

**TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY  
(A Component Unit of the Town of Brookhaven, NY)**

**FINANCIAL STATEMENTS  
(WITH INDEPENDENT AUDITORS' REPORT)**

Years Ended December 31, 2023 and 2022

**TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY**

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## **Independent Auditors' Report**

**To the Agency Board  
Town of Brookhaven Industrial Development Agency**

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

#### ***Opinion***

We have audited the financial statements of the Town of Brookhaven Industrial Development Agency (the "Agency"), a component unit of the Town of Brookhaven, New York, as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic 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, 2023 and 2022, 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 audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## ***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 judgment, 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 the Management's Discussion and Analysis, Schedule of Changes in the Total Other Postemployment Benefits Liability and Related Ratio, Schedule of Proportionate Share of the Net Pension (Liability) Asset and Schedule of Pension Contributions as listed in the table of contents, 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.

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

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 accompanying Schedule of Exemptions - Bonds and the Schedule of Exemptions – Leases ("Schedules") are presented for purposes of additional analysis and are not a required part of the financial statements. These Schedules are the responsibility of management and have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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 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 26, 2024, 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*

**PKF O'Connor Davies, LLP**

Hauppauge, New York

March 26, 2024

**REQUIRED SUPPLEMENTARY INFORMATION**  
**Management's Discussion and Analysis**

# **TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended December 31, 2023 and 2022**

The following is a narrative overview and discussion of the financial activity of the Town of Brookhaven Industrial Development Agency's (the "Agency"), a component unit of the Town of Brookhaven, New York (the "Town"), for the years ended December 31, 2023 and 2022. This discussion is intended to provide an overview of the Agency's basic financial statements. Please read this information in conjunction with the financial statements. Management's Discussion and Analysis ("MD&A") is Required Supplementary Information specified in the Governmental Accounting Standards Board Statement No. 34.

### **FINANCIAL HIGHLIGHTS**

The Agency's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at close of 2023 and 2022 by \$9,376,398 and \$6,706,439, respectively. These funds, except for the net investment in capital assets, are unrestricted and may be utilized for the general operations of the Agency.

Charges for services totaled \$3,598,719 in 2023 and \$1,665,093 in 2022.

The increase in net position for the years ended December 31, 2023 and 2022 was \$2,669,959 and \$565,560, respectively.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The Agency, a quasi-governmental entity was established in 1971 as an industrial development agency. It was created to promote, develop, encourage, and assist in acquiring, developing and equipping various business facilities, thereby advancing the job opportunities, general prosperity and economic welfare for the people of the Town of Brookhaven, New York. The Agency's operations are accounted for in an enterprise fund, accordingly the financial statements are prepared using the economic resources measurement focus and the full accrual basis of accounting, as is used by similar business activities in the private sector. The statements offer short and long-term financial information.

The MD&A serves as an introduction to the basic financial statements and represents management's discussion and analysis of the Agency's financial condition and performance. Summary financial statement data, key financial and operational indicators used in the Agency's operating plan, and other management tools were used for this analysis.

The basic financial statements include the statements of net position, statements of revenues, expenses, and changes in net position, statements of cash flows, and notes to the financial statements. The statements of net position include all of the Agency's assets, liabilities, and deferred outflows/inflows of resources, and provide information about the nature of such amounts.

The statements of revenues, expenses, and changes in net position present the results of the Agency's activities over the course of the year and information as to how the net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows.

The statements of cash flows report changes in cash and cash equivalents resulting from operating, noncapital financing, capital and related financing and investing activities, as applicable.

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended December 31, 2023 and 2022

### OVERVIEW OF THE FINANCIAL STATEMENTS

The notes to the financial statements provide required disclosures and other information that is essential to a full understanding of material data provided in the statements. The notes present information about the Agency's accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies, and subsequent events, if any.

### FINANCIAL ANALYSIS OF THE AGENCY

One of the most important objectives of the financial analysis is to determine if the Agency, as a whole, is better or worse off as a result of the year's activities.

The statements of net position and the statements of revenues, expenses, and changes in net position provide useful information in this regard. These statements report the net position of the Agency and changes in these net positions.

The amount of net position, the difference between total assets and deferred outflows of resources and liabilities and deferred inflows of resources, is a significant measure of the financial health or financial position of the Agency.

Over time, increases or decreases in the Agency's net position is one indicator of whether its financial health is improving or deteriorating. However, other non-financial factors, such as changes in economic conditions, population growth, zoning, and new government legislation or changes to existing government legislation should be considered in evaluating the financial condition of the Agency.

The following comparative condensed financial statements and other selected information serve as the financial data and indicators for management's monitoring and planning.

