

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2025  
WITH SUMMARIZED COMPARATIVE 2024 INFORMATION**

**COUNTY OF CATTAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD OF DIRECTORS FOR 2025**

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**COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY  
FOR THE YEAR ENDED DECEMBER 31, 2025  
WITH SUMMARIZED COMPARATIVE 2024 INFORMATION**

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**JOHNSON, MACKOWIAK  
& ASSOCIATES, LLP**

Certified Public Accountants & Consultants

**INDEPENDENT AUDITORS' REPORT**

To the Board of Directors  
County of Cattaraugus Industrial Development Agency  
Ellicottville, New York 14731

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the business-type activities of County of Cattaraugus Industrial Development Agency (CCIDA) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise CCIDA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the CCIDA, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

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

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of 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 CCIDA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CCIDA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CCIDA'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 the management's discussion and analysis and Schedules of Proportionate Share of the Net Pension Liability and Schedule of Agency Contributions on pages 4–12 and 30–31 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Report on Summarized Comparative Information***

We have previously audited CCIDA's 2024 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 25, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

#### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other 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 March 19, 2026, on our consideration of the CCIDA'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 CCIDA'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 CCIDA's internal control over financial reporting and compliance.

*Johnson, Mackowiak & Associates, LLP*

Johnson, Mackowiak & Associates, LLP

Fredonia, New York  
March 19, 2026

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2025 WITH COMPARATIVE 2024 INFORMATION**

As management of the County of Cattaraugus Industrial Development Agency, a component unit of Cattaraugus County, we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the year ended December 31, 2025.

**FINANCIAL HIGHLIGHTS**

The Agency's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$4,118,777 for the fiscal year reported. This compares to the previous year when assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$2,322,931.

Total net position comprises the following:

1. Net investment in capital assets of \$731,871 includes property and equipment, net of accumulated depreciation.
2. Unrestricted net position of \$3,386,871 represents the portion available to maintain the Agency's continuing obligations to citizens and creditors.

Agency revenue for the year ended 2025 totaled \$2,254,569 of which \$2,189,184 was from charges for services provided by the Agency and \$65,385 was earned from investments.

In 2025, the Agency induced twelve direct projects for a net investment of just under \$655,525,518 in total private sector project costs.

In 2025, the Agency reported a gross revenue increase from previous years and an increase in net position. In addition, the Agency has roughly \$31,000,000 of approved projects that are ready to close when the project applicants are ready to do so, thus giving the Agency a healthy backlog of approved projects that will generate fee income when they close.

For the year ended December 31, 2025, the Agency's expenses totaled \$458,722. This includes the administrative expense of the CRC. The Agency's largest expense was for Personal and Employee Benefits, which accounted for 68% percent of the Agency's total expense. Contractual expenses, such as rent, utilities, and professional services, accounted for 28% percent of all expenses. The Agency also reported depreciation expense of \$3,131 in 2025.

2025 proved to be another busy and exciting year for the County of Cattaraugus Industrial Development Agency (CCIDA). The ever-changing economy along with more companies having a global footprint (i.e. purchases/acquisitions of existing Companies, high interest rates, etc.) poses some obstacles for the CCIDA. There is no "silver bullet" when it comes to economic development. Lines of communications and processes will always have to be identified, refined and implemented to the best of our ability.

In 2025, the CCIDA has continued to modify, change and implement programs and policies to help keep the businesses that are located in the area more competitive in this global market that we live and operate in.

It is to be noted that what is outlined below could not *and* would not have been possible without the direction, guidance, and most of all the support, from the **CCIDA Board Members, Staff & the Counsel**. Many thanks as well to all members of the **County of Cattaraugus Legislature** for their input, thoughts and support, as it's been invaluable to us and our business community here in the County. We are forever grateful for all of the help and Leadership from the entire Cattaraugus County Legislature with their help once again in 2025. Without our Legislature's support and Leadership, some of these projects simply would not have come to fruition.

Many thanks also go to the members of the *Cattaraugus County Economic Development Team*, their assistance and help is always greatly appreciated.

### **Economic Development Activity**

The year **2025** proved to be another active and productive year for the County of Cattaraugus Industrial Development Agency (CCIDA). The Agency continues to operate in an economic environment that is increasingly complex and globally interconnected. Factors such as corporate acquisitions and consolidations, rising interest rates, and companies operating within a global marketplace present both opportunities and challenges for local economic development efforts.

Since **2021**, the Agency has induced **over \$1.6 billion in new private-sector investment projects** within Cattaraugus County.

Economic development rarely has a single solution, and there is no "silver bullet." Success requires collaboration, open communication, and the continuous refinement of programs and processes to adapt to changing economic conditions.

Throughout 2025, the CCIDA remained focused on modifying, strengthening, and implementing programs and policies designed to help businesses located in Cattaraugus County remain competitive in the modern global economy. These efforts support business retention, expansion, and the attraction of new investment to the region.

### **Induced Private Sector Investment**

During 2025, the Agency facilitated projects that collectively generated **\$655,525,518 in private sector capital investment**, demonstrating the substantial economic impact of the Agency's programs on the regional economy.

Projects induced during the year included investments across multiple industries such as **manufacturing, tourism, construction, agriculture, renewable energy, and retail development**.

### **2025 CCIDA INDUCED PROJECTS (Private Sector Investment in Cattaraugus County):**

1. Olean Union Sales	\$750,000
2. Rusty Rooster Farm & Vintage	\$200,000
3. Kinley Contractors	\$2,500,000
4. Win-Sum Ski Corp	\$1,460,000
5. Jamestown Macadam, Inc.	\$2,500,000
6. Maaza Mechanical	\$1,200,000
7. High Meadows Resorts LLC	\$10,500,000
8. Alle-Catt Wind	\$618,874,498
9. Fitzpatrick & Weller	\$1,600,170
10. Win-Sum Ski Corp.	\$5,105,350
11. HoliMont	\$1,025,500
12. Olean Manor Inc.	\$9,810,000

**\*Total IDA Inducements/Project (Investment) Amounts:**

**\$655,525,518**

These projects represent a diverse range of economic sectors and illustrate the Agency's commitment to supporting both new development and the expansion of existing businesses throughout Cattaraugus County.

The **Alle-Catt Wind project**, representing more than \$618 million in investment, accounted for the largest portion of induced capital investment during the year. This project represents one of the most significant renewable energy developments in the region and will generate host community agreement payments paid to the taxing jurisdictions where the projects are sited.

### 2025 Year in Review Highlights

#### **Agricultural Development – Edelweiss Dairy**

In 2025, the Agency supported what represents the **largest agricultural project (\$34 million) ever assisted by the CCIDA**, the **Edelweiss Dairy project**. This major agricultural investment strengthens the County's long-standing dairy industry while modernizing agricultural operations and supporting job creation in the rural economy.

The project reflects the Agency's commitment to supporting the agricultural sector, which remains a cornerstone of the regional economy in Cattaraugus County.

