensed CPA firm that provides attest services and PKF O'Connor Davies Advisory LLC and its subsidiary entities provide tax and advisory services. PKF O'Connor Davies is a member of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.



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