### Net Position

A summary of the Agency's condensed statements of net position at December 31st is presented as follows:

	2023	2022	2021
<b>Assets</b>			
Current and other assets	\$ 12,087,753	\$ 7,934,545	\$ 7,409,658
Non current assets	156,018	281,915	32,874
Total Assets	<u>12,243,771</u>	<u>8,216,460</u>	<u>7,442,532</u>
<b>Deferred Outflows of Resources</b>	<u>625,407</u>	<u>354,965</u>	<u>404,553</u>
<b>Liabilities</b>			
Current liabilities	1,499,528	177,786	257,371
Long-term liabilities	1,634,345	798,905	915,488
Total Liabilities	<u>3,133,873</u>	<u>976,691</u>	<u>1,172,859</u>
<b>Deferred Inflows of Resources</b>	<u>358,907</u>	<u>888,295</u>	<u>533,347</u>
<b>Net Position</b>			
Net investment in capital assets	76,128	33,152	32,874
Unrestricted	9,300,270	6,673,287	6,108,005
Total Net Position	<u>\$ 9,376,398</u>	<u>\$ 6,706,439</u>	<u>\$ 6,140,879</u>



# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended December 31, 2023 and 2022

### FINANCIAL ANALYSIS OF THE AGENCY (continued)

#### Net Position (continued)

Total assets and deferred outflows of resources as of December 31, 2023 were \$12,869,178 which exceeded total liabilities and deferred inflows of resources by \$9,376,398 (i.e., net position).

All of the Agency's net position, except for the net investment in capital assets of \$76,128, was unrestricted, which is available to support future Agency operations. Total net position of \$9,376,398 at December 31, 2023 increased by \$2,669,959 from the prior year.

Total assets and deferred outflows of resources increased \$4,297,753, between December 31, 2023 and 2022. This change is primarily due to: a \$4,149,051 increase in cash, (including restricted cash), due to the results of operations and increase in restricted cash pertaining to a project, an increase in deferred outflows of resources related to pension of \$55,780, other postemployment benefits ("OPEB") of \$214,662 and increase in depreciable capital assets, net of depreciation of \$23,722 due to the acquisition of furniture and equipment. These increases were offset by a decrease in net pension asset – proportionate share of \$149,619 due to the change in net pension asset at December 31, 2022 to a liability at December 31, 2023.

Total liabilities and deferred inflows of resources at December 31, 2023, net increased by \$1,627,794 from the prior year, which consists of a \$2,157,182 increase in total liabilities and a \$529,388 decrease in deferred inflows of resources pertaining to pension and OPEB. The net increase in liabilities of \$2,157,182 is primarily attributable to the following: \$1,330,859 increase in other liabilities due to funds held for Ronkonkoma Hub project, \$505,423 increase in net pension liability, \$12,359 increase in accrued compensated absences, an increase in total OPEB liability of \$337,948 as the discount rate decreased from 4.31% to 4.00%, a decrease in lease liability (current and long-term) of \$19,254, and lower outstanding accounts payable.

The changes in deferred inflows and outflows of resources relate to changes in the Agency's pension and OPEB defined benefit plans. Factors affecting the Agency's deferred inflows and outflows of resources include changes in actuarial assumptions, proportionate share, differences between projected and actual investment earnings, etc. as disclosed in the notes to the financial statements. However, we do note that the significant decrease in deferred inflows of resources of \$529,388 is primarily due to a decrease in pension related amounts of \$491,069.

Total assets and deferred outflows of resources increased \$724,340, between December 31, 2022 and 2021. This change was primarily due to the increase in cash (including restricted cash) of \$526,026 and an increase in non-current assets of \$249,041 of which \$149,619 was due to the change in net pension liability at 2021 to an asset at 2022 as well as an increase in depreciable capital assets, net of depreciation of \$99,422 due to the implementation of GASB Statement No. 87, "Leases". These increases were offset by a decrease in deferred outflows related to pension amounts of \$49,588.

Total liabilities and deferred inflows of resources at December 31, 2022, net increased by \$158,780 from 2021, which consisted of a \$196,168 decrease in total liabilities and a \$354,948 increase in deferred inflows of resources pertaining to pension and OPEB. The net decrease in liabilities of \$196,168 was primarily attributable to the following: \$224,746 decrease in total OPEB liability as the discount rate increased from 2.25% to 4.31%, a \$83,320 net decrease in current liabilities excluding current portion of long-term liabilities attributable to lower outstanding accounts payable and timing differences of receipt of PILOT payment and remittance of such to affected taxing jurisdictions, an increase in accrued compensated absences of \$14,352 and an increase in lease liability (current and long-term) of \$99,144 as a result of implementing GASB Statement No. 87, "Leases".

## TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

### MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended December 31, 2023 and 2022

#### FINANCIAL ANALYSIS OF THE AGENCY (continued)

##### Operating Results

The Agency's condensed statements of revenues, expenses, and changes in net position for the years ended December 31st are presented as follows:

	2023	2022	2021
<b>Operating Revenues</b>			
Charges for services	\$ 3,598,719	\$ 1,665,093	\$ 5,182,094
Total Operating Revenues	<u>3,598,719</u>	<u>1,665,093</u>	<u>5,182,094</u>
<b>Operating Expenses</b>			
Salaries and fringe benefits	1,095,003	915,702	1,043,941
Contractual goods and services	216,198	234,378	198,483
Depreciation and amortization	38,881	15,068	5,309
Total Operating Expenses	<u>1,350,082</u>	<u>1,165,148</u>	<u>1,247,733</u>
Income from Operations	<u>2,248,637</u>	<u>499,945</u>	<u>3,934,361</u>
<b>Non-Operating Revenues</b>	<u>421,322</u>	<u>65,615</u>	<u>29,381</u>
Income before Special Item	2,669,959	565,560	3,963,742
<b>Special Item</b>	-	-	(797,267)
Net Change in Net Position	2,669,959	565,560	3,166,475
<b>Net Position at Beginning of Year</b>	<u>6,706,439</u>	<u>6,140,879</u>	<u>2,974,404</u>
Net Position at End of Year	<u>\$ 9,376,398</u>	<u>\$ 6,706,439</u>	<u>\$ 6,140,879</u>

In 2023, the Agency's operating revenues increased by \$1,933,626 or 116.13%, from \$1,665,093 in 2022 to \$3,598,719 in 2023, primarily due to the increase in the number and size of the projects closed during the year, which drives closing fee revenues. The Agency's operating expenses increased \$184,934 or 15.87%, from \$1,165,148 in 2022 to \$1,350,082 in 2023. The increase in expenses is mainly due to increase in administration salaries, benefits and payroll driven by increases in benefits.

In 2022, the Agency's operating revenues decreased by \$3,517,001 or 67.87%, from \$5,182,094 in 2021 to \$1,665,093 in 2022, primarily due to the decrease in the number and size of the projects closed during 2022, which drives closing fee revenues. The Agency's operating expenses decreased \$82,585 or 6.62%, from \$1,247,733 in 2021 to \$1,165,148 in 2022. The decrease in expenses was mainly due to decreases in administration salaries, benefits levels during 2022. The special item expense in 2021 of \$797,267 stems from the initial measurement of the OPEB liability associated with past service at the date the plan was established (January 1, 2021).

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## MANAGEMENT'S DISCUSSION AND ANALYSIS Years Ended December 31, 2023 and 2022

### CAPITAL ASSET ADMINISTRATION

The Agency's capital assets, net totaled \$156,018 and \$132,296, at December 31, 2023 and 2022, respectively. During 2023, the Agency purchased \$42,067 of furniture and \$20,536 of computer equipment; and recognized \$38,881 of depreciation and amortization expense. During 2022, the Agency implemented GASB Statement No. 87, "Leases" resulting in the Agency recognizing \$105,341 of right-to-use asset for leased office space and \$9,149 of furniture; and recognized \$15,068 of depreciation and amortization expense. A summary of capital assets at December 31, 2023 and 2022 is as follows:

	2023	2022
Right-to-use asset - leased office space	\$ 105,341	\$ 105,341
Furniture	51,216	9,149
Vehicles	34,595	34,595
Computer equipment	39,723	19,187
	<hr/>	<hr/>
Total depreciable capital assets	230,875	168,272
Total accumulated depreciation/amortization	74,857	35,976
	<hr/>	<hr/>
Total net depreciable assets	\$ 156,018	\$ 132,296

Additional information on the Agency's capital assets can be found in Note C to the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S PLAN

The overall mission of the Agency is to improve the quality of life for Brookhaven Town residents by promoting and assisting the growth of businesses that will increase employment opportunities, increase the commercial tax base, while being sensitive to the quality of the environment. To accomplish this mission, we will market to companies currently located within the Town, as well as those organizations external to the Town, utilizing the various incentives available to the Agency such as sales and use tax and partial mortgage recording tax exemptions, real estate tax abatements and the ability to issue tax-exempt and taxable bonds.

The Agency plans to continue and expand its assistance to the businesses located in or relocating to the Town of Brookhaven through:

- Local property tax abatements.
- Sales and use tax exemptions.
- Partial mortgage recording tax exemptions.
- Federally tax-exempt and taxable revenue bonds.

### CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our readers with a general overview of the Agency's finances and to show the Agency's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Town of Brookhaven Industrial Development Agency at One Independence Hill, Farmingville, New York 11738.