#### **Manufacturing Attraction – Daich Coatings Corp.**

Another significant accomplishment during the year was the successful attraction of **Daich Coatings Corp.**, an Ontario, Canada-based manufacturer that established its U.S. headquarters in Cattaraugus, New York.

The relocation of Daich Coatings represents a meaningful win for County economic development, bringing new manufacturing activity and employment opportunities to the region. The project repurposes an existing vacant building and is expected to generate *25 to 35 new manufacturing jobs within the Village of Cattaraugus*.

The Agency worked closely with local and regional partners to facilitate the project, demonstrating the effectiveness of coordinated economic development efforts in attracting new industry to Cattaraugus County.

#### **Tourism and Recreation Investment – Revolution Rail Co.**

A significant tourism development initiative supported by the CCIDA and the **Cattaraugus County Legislature** in 2025 was the launch of **Revolution Rail Co.**, a rail bike attraction operating along the Agency-owned rail corridor.

This project represents an innovative reuse of existing rail infrastructure and reflects the Agency's commitment to leveraging underutilized assets to promote economic activity and tourism within the region.

Cattaraugus County appropriated and reimbursed the CCIDA \$120,000 and the CCIDA committed \$369,000 to the project.

Revolution Rail began operations in October 2025, marking its inaugural month of service in the County. Public response to the attraction was immediate and overwhelmingly positive. Every scheduled ride during the opening month was completely sold out, and demand was so strong that a waiting list of several hundred individuals quickly developed.

Beyond the direct success of the attraction, the Revolution Rail project is expected to generate significant secondary economic benefits for the surrounding community. Visitors traveling to the area for the rail bike

experience frequently patronize local restaurants, retail establishments, lodging facilities, and other small businesses, creating additional economic activity throughout the region.

The project also demonstrates how strategic partnerships between the Agency, Cattaraugus County, and private operators can create new opportunities for destination-based tourism while preserving and repurposing existing infrastructure in a sustainable manner.

Revolution Rail is scheduled to resume operations for the 2026 season beginning May 2, 2026, and the Agency looks forward to continuing its partnership with the company under a seven-year operational commitment.

### **Tourism Sector Impact**

The Agency continues to support investment within the tourism and recreation sector, including projects such as **HoliMont, Win-Sum Ski Corporation, and High Meadows Resorts LLC**. These projects represent significant investments in hospitality and recreational infrastructure and enhance the region's attractiveness as a year-round tourism destination.

Tourism remains a critical component of the local economy, representing approximately **20% of total employment within Cattaraugus County**. The tourism sector generates an estimated **\$250 million in economic activity annually**, and continues to grow each year.

### **CATTalyst Collective**

As a collaborative partnership of regional economic development organizations, the Collective works to align resources, strengthen communication among local stakeholders, and proactively identify opportunities for business growth and investment within the County. Throughout the year, the Collective assisted in business outreach, project identification, and coordination among public and private sector partners, helping to position Cattaraugus County as a competitive location for new investment and business expansion. By fostering collaboration between economic development organizations, municipalities, and business leaders, the CATTalyst Collective helped support several development initiatives and contributed to the continued attraction of new projects and investment opportunities within the region.

In recent years, the IDA has also directly assisted two (2) projects that were referred by this group, proving the merit and the need to foster entrepreneurial businesses that can grow to the next level where the IDA can offer that assistance.

### **Community Outreach and Regional Engagement**

The CCIDA continues to prioritize outreach and engagement throughout Cattaraugus County and the broader Western New York region to raise awareness of the Agency's economic development programs and resources available to local businesses.

Over the past several years, the Executive Director has actively communicated the Agency's mission through presentations, public meetings, and educational outreach efforts. Most recently, the Executive Director provided an overview to several taxing jurisdictions within the County regarding CCIDA-issued Payment in Lieu of Taxes (PILOT) agreements, including how these agreements function and their role in supporting economic development projects.

During the past year, the Executive Director also presented information about the Agency's programs at meetings hosted by organizations including the *Buffalo Niagara Partnership, Invest Buffalo Niagara, Leadership Cattaraugus, Western Region Loan Corp, and the New York State Commercial Association of Realtors*.

## Employment Impact

Since 2019, projects assisted by the CCIDA have resulted in the following employment impacts, based on company reporting through the Agency's *Annual Audit and PARIS reporting requirements*:

- **1,798 new jobs created**
- **5,372 jobs retained**

These figures highlight the Agency's continued role in supporting business growth, preserving employment opportunities, and strengthening the economic foundation of Cattaraugus County.

## Project Pipeline and Future Outlook

The Agency enters 2026 in a strong position with **more than \$31 million in approved projects** ready to close once applicants finalize financing and development timelines.

In addition, the Agency continues to work on several prospective transformational projects that could significantly impact the economic landscape and employment market within Cattaraugus County should they come to fruition.

Management remains optimistic about continued investment across key sectors including manufacturing, agriculture, renewable energy, tourism, and infrastructure development.

## Acknowledgments

It is to be noted that what is outlined below could not *and* would not have been possible without the direction, guidance, and most of all the support, from the **CCIDA Board Members, Staff & the Counsel**. Many thanks as well to all members of the **County of Cattaraugus Legislature** for their input, thoughts and support, as it's been invaluable to us and our business community here in the County. We are forever grateful for all of the help and Leadership from the entire Cattaraugus County Legislature with their help once again in 2025. Without our Legislature's support and Leadership, some of these projects simply would not have come to fruition.

The Agency would also like to recognize the efforts of its key regional partners, including the **Cattaraugus County Economic Development Team, the CATTalyst Collective, Olean Business Development, and Southern Tier West**, whose cooperation and assistance continue to play an important role in advancing economic development opportunities across the County and the region.

## OVERVIEW OF THE FINANCIAL STATEMENTS

The management's discussion and analysis introduces the Agency's basic financial statements. The basic financial statements include the governmentwide financial statements and the notes to the financial statements. The Agency also includes additional information to supplement the basic financial statements.

## **Governmentwide Financial Statements**

The Agency's annual report includes two governmentwide financial statements. These statements provide both long-term and short-term information about the Agency's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these governmentwide statements is the statement of net position. This is the governmentwide statement of position presenting information that includes all of the Agency's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency as a whole is improving or deteriorating. In addition to the information provided in this report, an evaluation of the overall economic health of the Agency would extend to other nonfinancial factors, such as the overall economic climate in Cattaraugus County.

The second governmentwide statement is the statement of activities, which reports how the Agency's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the Agency's distinct activities or functions on revenue earned by the Agency. Both of the governmentwide financial statements detail the Agency's business-type activities that are principally supported by application fees.

A fund is an accountability unit used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governmental units, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency has only one type of fund, a proprietary fund. This fund generally reports services for which the Agency charges a fee.

## **Notes to the Financial Statements**

The accompanying notes to the financial statements provide information essential to a full understanding of the governmentwide and fund financial statements. The notes to the financial statements are located directly after the basic financial statements.

## **Other Information**

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplemental information concerning the Agency. Supplemental information follows the notes to the financial statements.

## **FINANCIAL ANALYSIS OF THE AGENCY AS A WHOLE**

As of December 31, 2024, the County of Cattaraugus Industrial Development Agency had a net position of \$2,322,931. The following table provides a summary of the Agency's net position as of the years ended December 31, 2025 and 2024.

	Business-Type Activities		
	2025	2024	Variance
<b>Assets</b>			
Current and Restricted Assets	\$ 3,478,098	2,169,532	1,308,566
Capital Assets	731,871	246,550	485,321
Other Assets	27,057	42,042	(14,985)
Total Assets	<u>4,237,026</u>	<u>2,458,124</u>	<u>1,778,902</u>
<b>Deferred Outflows of Resources</b>	<u>57,424</u>	<u>90,350</u>	<u>(32,926)</u>
<b>Liabilities</b>			
Current Liabilities	8,846	8,882	(39)
Long-Term Liabilities	158,959	154,850	4,145
Total Liabilities	<u>167,805</u>	<u>163,732</u>	<u>4,106</u>
<b>Deferred Inflows of Resources</b>	<u>7,868</u>	<u>61,811</u>	<u>(53,943)</u>
<b>Net Position</b>			
Net Investment in Capital Assets	731,871	246,550	485,321
Unrestricted	3,386,906	2,076,381	1,310,525
Total Net Position	<u>\$ 4,118,777</u>	<u>2,322,931</u>	<u>1,795,846</u>

The Agency's total assets and deferred outflows of resources increased \$1,778,902 to \$4,237,026 at December 31, 2025. The Agency's net investment in capital assets increased \$485,321 to \$731,871.

Total liabilities and deferred inflows of resources decreased by \$53,943 to \$175,708 at December 31, 2025.

The following table provides a summary of the Agency's changes in net position for the years ended 2025 and 2024.

	Business-Type Activities			
	2025	% of Totals	2024	% of Totals
<b>Revenues</b>				
Charges for Services	\$ 2,069,145	91.8%	624,321	88.1%
Other Income	120,039	5.3%	8,647	1.2%
Investment Earnings	65,385	2.9%	75,662	10.7%
Total Revenue	<u>\$ 2,254,569</u>	<u>100.0%</u>	<u>708,630</u>	<u>100.0%</u>
<b>Expenses</b>				
Personal Services	\$ 248,695	54.2%	223,045	38.1%
Contractual Expenses	128,873	28.1%	262,434	44.8%
Employee Benefits	63,038	13.7%	86,545	14.8%
Lease Amortization	14,985	3.3%	14,115	2.3%
Depreciation Expense	3,131	0.7%	-	-
Total Expense	<u>458,722</u>	<u>100.0%</u>	<u>586,139</u>	<u>100.0%</u>
Change in Net Position	<u>\$ 1,795,847</u>		<u>122,491</u>	

The Agency's total net position increased \$1,795,847. The following summarizes results of operations for 2025:

Operating revenue for the year ended December 31, 2025, was \$2,254,569 which consisted of \$2,069,145 from Charges for Services. \$120,039 was from miscellaneous activity, a significant increase over 2024 revenue of \$708,630.

The Agency has entered into an Administrative Fee Agreement with Alle-Catt Wind Energy, LLC to assist with project administration. This fee is to be received in four installments, the first of which in the amount of \$1,547,186 was received on December 22, 2025. The remaining installments of \$1,500,000 will be payable on February 1 in each of the next 3 subsequent years. The fee will be adjusted if project costs incurred are less than the anticipated costs. Because the agreement allows for variation in the fee, the Board has elected not to record a receivable in the entire amount to be received, but will record the related revenue in each subsequent year.

Net nonoperating revenue was \$65,385 which consisted of bank interest.

Operating expenses for the year ended December 31, 2025, were \$458,758. There were no nonoperating expenses incurred for the year then ended. There was a substantial decrease in project expenses in 2025 due to decreased project costs, business developments fees and legal counsel fees.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

The Agency's net investment in capital assets as of December 31, 2025, totaled \$731,871. This net investment in capital assets includes land, railroad and leasehold improvements, and equipment. The following table summarizes the change in the Agency's net investment in capital asset.

	2025	2024	Difference
Land	\$ 149,299	149,299	-
Improvements	1,417,825	929,373	488,452
Furniture and Equipment	38,424	38,424	-
Accumulated Depreciation	(873,677)	(870,546)	(3,131)
	<u>\$ 731,871</u>	<u>246,550</u>	<u>485,321</u>

### Long-Term Liabilities

The Agency had net pension liability outstanding of \$131,938 and \$111,808 at December 31, 2025 and 2024.

## BACKGROUND AND MISSION

The County of Cattaraugus Industrial Development Agency is a public benefit corporation created in 1971 to retain, promote, and assist private sector industrial and business development, thereby advancing job opportunities and economic welfare to the people of Cattaraugus County. The Agency is a self-funded entity.

The Agency serves as a partner with the other various economic development agencies within the County, for retaining and assisting not only those businesses that are already located in Cattaraugus County, but those that want to relocate here as well. Assistance is available for locating potential buildings or building sites for interested companies. Over the past three decades the Agency has assisted over 300+ companies with over \$2.64 billion in total projects. The Agency has assisted many nonprofit entities as well, including Olean General Hospital, Saint Bonaventure University, and the YMCA; each of which has added to the

overall quality of life in Cattaraugus County. The Agency has also assisted companies such as Great Lakes Cheese Co., Ciomali-HY, NES Bearings, LLC and MJ Painting Contractor Corp. The Agency has also been very instrumental in the growth of the county's tourism industry by assisting in the financing of tourism destinations such as Holiday Valley, HoliMont and Revolution Rail.

The Agency helps companies take advantage of industrial revenue bonding by obtaining low-cost financing for eligible projects. Other benefits provided by the Agency include the abatement of an assortment of taxes to assist businesses as well as a variety of services to assist with the creation and retention of employment opportunities. The Agency has authorization over financing options and provides technical assistance to developers, industries, and other economic development organizations.

The mission of the Agency is to retain, promote, attract, and develop job and business opportunities; and to foster economically sound commerce and industry in the cities, towns, and villages, of Cattaraugus County.

It strives to assist and promote growing industry in the County by helping businesses to be competitive and profitable by offering:

- Financial assistance, business incentives, tax exemptions, and bond financing
- Improved utilization and development of local infrastructure
- Creation of investment, and employment in the community
- Recruitment of new businesses

The Agency also assists qualified applicants in the implementation of a wide variety of projects, including but not limited to the following; manufacturing, industrial, warehousing, research, commercial, pollution control, recreation, tourism destination, education, cultural, railroad, continuing care, retirement, and certain nonprofit facilities.

For more information regarding the County of Cattaraugus Industrial Development Agency, please visit its website at [www.cattcoida.com](http://www.cattcoida.com) & [www.investcattaraugus.com](http://www.investcattaraugus.com)

#### **CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director (Corey R. Wiktor) of the County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731. Telephone (716) 699-2005.