**FINANCIAL STATEMENTS**

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Component Unit of the Town of Brookhaven, NY)**

COMPARATIVE STATEMENT OF NET POSITION

	December 31,	
	2023	2022
<b>ASSETS</b>		
Current Assets:		
Cash and cash equivalents	\$ 10,669,521	\$ 7,851,329
Cash - restricted	1,370,068	39,209
Due from other governments	-	2,863
Prepaid expenses	48,164	41,144
Total Current Assets	12,087,753	7,934,545
Non-current Assets:		
Net pension asset - proportionate share	-	149,619
Depreciable/amortizable capital assets, net	156,018	132,296
Total Non-current Assets	156,018	281,915
Total Assets	12,243,771	8,216,460
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Pension related	410,745	354,965
Other postemployment benefits related	214,662	-
Total Deferred Outflows of Resources	625,407	354,965
<b>LIABILITIES</b>		
Current Liabilities:		
Accounts payable and accrued expenses	107,170	117,323
Escrow deposits	1,370,068	39,209
Unearned revenue	2,000	2,000
Current portion of lease payable	20,290	19,254
Total Current Liabilities	1,499,528	177,786
Non-current Liabilities:		
Lease payable	59,600	79,890
Accrued compensated absences	96,100	83,741
Net pension liability	505,423	-
Total other postemployment benefits liability	973,222	635,274
Total Non-current Liabilities	1,634,345	798,905
Total Liabilities	3,133,873	976,691
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Pension related	21,117	512,186
Other postemployment benefits related	337,790	376,109
Total Deferred Inflows of Resources	358,907	888,295
<b>NET POSITION</b>		
Net investment in capital assets	76,128	33,152
Unrestricted	9,300,270	6,673,287
Total Net Position	\$ 9,376,398	\$ 6,706,439

See notes to financial statements.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**  
**(A component unit of the Town of Brookhaven, NY)**

COMPARATIVE STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	Years Ended December 31,	
	2023	2022
<b>OPERATING REVENUES</b>		
Charges for services	\$ 3,598,719	\$ 1,665,093
<b>OPERATING EXPENSES</b>		
Administration salaries, benefits and payroll taxes	1,095,003	915,702
Advertising, public relations and special projects	27,322	27,525
Insurance	41,419	44,871
Depreciation and amortization	38,881	15,068
Meeting, conferences and publications	35,869	21,001
Professional fees	59,257	108,009
Rent	760	7,000
Office expense	45,196	21,859
Travel and conferences	6,375	4,113
Total Operating Expenses	1,350,082	1,165,148
Income from Operations	2,248,637	499,945
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Interest income	426,068	67,418
Interest expense - lease liability	(4,746)	(1,803)
Total Non-Operating Revenues (Expenses)	421,322	65,615
Change in Net Position	2,669,959	565,560
<b>Net Position at Beginning of Year</b>	6,706,439	6,140,879
Net Position at End of Year	\$ 9,376,398	\$ 6,706,439

See notes to financial statements.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Component Unit of the Town of Brookhaven, NY)**

**COMPARATIVE STATEMENT OF CASH FLOWS**

	Years Ended December 31,	
	2023	2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash received from charges for services and projects	\$ 3,598,719	\$ 1,667,093
Cash paid for payroll and related expenses	(889,484)	(872,777)
Cash payments for contractual expenses	(230,508)	(278,195)
Cash received from escrow deposits	1,392,571	165,009
Cash payments from escrow deposits	(61,712)	(151,640)
Net Cash From Operating Activities	3,809,586	529,490
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Cash received from recapture of project benefits	34,926	-
Cash payments from recapture of project benefits	(34,926)	-
Cash received from payments in lieu of taxes and other	22,548,288	21,084,613
Cash paid for payments in lieu of taxes and other	(22,548,288)	(21,138,346)
Net Cash From Noncapital Financing Activities	-	(53,733)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Interest expense - lease liability	(4,746)	(1,803)
Repayment of lease liability	(19,254)	(6,197)
Acquisition of capital assets	(62,603)	(9,149)
Net Cash From Capital and Related Financing Activities	(86,603)	(17,149)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest income	426,068	67,418
Net Cash From Investing Activities	426,068	67,418
Net Change in Cash and Cash Equivalents	4,149,051	526,026
<b>Cash and Cash Equivalents at Beginning of Year</b>	7,890,538	7,364,512
Cash and Cash Equivalents at End of Year	\$ 12,039,589	\$ 7,890,538
Unrestricted Cash	\$ 10,669,521	\$ 7,851,329
Restricted Cash	1,370,068	39,209
	\$ 12,039,589	\$ 7,890,538
<b>RECONCILIATION OF INCOME FROM OPERATIONS TO NET CASH FROM OPERATING ACTIVITIES:</b>		
Income from operations	\$ 2,248,637	\$ 499,945
Adjustments to reconcile income from operations to net cash provided (used) by operating activities:		
Depreciation and amortization expense	38,881	15,068
(Increase) decrease in assets:		
Due from other governments	2,863	1,537
Prepaid expenses	(7,020)	(398)
Net pension asset	149,619	(149,619)
(Increase) decrease in deferred outflows of resources	(270,442)	49,588
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	(10,153)	(44,956)
Unearned revenue	-	2,000
Escrow deposits	1,330,859	13,369
Accrued compensated absences	12,359	14,352
Total other postemployment benefits liability	337,948	(224,746)
Net pension liability	505,423	(1,598)
Increase (decrease) in deferred inflows of resources	(529,388)	354,948
Net Cash From Operating Activities	\$ 3,809,586	\$ 529,490
<b>NONCASH INVESTING AND FINANCING ACTIVITIES</b>		
Capital asset additions financed with lease liability	\$ -	\$ 105,341

See notes to financial statements.

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### A. Summary of Significant Accounting Policies

The Town of Brookhaven Industrial Development Agency (the “Agency”) was created as a New York State public benefit corporation. The Agency was established in 1971 pursuant to Title A of Article 18-A, Chapter 358 of the New York General Municipal Law (“NYGML”), at the request of the Town of Brookhaven. The Agency is a quasi-governmental, tax-exempt agency that was created to promote, develop, encourage and assist in acquiring, developing and equipping various business facilities, thereby advancing the job opportunities, general prosperity and economic welfare for the people of the Town of Brookhaven, New York. The Agency provides companies with the following incentives:

- Local property tax abatements
- Sales and use tax exemptions
- Partial mortgage recording tax exemptions
- Federally tax-exempt and taxable revenue bonds

The Agency is governed by a Board (“Agency Board”) consisting of seven members, and which is the legislative body responsible for overall operations. The members of the Agency’s Board are appointed by the Town of Brookhaven (the “Town”). The Agency Board appoints the Executive Director of the Agency who is the Chief Executive Officer. The Agency is a discretely presented component unit of the Town of Brookhaven.

The financial statements of the Agency have been prepared in conformity with generally accepted accounting principles in the United States, as prescribed by the Governmental Accounting Standards Board (“GASB”). GASB is the primary standard-setting body for establishing governmental accounting and financial reporting principles.

The Agency’s more significant accounting policies are described below.

#### 1. Financial Reporting

The financial reporting entity includes all functions and activities of the Town of Brookhaven Industrial Development Agency. No other governmental organization has been included or excluded from the reporting entity.

The Agency has been identified as a component unit of the Town. In accordance with the criteria enumerated in GASB Statement No. 61, *“The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and 34”*, the Agency’s financial statements have been discretely presented in the Town’s financial statements.

#### 2. Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied. The Agency uses the economic resources measurement focus and the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when a liability is incurred or economic asset used, regardless of the timing of the related cash flows. Revenues, expenses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place. The Agency distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with ongoing operations. Operating revenues consist of charges for services and operating expenses are expenses incurred in providing those services. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.



**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

**NOTES TO FINANCIAL STATEMENTS**  
Years Ended December 31, 2023 and 2022

**A. Summary of Significant Accounting Policies** (continued)

**2. Measurement Focus/Basis of Accounting** (continued)

The financial statements include the statements of net position, statements of revenues, expenses, and changes in net position, and statements of cash flows.

**3. Cash and Cash Equivalents**

Generally, for purposes of reporting cash flows, cash equivalents are defined as short-term highly liquid investments and includes unrestricted and restricted cash. Cash equivalents are carried at amortized costs which approximates fair value.

Restricted cash consists of monies held for a specific project’s expenses, receipt of payments in lieu of taxes (“PILOT”) and which have not been remitted to the appropriate taxing jurisdictions (Note D) and recaptured benefits payable to the State of New York (Note J), as applicable. Interest income is reported in the statement of revenues, expenses and changes in net position.

**4. Due from Other Governments**

In 2021, the Agency entered into an agreement with the Town of Brookhaven Local Development Corporation (“LDC”) whereas the LDC agreed to reimburse the Agency pro-rate costs of the Agency's all shared services including such as office expenses, marketing events, memberships costs, office rent, office supplies publication costs. At December 31, 2023 and 2022, due from other governments totaled \$-0- and \$2,863, respectively.

**5. Prepaid Expenses**

Certain payments to vendors reflect costs applicable to future periods and are reported as prepaid expenses.