**FINANCIAL STATEMENTS**

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF NET POSITION  
AS OF DECEMBER 31, 2025 WITH SUMMARIZED COMPARATIVE 2024 INFORMATION**

	<u>IDA</u>	<u>CRC</u>	<u>TOTAL 12/31/2025</u>	<u>TOTAL 12/31/2024</u>
<b>ASSETS</b>				
Unrestricted Cash and Cash Equivalents	\$ 1,988,279	\$ 48,724	\$ 2,037,003	\$ 320,999
Unrestricted Investments	1,427,892	-	1,427,892	1,835,581
Accounts Receivable	10,428	-	10,428	10,177
Prepaid Expenses	2,775	-	2,775	2,775
Capital Assets				
Land	149,299	-	149,299	149,299
Improvements	1,417,825	-	1,417,825	929,373
Furniture and Equipment	38,424	-	38,424	38,424
Less: Accumulated Depreciation	(873,677)	-	(873,677)	(870,546)
Net Pension Asset	-	-	-	-
Lease Asset				
Lease Asset	73,709	-	73,709	73,709
Less: Accum. Amortization - Lease Asset	(46,652)	-	(46,652)	(31,667)
<b>Total Assets</b>	<u>4,188,302</u>	<u>48,724</u>	<u>4,237,026</u>	<u>2,458,124</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension	57,424	-	57,424	90,350
<b>LIABILITIES</b>				
Payables				
Accounts Payable	130	-	130	-
Accrued Liabilities	8,716	-	8,716	8,882
Long Term Liabilities				
Net Pension Liability	131,902	-	131,902	112,808
Long Term Liabilities - Lease				
Lease Liabilities	27,057	-	27,057	42,042
<b>Total Liabilities</b>	<u>167,805</u>	<u>-</u>	<u>167,805</u>	<u>163,732</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension	7,868	-	7,868	61,811
<b>NET POSITION</b>				
Net Investment In Capital Assets	731,871	-	731,871	246,550
Unrestricted	3,338,182	48,724	3,386,906	2,076,381
<b>Total Net Position</b>	<u>\$ 4,070,053</u>	<u>\$ 48,724</u>	<u>\$ 4,118,777</u>	<u>\$ 2,322,931</u>

See the accompanying Independent Auditors' Report and notes to the financial statements.

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED DECEMBER 31, 2025 WITH SUMMARIZED COMPARATIVE 2024 INFORMATION**

	<u>IDA</u>	<u>CRC</u>	<u>TOTAL 12/31/2025</u>	<u>TOTAL 12/31/2024</u>
<b>Operating Revenues</b>				
Charges for Services	\$ 2,069,145	\$ -	\$ 2,069,145	\$ 624,321
Other Income	120,039	-	120,039	8,647
Total Operating Revenue	<u>2,189,184</u>	<u>-</u>	<u>2,189,184</u>	<u>632,968</u>
<b>Operating Expenses</b>				
Personal Services	248,695	-	248,695	223,045
Contractual Expenses	123,873	5,000	128,873	262,433
Employee Benefits	63,038	-	63,038	86,545
Amortization Expense	14,985	-	14,985	14,115
Depreciation-Unallocated	3,131	-	3,131	-
Total Operating Expense	<u>453,722</u>	<u>5,000</u>	<u>458,722</u>	<u>586,138</u>
Operating Income (Loss)	<u>1,735,462</u>	<u>(5,000)</u>	<u>1,730,462</u>	<u>46,830</u>
<b>Nonoperating Revenues (Expenses)</b>				
Use of Money and Property	65,141	243	65,384	75,662
Unrealized Gain (loss)	-	-	-	-
Realized Gain (loss)	-	-	-	-
Net Nonoperating Revenue	<u>65,141</u>	<u>243</u>	<u>65,384</u>	<u>75,662</u>
<b>Other Financing Sources (uses)</b>				
Transfer In	-	-	-	380,701
Transfer Out	-	-	-	(380,701)
Total Other Financing Sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in Net Position	1,800,603	(4,757)	1,795,846	122,492
Net Position - Beginning of the Year	2,269,450	53,481	2,322,931	2,200,439
Net Position - End of the Year	<u>\$ 4,070,053</u>	<u>\$ 48,724</u>	<u>\$ 4,118,777</u>	<u>\$ 2,322,931</u>

See the accompanying Independent Auditors' report and notes to the financial statements.

COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2025  
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS

	Primary Government Business-Type Activities	CRC
<b>Cash Flows From Operating Activities:</b>		
Cash Received From Providing Services	\$ 2,068,894	\$ -
Cash Paid to Suppliers	(142,835)	(5,000)
Cash Paid for Salaries and Benefits	(309,716)	-
Other Cash Receipts	120,039	-
<b>Net Cash Provided by (Used in) Operating Activities</b>	<u>1,736,382</u>	<u>(5,000)</u>
<b>Cash Flows From Capital and Related Financing Activities:</b>		
Purchase of Capital Assets	(488,452)	-
<b>Net Cash Provided by (Used in) Capital and Related Financing Activities:</b>	<u>(488,452)</u>	<u>-</u>
<b>Cash Flows From Investing Activities:</b>		
Purchase of Certificate of Deposit	-	-
Withdrawal of Certificate of Deposit	472,704	-
Investment Income	127	243
<b>Net Cash Provided by (Used in) Investing Activities</b>	<u>472,831</u>	<u>243</u>
<b>Net Cash and Cash Equivalents Increase (Decrease) for the Year</b>	1,720,761	(4,757)
<b>Cash and Cash Equivalents- Beginning of the Year</b>	267,518	53,481
<b>Cash and Cash Equivalents- End of the Year</b>	<u>\$ 1,988,279</u>	<u>\$ 48,724</u>
<b>Cash Flows From Operating Activities:</b>		
Operating Income (Loss)	\$ 1,735,462	\$ (5,000)
Adjustments:		
Amortization	14,985	-
Depreciation	3,131	-
Decrease in Lease Liability	(14,985)	-
Increase in Lease Asset	-	-
Deferred Outflow of Resources	32,926	-
Deferred Inflow of Resources	(53,943)	-
Changes in Assets and Liabilities:		
Net Pension Asset	-	-
Increase in Prepaid Rent	-	-
Increase in Pension Liability	19,094	-
Increase in Accounts Receivable	(252)	-
(Decrease)/increase in Accounts Payable	130	-
(Decrease) in Accrued Liabilities	(166)	-
<b>Net Cash Provided By (Used in) Operating Activities</b>	<u>\$ 1,736,382</u>	<u>\$ (5,000)</u>
<b>Reconciliation of Unrestricted and Restricted Cash and Cash Equivalents:</b>		
Cash and Cash Equivalents, Unrestricted	\$ 1,988,279	\$ 48,724
<b>Total Unrestricted and Restricted Cash and Cash Equivalents</b>	<u>\$ 1,988,279</u>	<u>\$ 48,724</u>

See the accompanying Independent Auditors' Report and notes to the financial statements.