**6. Capital Assets**

Capital assets, including right-to-use leased assets, purchased or acquired with an original cost or value of \$5,000 or more and an estimated useful life in excess of one year, are accounted for as capital assets. All capital assets, excluding the right-to-use leased assets, are valued at historical cost or estimated historical cost if actual is unavailable, except donated capital assets, which are recorded at acquisition value at the date received. Right-to-use leased assets are valued at the present value of the expected lease payments pursuant to the lease agreement and adjusted for certain items (if applicable) defined by GASB. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation/amortization on all assets is provided using the straight line of method over the assets’ estimated useful lives and in the case of right-to-use leased assets over the shorter of the estimated useful life or lease term, including options to extend which are reasonable expected to be exercised.

The range of estimated useful lives by type of asset is as follows:

Right-to-use asset - leased office space	5 years
Furniture and fixtures	5-7 years
Vehicles	3-10 years
Computer equipment	5 years

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### A. Summary of Significant Accounting Policies (continued)

#### 7. Deferred Outflows and Inflows of Resources

In addition to assets, the statements of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The Agency has two items that qualify for reporting in this category. The first item relates to the net pension (liability)/asset reported in the statement of net position. This represents the effect of the net change in the Agency's proportion of the collective net pension (liability)/asset, the differences during the measurement periods between the Agency's contributions and its proportionate share of total contributions to the pension system not included in pension expense, change in assumptions and the Agency's contributions to the pension system made subsequent to the measurement date (see Note G). The second item represents the effects of the change in assumptions and payment for the total OPEB liability (See Note H).

In addition to liabilities, the statements of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue/contra expense) until that time. The Agency has two items that qualify for reporting in this category. The first item represents the effect of the net change in the Agency's proportion of the collective net pension (liability)/asset and the differences during the measurement periods between the Agency's contributions and its proportionate share of total contributions to the pension system not included in, pension expense (see Note G). The second item represents the effects of the change in assumptions and payment for the total OPEB liability (See Note H).

#### 8. Due to Other Governments

The Agency bills and collects payments in lieu of taxes from the project properties. These payments are deposited and subsequently are disbursed to the appropriate taxing jurisdictions, within 30 days of receipt by the Agency as required by law (see Note D). Payments collected are not considered revenues to the Agency and are disbursed to the appropriate taxing jurisdictions. Due to other governments consists of payments in lieu of taxes received that have been collected but not yet disbursed to the taxing jurisdictions. Also included in due to other governments are recaptured benefits payable to the State of New York, if any. Payments will be from the restricted cash.

#### 9. Lease Payable

A lease is defined as a contractual agreement which conveys control of the right to use another entity's nonfinancial asset as specified in a contract/agreement, for a minimum contractual period in an exchange or exchange-like transaction. Where the contractual period is greater than twelve months, including options to renew which are reasonably expected to be exercised, a lease liability and associated asset (right-to-use asset) is recognized in the statement of net position. At the inception of the lease, the lease liability is measured at the present value of payments expected to be made during the lease term (including options to renew which are reasonably expected to be exercised), less lease incentives. The lease liability may be remeasured subsequently in certain circumstances, such as a change in the lease term.

#### 10. Escrow Deposits

From time to time, the Agency holds monies on behalf of companies which is providing assistance to for a brief period of time, normally within thirty to sixty days. The deposits held are disbursed in accordance with the project entity's directions.

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### A. Summary of Significant Accounting Policies (continued)

#### 11. Net Position Classification

In the financial statements, equity is classified as net position and may be displayed in three components, as applicable:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation/amortization, and reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Generally, a liability relates to restricted assets if the asset results from a resource flow that also results in the recognition of a liability or if the liability will be liquidated with the restricted assets reported. Net position should be reported as restricted when constraints placed on net position use are either (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Agency has no restricted net position.
- c. Unrestricted net position - is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of the investment in capital assets or restricted components of net position.

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

#### 12. Postemployment Benefits

The Agency offers pension and other postemployment benefits for healthcare to its employees, pursuant to defined benefit plans.

##### *Pension*

The measurements of the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, and information about the fiduciary net position of the New York State and Local Retirement System (the "System") have been determined on the same basis as they were reported by the System. For this purpose, the System recognizes benefit payments when due and payable in accordance with the benefit terms, and reports investments at fair value.

##### *Other Postemployment Benefits*

In addition to providing pension benefits, the Agency provides health insurance coverage and survivor benefits for retired employees and their survivors. Substantially all of the Agency's employees may become eligible for these benefits if they reach normal retirement age and meet a length of service requirement. OPEB cost for retiree healthcare benefits is measured and disclosed using the accrual basis of accounting.

#### 13. Compensated Absences

Certain qualifying Agency employees earn accrued leave time/paid time off in varying amounts.

# TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### A. Summary of Significant Accounting Policies (continued)

#### 13. Compensated Absences (continued)

In the event of separation from service, employees are paid for a portion of accumulated unused accrued paid time off. The liability for the accrued leave time/paid time off is recorded in the statement of net position.