**COUNTY OF CATTARAUGUS DEVELOPMENT AGENCY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025 WITH SUMMARIZED COMPARATIVE 2024 INFORMATION**

**NOTE A - ORGANIZATION**

The County of Cattaraugus Industrial Development Agency was created in 1971 by the Cattaraugus County Legislature under the provisions of Chapter 536 of the laws of New York State for the purpose of encouraging economic growth in Cattaraugus County. The Agency is a component unit of Cattaraugus County, based on several criteria set forth in GASB Statement No. 39 of the *Governmental Accounting Standards Board Determining Whether Certain Organizations are Component Units*, an amendment of GASB Statement No. 14 and GASB Statement No 61 – *The Financial Reporting Entity: Omnibus*. The County of Cattaraugus Industrial Development Agency is exempt from federal, state, and local income taxes.

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

The basic financial statements of the County of Cattaraugus Industrial Development Agency have been prepared in conformity with generally accepted accounting principles (GAAP) that provide for proprietary fund accounting for Industrial Development Agencies. Management must make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. These estimates and accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements. The following is a summary of the more significant accounting policies.

**Financial Reporting Entity**

The financial reporting entity consists of the following, as defined by GASB Statement 39 of the *Governmental Accounting Standards Board Determining Whether Certain Organizations are Component Units*, an amendment of GASB Statement No. 14, and GASB Statement No 61 – *The Financial Reporting Entity: Omnibus*:

1. The primary government, which is the County of Cattaraugus Industrial Development Agency;
2. Organizations and programs for which the Agency is financially accountable;
3. Other organizations and programs of which the nature and significance of their relationship with the primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The decision to include a potential component unit in the Agency's reporting entity is based on several criteria set forth in GASB 39 and 61, including legal standing, fiscal dependency, and financial accountability. Based on the application of these criteria, all activities and functions performed for the Agency are its direct responsibility.

In May 2009, the Agency formed and incorporated a Capital Resource Corporation "CRC," which is a legally formed entity that has the ability to issue tax-exempt bonds to 501 (c) (3) entities. As set forth by the provisions of GASB 39 and 61, the activity of the CRC has been included in these financial statements.

## **Governmentwide Financial Statements**

The governmentwide financial statements of the Agency include the statement of net position and the statement of activities. These statements report financial information for the Agency as a whole. The statements highlight business-type activities that are generally financed in whole or in part with fees charged to customers.

The statement of activities reports the change in the Agency's net position during the year, segregating the operating and nonoperating activities of the Agency.

Program revenue includes charges for services that report fees and other charges to users of the Agency's services. Program revenue may also include operating grants and contributions that finance annual operating activities including investment income earned by the Agency. These revenues are subject to externally imposed restrictions to these program uses.

## **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The financial statements of the Agency are prepared in accordance with generally accepted accounting principles (GAAP). The Agency's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The governmentwide proprietary fund financial statements apply GASB Statement No 62 – Codification of Accounting and Financial Reporting Guidance contained in pre-November 30, 1989 FASB and AICPA Pronouncements.

The governmentwide statements of the Agency report using the economic resources measurement focus and the accrual basis of accounting applicable to proprietary fund accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Operating income reported in the Agency statements includes revenues and expenses related to the primary, continuing operations of the Agency. Principal operating revenues for proprietary funds are charges to customers for services provided. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as nonoperating in the financial statements.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, for authorized expenditures, then unrestricted resources as needed.

## **Estimates**

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

## **Budgetary Policy and Practice**

The Agency submits an annual budget to the Cattaraugus County Legislature. The County then has thirty days to submit its comments regarding the Agency's annual budget. Once approved, the Agency may amend the adopted budget when unexpected modifications are required in estimated revenues and appropriations.

### **Budgetary Control**

The Agency's budget is prepared on a detailed line-item basis. Revenues are budgeted by source. Expenditures are budgeted by functional purpose.

### **Accounts Receivable and Prepaid Expenses**

The Agency had an accounts receivable balance of \$10,428 at December 31, 2025.

During the year ended December 31, 2025, the Agency prepaid the month of January 2026 rent expense.

### **Grant Accounting**

Pass-through grants are recorded as accounts receivable and unearned revenue upon award; revenue is recognized as the Agency meets the performance requirements of the grant.

### **Leases**

Pursuant to the implementation of GASB statement No. 87, CCIDA recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, CCIDA initially measures the lease liability at the present value of any remaining payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made, as applicable.

A five year right of use lease for CCIDA's office space at 9 East Washington Street for the period of October 1, 2022 through September 30, 2027 has been implemented. The terms of the lease include a rental rate of \$17,100 annually, payable at \$1,425 a month. As of December 31, 2025, the lease asset totaled \$73,709 with accumulated amortization of \$46,652 for a net of \$27,057.

## **NOTE C - CASH AND INVESTMENTS**

At December 31, 2025, the carrying amount of the Agency's current deposits included demand deposits, savings accounts, and cash on hand and totaled \$2,037,003.

Cash in excess of current requirements is invested in various certificates of deposit totaling \$1,427,892, which have original maturity terms in excess of three months and interest rates varying from 4.0 to 4.86 percent. As of December 31, 2025, the fair value of the certificates of deposit approximates the carrying values. For purposes of cash flows, cash equivalents are certificates of deposit with original maturities of three months or less.

The Agency's investment policies are governed by state statutes. In addition, the Agency has its own investment policy. Agency funds must be deposited in FDIC-insured commercial banks or trust companies located within the state. The Executive Director is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury, obligations of New York State and its localities, and with permission of the state comptroller, obligations including revenue anticipation notes and tax anticipation notes of any municipality, school district, or municipal entity other than Cattaraugus County. Only reserve funds may be invested in obligations of Cattaraugus County.

Collateral is required for demand deposits and certificates of deposit at 100% of all deposits not covered by federal deposit insurance. The table presented below is designed to disclose the level of custody credit risk assumed by the Agency based upon how its deposits were insured or secured with collateral at December 31, 2025. The categories of credit risk are defined as follows:

Category 1 - Insured by the FDIC or collateralized with securities held by the Agency or by its agent in the Agency's name.

Category 2 - Uninsured but collateralized with securities held by the pledging financial institution's trust department or agent in the Agency's name.

Category 3 - Uninsured and uncollateralized.

Type of Deposit	Total Bank Balance	Custody Credit Risk Category			Total Carrying Value
		1	2	3	
Interest Bearing	\$3,464,872	3,464,872	-	-	3,464,872
Cash on Hand	-	-	-	23	23
KeyBank Investments	-	-	-	-	-
Total Deposits	\$3,464,872	\$ 3,464,872	\$ -	\$ 23	3,464,895

Reconciliation to the Statement of Net Position:

Unrestricted Cash and Cash Equivalents	\$ 2,037,003
Investments	1,427,892
Total	\$ 3,464,895

**NOTE D - INTEREST RECEIVABLE**

As of December 31, 2025, there was no interest receivable.

**NOTE E - CAPITAL ASSETS**

Property and equipment acquired by the Agency is stated at cost including interest capitalized during construction where applicable. Contributed assets are recorded at fair market value at the date received and depreciated over their estimated useful lives. Infrastructure consisting of certain improvements other than buildings, such as roads, sidewalks, and railroads, is being capitalized and depreciated.

Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, ranging from 5 to 20 years as follows:

	Estimated Useful Lives	Capitalization Threshold
Improvements and Infrastructure	20 years	\$500
Furniture and Fixtures	5 years	\$500
Equipment	5 years	\$500

A summary of the Agency's capital assets is as follows:

	Balance at 12/31/2024	Additions	Deletions	Balance at 12/31/2025
<u>Nondepreciable:</u>				
Land	\$ 149,299	-	-	149,299
<u>Depreciable:</u>				
Improvements	929,373	488,452	-	1,417,825
Furniture and Equipment	38,424	-	-	38,424
Subtotal	1,117,096	488,452	-	1,605,548
Accumulated Depreciation	(870,546)	(3,131)	-	(873,677)
Total	<u>\$ 246,550</u>	<u>485,321</u>	<u>-</u>	<u>731,871</u>

As of December 31, 2025, the IDA incurred costs related to railroad improvements. Amounts representing railroad line improvements have been depreciated to salvage value which will be reviewed periodically for reasonableness.

**NOTE F - ACCOUNTS PAYABLE AND OTHER LIABILITIES**

As of December 31, 2025, accounts payable was \$150.

There were payroll related liabilities requiring accrual at December 31, 2025 of \$8,716.

**NOTE G - LONG TERM LIABILITIES**

**Notes Payable**

As of December 31, 2025, the Agency did not have any notes payable.

**Compensated Absences**

The Agency's personnel policy provides for vacation and sick leave benefits. Vacation benefits can accumulate up to a total of 20 days. Upon separation from the Agency for any reason, any unused vacation credits are paid at the current salary of the position. Sick leave is not payable upon retirement or termination of the employee. There was no material liability for compensated absences at December 31, 2025. Based on Agency policy, there is no required reporting under the provisions of GASB 75 – *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*.

**NOTE H - INDUSTRIAL REVENUE BOND AND NOTE TRANSACTIONS**

Certain industrial development revenue bonds and notes issued by the Agency are secured by property that is leased or transferred to companies and is retired by lease or note payments. The bonds and notes are not obligations of the Agency or the State of New York. The Agency does not record the assets or liabilities resulting from completed bond and note issues on its accounts since its primary function is to arrange the financing between the borrowing companies and the bond and note holders. The funds that arise from these transactions are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from borrowing companies. Such administrative fee income is recognized immediately upon issuance of the bonds and notes. A schedule of these transactions is presented as supplemental information in this report.

**NOTE I - ADMINISTRATIVE FEE AGREEMENT**

The Agency has entered into an Administrative Fee Agreement with Alle-Catt Wind Energy, LLC to assist with project administration. This fee is to be received in four installments, the first of which in the amount of \$1,547,186 was received on December 22, 2025. The remaining installments of \$1,500,000 will be payable on February 1 in each of the next 3 subsequent years. The fee will be adjusted if project costs incurred are less than the anticipated costs. Because the agreement allows for variation in the fee, the Board has elected not to record a receivable in the entire amount to be received, but will record the related revenue in each subsequent year.

**NOTE J - RAILROAD ACQUISITIONS AND IMPROVEMENTS**

In 1978, the Agency purchased 19.35 miles of spur railroad lines from the Erie-Lackawanna Railroad. The acquisition was financed with grants from the Appalachian Regional Commission and Cattaraugus County, with the commission providing 80 percent of the funding and the County providing the balance. Phase two of the Appalachian Regional Commission grant agreement was started during the year ended December 31, 1980, with funding provided by both the commission and the County at 80 percent and 20 percent respectively. In 1982, a railroad line was purchased under phase three of the grant agreement. As with phases one and two, the Commission and the County provided 80 percent and 20 percent of the funding, respectively. In the year ended December 31, 2001, the County of Cattaraugus Industrial Development Agency donated 12 miles of track line to the Cattaraugus Local Development Corporation for a rails-to-trails program. The Agency now owns roughly 27 miles of track line.

Under the grant agreements, the Agency acts as an independent contractor, assuming responsibility for the conduct of the program. The Agency has an agreement with a privately owned corporation for the operation of the railroad.

**NOTE K - COMMITMENTS AND CONTINGENCIES**

The Agency is exposed to various risks of loss such as torts, theft, damage, injuries, errors, omissions, and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Any settled claims from these risks have not exceeded commercial insurance coverage for the past four years. In management's opinion, there are no material contingencies required to be accrued or disclosed.

**NOTE L - DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES**

The Statement of Net Position reports a separate section for deferred outflows of resources which represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenses/expenditure) until then. The Agency has a pension related item that qualifies for reporting in this category. This represents the effect of the change in the Agency's proportion of the collective net pension asset or liability and difference during the measurement period between the Agency's contributions and its proportionate share of total contribution to the pension systems not included in pension expense.

The Statement of Net Position also reports a separate section for deferred inflows of resources which represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. This represents the effect of the net change in the Agency's proportion of the collective net pension liability or net pension asset, and the difference during the measurement periods between the Agency's contributions and its proportionate share of total contributions to the pension systems not included in pension expense.

**NOTE M - PENSION PLAN**

The Agency participates in the New York State and Local Employees' Retirement System. This system is a cost-sharing multiple employer, public employee retirement system. The system offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability. All full-time employees of the Agency are covered by the pension plan.

a. Provisions and Administration

The New York State and Local Employees' Retirement System (ERS) provides retirement benefits as well as death and disability benefits. New York State Retirement and Social Security Law govern obligations of employers and employees to contribute, and benefits to employees. The system issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement System, Office of the State Comptroller, 110 State Street, Albany, New York 12244.

b. Funding Policies

The System is noncontributory except for employees who joined after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 who generally contribute 3.0 to 3.5 percent of their salary for their entire length of service. In addition, employee contribution rates under ERS tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31.

The Agency is required to contribute at an actuarially determined rate by NYSERS. Contributions made to the system were equal to 100% of the contributions required for each year. Required contributions for the current year and two preceding years were:

	<u>Amount</u>
2025	\$ 38,306
2024	\$ 30,460
2023	\$ 28,164

c. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Inflows of Resources Related to Pension

At December 31, 2025, the Agency reported the following liability for its proportionate share of the net pension (asset)/liability for the System. The net pension liability was measured as of March 31, 2025. The total pension (asset)/liability used to calculate the net pension liability was determined by an actuarial valuation. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to the System relative to the projected contributions of all participating members, actuarially determined. This information was provided by the NYSLRS in a report provided to the Agency.

	NYSLRS
Actuarial Valuation Date	April 1, 2024
Net Pension (Asset)/Liability	131,902
Agency's Portion of the Plan's total	

Net Pension (Asset)/Liability 0.0007693%

For the year ended December 31, 2025 the Agency recognized pension expense of \$29,235 for NYSLRS. At December 31, 2025, the Agency reported deferred outflows of resources related to the pension plan from the following sources:

	Deferred Outflows Resources		Deferred Inflows Resources	
	2025	2024	2025	2024
Differences between expected and actual experience	\$ 32,739	\$ 36,335	\$ 1,544	\$ 3,076
Changes of Assumptions	5,532	42,650	-	-
Net difference between projected and actual earnings on pension investments	10,349	-	-	55,106
Changes in proportion and differences between employer contributions and proportionate share of contributions	8,804	11,365	6,324	3,629
Agency's contributions subsequent to the measurement date	38,306	30,460	-	-
<b>Total</b>	<b>\$ 95,730</b>	<b>\$ 120,810</b>	<b>\$ 7,868</b>	<b>\$ 61,811</b>

Agency contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending: March 31, :	NYSLRS
2026	23,702
2027	35,307
2028	(9,627)
2029	174

d. Actuarial Assumptions

The total pension liability as of the measurement date was determined by using an actuarial valuation as noted in the table below, with update procedures used to roll forward the total pension liability to the measurement date. The actuarial valuations used the following significant actuarial assumptions:

	<u>NYSLRS</u>
Measurement Date	March 31, 2025
Actuarial Valuation Date	April 1, 2024
Interest Rate	5.90%
Salary Scale	4.20%
Decrement Tables	April 1, 2010- March 31, 2015 ERS' Experience
Inflation Rate	2.50%

The annuitant mortality rates are based on April 1, 2010 – March 31, 2015 System's experience with adjustments for mortality improvements based on MP-2014.

The actuarial assumptions used in the April 1, 2011 valuation are based on the results of an actuarial experience study for the period April 1, 2005 – March 31, 2010

The long-term 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 returns net of investment expense 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 each of the target asset allocation percentages and by adding expected inflation. Best estimates of the arithmetic real rates of return for each major asset class included in the target asset allocation are summarized below:

Measurement Date: March 31, 2025	<u>Expected Rate of Return</u>	<u>Target Asset Allocation</u>
Asset Type:		
Domestic equity	4.05%	32%
International equity	6.30%	15%
Private equity	6.75%	10%
Real estate	4.95%	9%
Opportunistic funds	4.50%	3%
Credit	3.63%	4%
Real assets	5.95%	3%
Fixed income	0.00%	23%
Cash	0.50%	1%
		<u>100%</u>

e. Discount Rate

The discount rate used to calculate the total pension liability was 5.90%. 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. Based upon the assumptions, the Systems' 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.

f. Sensitivity of the Proportionate Share of the Net Pension (Asset)/Liability to the Discount Rate Assumption

The following presents the Agency's proportionate share of the net pension (asset)/liability calculated using the discount rate of 5.90% as well as what the Agency's proportionate share of the net pension asset/liability would be if it were calculated using a discount rate that is 1-percentage point lower (4.90%) or 1-percentage point higher (6.90%) than the current rate:

Employer's Proportionate Share of the Net Pension Liability (Asset)	NYSLRS		
	1% Decrease	Current Assumption	1% Increase
	4.90%	5.90%	6.90%
	\$ 381,742	131,902	(76,714)

g. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued NYSLRS financial reports.

h. Payables to the Pension Plan

Employer contributions are paid annually based on the System's fiscal year which ends on March 31st. Accrued retirement contributions as of December 31, 2025, represent the projected employer contribution for the period of April 1, 2025, through December 31, 2025, based on paid NYSLRS wages multiplied by the employer's contribution rate, by tier. At December 31, 2025, the Agency did not report a payable to the pension plan.

**NOTE N - RESTRICTIONS, RESERVES AND DESIGNATIONS**

The business-type activities utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

**Net Investment in Capital Assets** - This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets, reduce the balance in this category.

**Restricted** - This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation. The Agency did not have any restricted net position as of December 31, 2025.

**Unrestricted** - This category represents the net position of the Agency not restricted for any project or other purpose.

**NOTE O - NEW ACCOUNTING STANDARDS**

The Agency has adopted all current Statements of the Governmental Accounting Standards Board (GASB) that are applicable. At December 31, 2025, the Agency implemented the following new standard issued by GASB:

GASB Statement No. 103 – “Financial Reporting Model Improvements.” Effective for the year ended June 15, 2025.

GASB Statement No. 104 – “Disclosure of Certain Capital Assets.” Effective for the year ended June 15, 2025

The implementation of these standards did not have a material affect on the financial statements.

**NOTE P - ACCOUNTING STANDARDS ISSUED BUT NOT YET IMPLEMENTED**

GASB Statement No. 105 – “Subsequent Events.” Effective for the year ending June 15, 2026.

The Agency will evaluate the impact this standard may have on its financial statements and will implement it as applicable and when material.

**NOTE Q - LEASES**

Pursuant to the implementation of GASB statement No. 87, CCIDA recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, CCIDA initially measures the lease liability at the present value of any remaining payments expected to be made during the lease term using an incremental borrowing rate. Subsequently, the lease liability is reduced by the principal portion of the lease payments made, as applicable.

A new five year right of use lease for CCIDA's office space at 9 East Washington Street for the period of October 1, 2022 through September 30, 2027 has been implemented. The terms of the lease include a rental rate of \$17,100 annually, payable at \$1,425 a month with an incremental borrowing rate of 6%. As of December 31, 2025, the lease asset totaled \$73,709 with accumulated amortization of \$46,652 for a net of \$27,057. Required payments for the subsequent years are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Lease Payment</u>
2026	\$ 15,830	1,270	17,100
2027	\$ 12,510	315	12,825

**NOTE R - SUBSEQUENT EVENTS**

Management has evaluated subsequent events through March 19, 2026, the date on which the financial statements were available to be issued for the purpose of determining whether there were any events or transactions that might require disclosure in these financial statements. No such events or transactions were noted.

**REQUIRED SUPPLEMENTARY INFORMATION**

COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION (ASSET)/LIABILITY  
FOR THE YEAR ENDED DECEMBER 31, 2025 WITH PRIOR YEARS INFORMATION

	2025	2024	2023	2022	2021	2020	2019	2018	2017
<b>NYSLRS Pension Plan</b>									
Agency's proportion of the net pension liability	0.0007693%	0.0007661%	0.0006139%	0.0006226%	0.0006642%	0.0006841%	0.0007056%	0.0007131%	0.0007392%
Agency's proportionate share of the net pension (asset)/liability	\$ 131,902	\$ 112,808	\$ 133,287	\$ (50,186)	\$ 620	\$ 175,874	\$ 48,470	\$ 22,774	\$ 67,000
Agency's covered-employee payroll	\$ 228,595	\$ 201,254	\$ 182,054	\$ 168,839	\$ 161,695	\$ 149,986	\$ 148,003	\$ 143,813	\$ 140,006
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	57.70%	56.05%	73.21%	-29.72%	0.38%	117.26%	32.75%	15.84%	47.86%
Plan fiduciary net position as a percentage of the total pension liability	95.6%	95.6%	95.6%	95.6%	96.3%	96.3%	98.2%	94.7%	90.7%

Ten years of historical information is not yet available.  
A year will be added each year until ten years are presented.

The accompanying independent auditors' report should be read in conjunction with these financial statements

COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF AGENCY CONTRIBUTIONS  
FOR THE YEAR ENDED DECEMBER 31, 2025 WITH PRIOR YEARS INFORMATION

	2025	2024	2023	2022	2021	2020	2019	2018	2017
<b>NYSLRS Pension Plan</b>									
Statutorily Required Contributions	\$ 38,306	\$ 28,164	\$ 28,164	\$ 20,401	\$ 25,380	\$ 23,500	\$ 22,438	\$ 21,501	\$ 21,564
Contributions In Relation To Statutorily Required Contributions	38,306	28,164	28,164	20,401	25,380	23,500	21,901	21,594	20,971
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employer's Covered-Employee Payroll	228,595	201,254	182,054	161,696	149,986	148,003	143,813	140,006	137,781
Contributions As A Percentage of Covered-Employee Payroll	16.76%	13.99%	15.47%	12.62%	16.92%	15.88%	15.23%	15.42%	15.22%

Ten years of historical information is not yet available.  
A year will be added each year until ten years are presented.

The accompanying independent auditors' report should be read in conjunction with these financial statements

**OTHER INFORMATION**

COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
SCHEDULE OF BONDS  
FOR THE YEAR ENDED DECEMBER 31, 2025

Project Name	Project No.	Issue Date	Interest Rate	Maturity Date	Balance at 12/31/2024	Issued During Fiscal Year	Paid During Fiscal Year	Balance at 12/31/2025
<b>CRC:</b>								
Olean General Hospital	401-0906A	10/10	2.5	10/30	2,590,000	-	420,000	2,170,000
Olean YMCA	401-0301A	6/18	4.75	6/38	1,988,298	-	22,319	1,965,979
St. Bonaventure University	401-1401A	5/14	Variable	5/44	7,975,000	-	250,000	7,725,000
St. Bonaventure University	401-22-06A	5/22	Variable	5/52	23,973,606	-	806,451	23,167,155
St. Bonaventure University	401-2006A	5/16	Variable	5/36	3,260,000	-	400,000	2,860,000
Jamestown Community College	401-9903A	6/18	Variable	6/38	12,732,142	-	578,726	12,153,416
Edelwiess Dairy	0401-25-13A	12/25	Variable	12/45	-	8,403,214	-	8,403,214
Edelwiess Dairy	0401-25-13B	12/25	Variable	12/35	-	2,596,786	-	2,596,786

The accompanying independent auditors' report should be read in conjunction with these financial statements.

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
SCHEDULE OF LEASES ENTERED INTO  
FOR THE YEAR ENDED DECEMBER 31, 2025**

**Name of Project:** **Creely Construction**  
**Project Owner and Address:** Hidden Gems Family Resorts, LLC  
 7060 NYS Route 242  
 Mansfield, NY 14731  
**Total amount of project:** \$ 10,500,000

**Name of Project:** **Win-Sum Ski Corp.**  
**Project Owner and Address:** Win-SumSki Corp.  
 6557 Holiday Valley Road  
 Ellicottville, NY 14731  
**Total amount of project:** \$ 5,105,350

**Name of Project:** **Alle-Catt Wind**  
**Project Owner and Address:** Alle-Catt Wind  
 One South Wacker, Suite 1500  
 Chicago, IL 60606  
**Total amount of project:** \$ 618,874,498

**Name of Project:** **Fitzpatrick & Weller, Inc.**  
**Project Owner and Address:** Fitzpatrick & Weller, Inc.  
 2 Maple Ave  
 Ellicottville, NY 14731  
**Total amount of project:** \$ 1,600,170

**Name of Project:** **HoliMont, Inc.**  
**Project Owner and Address:** HoliMont, Inc.  
 6921 Route 242  
 Ellicottville, NY 14731  
**Total amount of project:** \$ 1,025,500

**Name of Project:** **Olean Manor, Inc.**  
**Project Owner and Address:** Olean Manor, Inc.  
 3260 North 7th St  
 Allegany, NY 14706  
**Total amount of project:** \$ 9,810,000

The accompanying independent auditors' report should be read in conjunction with these financial statements.

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
SCHEDULE OF ENTITIES ENTERED INTO PAYMENTS IN LIEU OF TAXES PROGRAM  
FOR THE YEAR ENDED DECEMBER 31, 2025**

<b>Name of Project:</b>	<b>Olean Union Sales Corp</b>
Project Owner and Address:	Olean Union Sales Corp 426 South Union St Olean, NY 14760
Year of Origination:	2025
Project location:	<i>426 South Union St, Olean, NY 14760</i>
<b>Name of Project:</b>	<b>Rusty Rooster Farm &amp; Vintage LLC</b>
Project Owner and Address:	Rusty Rooster Farm & Vintage LLC 4841 Highland Terrace Portville, NY 14770
Year of Origination:	2025
Project location:	<i>476 Highland Terrace, Portville, NY 14770</i>
<b>Name of Project:</b>	<b>Kinley Contractors LLC</b>
Project Owner and Address:	Kinley Contractors LLC 3295 Maple Ave Allegany, NY 14706
Year of Origination:	2025
Project location:	<i>2394 Allegany-NY West Five Mile Rd, Allegany, NY 14706</i>
<b>Name of Project:</b>	<b>Win-Sum Ski</b>
Project Owner and Address:	Win-Sum Ski 6557 Holiday Valley Rd Ellicottville, NY 14731
Year of Origination:	2025
Project location:	<i>6094 US Route 219, Ellicottville, NY 14731</i>
<b>Name of Project:</b>	<b>Jamestown Macadam, Inc</b>
Project Owner and Address:	Jamestown Macadam, Inc. 74 Walden Ave Jamestown, NY 14701
Year of Origination:	2025
Project location:	<i>229 Homer Street, Olean, NY 14760</i>
<b>Name of Project:</b>	<b>Mazza Mechanical Services, Inc.</b>
Project Owner and Address:	Mazza Mechanical Services, Inc. 430 N 7th St Olean, NY 14760
Year of Origination:	2025
Project location:	<i>450 Seventh Street N., Olean, NY 14760</i>

The accompanying independent auditors' report should be read in conjunction with these financial statements

**INTERNAL CONTROLS AND COMPLIANCE**



**JOHNSON, MACKOWIAK  
& ASSOCIATES, LLP**

Certified Public Accountants & Consultants

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors  
County of Cattaraugus  
Industrial Development Agency  
Ellicottville, New York 14731

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 business-type activities of the County of Cattaraugus Industrial Development Agency, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the County of Cattaraugus Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 19, 2026.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the County of Cattaraugus Industrial Development 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County of Cattaraugus Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Cattaraugus Industrial Development 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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

**Report on Compliance and Other Matters**

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

*Johnson, Mackowiak & Associates, LLP*

Johnson, Mackowiak & Associates, LLP

Fredonia, New York

March 19, 2026