#### 14. Revenue

The Agency's primary source of operating revenue is from application fees and financing fees (bond issuance and lease fees) which are computed as a percentage of the total project. Fees are recorded as income when earned at the time of closing on the projects. Nonoperating revenues consists of investment interest and earnings and gains/losses on sale of assets.

#### 15. Advertising

The Agency follows the policy of charging the costs of advertising and marketing to expense as incurred. Advertising and marketing expense for the years ended December 31, 2023 and 2022 was approximately \$27,000 and \$28,000, respectively.

#### 16. Use of Estimates

The preparation of 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 assets, liabilities, deferred inflows/outflows of resources and disclosures of contingent 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 those estimates.

#### 17. Recent Accounting Pronouncements

The Agency has adopted the following Statements of the Governmental Accounting Standards Board ("GASB") during the year ended December 31, 2023 as follows:

- Statement No. 94, "*Public -Private and Public -Public Partnerships and Availability Payment Arrangements*",
- Statement No. 96, "*Subscription- Based Information Technology Arrangements*", and
- Statement No. 99, "*Omnibus 2022*", those requirements pertaining to leases, public-private and public-public partnerships and availability payment arrangements, and subscription-based information technology arrangements.

The implementation of the Statements noted above had no impact on the Agency's financial statements.

#### 18. Subsequent Events

Subsequent events have been evaluated through March 26, 2024, which is the date the financial statements were available to be issued. Management has determined that there were no events that occurred that require additional disclosure.

## TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

### NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

#### B. Deposits

Cash and cash equivalents consist of funds deposited in demand accounts.

The Agency's deposits and investments are governed by a formal investment policy. The Agency's monies must be deposited in commercial banks or trust companies, which are members of the Federal Deposit Insurance Corporation and located within New York State.

The Agency is authorized to use certificates of deposit and money market deposit accounts. Permissible investments include certificates of deposit and United States Treasuries with a maturity no longer than one year.

Collateral is required for demand deposits and time deposits accounts of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral include letters of credit, as well as obligations of the United States and its agencies and obligations of the State and its municipalities. The Agency's collateral agreements are based on the Agency's available balance.

Custodial Credit Risk - Deposits/Investments - Custodial credit risk for deposits exists when, in the event of the failure of a depository financial institution, a government may be unable to recover deposits or recover collateral securities that are in possession of an outside agency. Custodial credit risk for investments exists when, in the event of the failure of the counterparty, a government will not be able to recover the value of its investments or collateral securities that are in possession of an outside party.

Deposits are required to be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, and the deposits are either:

- Uncollateralized,
- Collateralized with securities held by the pledging financial institution, or
- Collateralized with securities held by the pledging financial institution's trust department or agent, but not in the Agency's name.

At December 31, 2023, the carrying amount of the Agency's cash and cash equivalents totaled \$12,039,289, excluding petty cash of \$300. The bank balances totaled \$12,060,411, of which \$500,000 was covered by Federal Deposit Insurance Corporation, \$11,560,411 was collateralized by irrevocable standby letters of credit issued by the Federal Home Loan Bank of New York, a third-party financial institution. At December 31, 2022, the carrying amount of the Agency's cash and cash equivalents, excluding petty cash of \$300, totaled \$7,890,238.

#### C. Capital Assets

Capital asset activity for the years ended December 31, 2023 and 2022 is as follows:

	Balance 01/01/22	Additions	Deletions	Balance 01/01/23	Additions	Deletions	Balance 12/31/23
<b>Depreciable/amortizable assets:</b>							
Right-to-use asset - leased office space	\$ -	\$ 105,341	\$ -	\$ 105,341	\$ -	\$ -	\$105,341
Furniture and fixtures	-	9,149	-	9,149	42,067	-	51,216
Vehicles	34,595	-	-	34,595	-	-	34,595
Computer equipment	19,187	-	-	19,187	20,536	-	39,723
Total depreciable capital assets	<u>53,782</u>	<u>114,490</u>	<u>-</u>	<u>168,272</u>	<u>62,603</u>	<u>-</u>	<u>230,875</u>
<b>Accumulated depreciation/amortization :</b>							
Right-to-use asset - leased office space	-	7,024	-	7,024	21,068	-	28,092
Furniture	-	408	-	408	7,439	-	7,847
Vehicles	5,189	6,919	-	12,108	6,919	-	19,027
Computer equipment	15,719	717	-	16,436	3,455	-	19,891
Total accumulated depreciation	<u>20,908</u>	<u>\$ 15,068</u>	<u>\$ -</u>	<u>35,976</u>	<u>\$ 38,881</u>	<u>\$ -</u>	<u>74,857</u>
Total net depreciable assets	<u>\$ 32,874</u>			<u>\$ 132,296</u>			<u>\$156,018</u>

Depreciation and amortization expense totaled \$38,881 and \$15,068 for the years ended December 31, 2023 and 2022, respectively.

## TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

### NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

#### C. Capital Assets (continued)

The Agency evaluates capital assets for prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. The Agency's policy is to record an impairment loss in the period when the Agency determines that the carrying amount of the asset will not be recoverable. At December 31, 2023 and 2022, the Agency has not recorded any such impairment losses.

#### D. Payments in Lieu of Taxes

The Agency, as a condition of providing assistance, may require that the benefiting company remit a PILOT payment. PILOT payments are billed annually, however, may be paid by the company on an optional annual or semi-annual basis. Receipts of PILOT payments are deposited and subsequently are disbursed to the appropriate taxing jurisdictions within 30 days of receipt by the Agency as required by law. PILOT payments are not considered revenues of the Agency. At December 31, 2023 and 2022, there were no amounts owed by the Agency to other governments for PILOT payments.

#### E. Changes in Long-Term Liabilities

Changes in long-term liabilities for the years ended December 31, 2023 and 2022 are as follows:

	Balance 1/1/23	Increases	Reductions	Balance 12/31/23	Non-current Liabilities due within one year	Non-current Liabilities
Compensated absences	\$ 83,741	\$ 86,633	\$ 74,274	\$ 96,100	-	\$ 96,100
Lease liability	99,144	-	19,254	79,890	20,290	59,600
Other postemployment benefits	635,274	337,948	-	973,222	-	973,222
Net pension liability - proportionate share	-	505,423	-	505,423	-	505,423
<b>Total non-current liabilities</b>	<b>\$ 818,159</b>	<b>\$ 930,004</b>	<b>\$ 93,528</b>	<b>\$ 1,654,635</b>	<b>\$ 20,290</b>	<b>\$ 1,634,345</b>

  

	Balance 1/1/22	Increases	Reductions	Balance 12/31/22	Non-current Liabilities due within one year	Non-current Liabilities
Compensated absences	\$ 69,389	\$ 84,589	\$ 70,237	\$ 83,741	-	\$ 83,741
Lease liability	-	105,341	6,197	99,144	19,254	79,890
Other postemployment benefits	860,020	128,215	352,961	635,274	-	635,274
Net pension liability - proportionate share	1,598	-	1,598	-	-	-
<b>Total non-current liabilities</b>	<b>\$ 931,007</b>	<b>\$ 318,145</b>	<b>\$ 430,993</b>	<b>\$ 818,159</b>	<b>\$ 19,254</b>	<b>\$ 798,905</b>

#### F. Lease Payable

The Agency leases office space pursuant to a lease agreement commencing on September 1, 2022, for a term of five years with an option to extend for two additional five year terms and is payable in monthly installments of \$2,000. If the option to renew is exercised, monthly rent will be increased by the CPI.

The lease payable consists of the obligation pursuant to a noncancellable lease agreement for office space as mentioned above. The amount of the lease liability reported is equal to the present value of lease payments during the remainder of the lease term. The subsequent lease payments have been discounted using a discount rate of 5.25%, based on the Agency's incremental borrowing rates for leases. Key assumptions in determining the liability include the evaluation of the lease term and the discount rate.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**F. Lease Payable** (continued)

Aggregate minimum principal and interest payment requirement for leasing activity, are as follows:

Years Ending December 31,	Principal	Interest	Total
2024	\$ 20,290	\$ 3,710	\$ 24,000
2025	21,381	2,619	24,000
2026	22,531	1,469	24,000
2027	15,688	312	16,000
	\$ 79,890	\$ 8,110	\$ 88,000

**G. Retirement System**

Plan Description

The Agency participates in the New York State and Local Employees’ Retirement System (the “System”), which is a cost-sharing multiple-employer defined benefit pension plan and the Public Employees’ Group Life Insurance Plan, collectively (the “Plan”). The System provides retirement benefits, as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (“NYSRSSL”). As set forth in the NYSRSSL, the Comptroller of the State of New York (“Comptroller”) serves as a sole trustee and administrative head of the System.

Funding Policy

The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the System and for the custody and control of their funds. The System issues a publicly available financial report that includes financial statements and required supplementary information. That report may be found on the website of the Office of the New York State Comptroller or obtained by writing to the New York State and Local Employees’ Retirement System, 110 State Street, Albany, New York 12244.

Plan members who joined the system before July 27, 1976 are not required to make contributions. Those joining after July 27, 1976 and before January 1, 2010 with less than ten years of membership are required to contribute 3% of their annual salary. Those joining on or after January 1, 2010 and before April 1, 2012 are required to contribute 3% of their salary for NYSERS members throughout active membership.

Those joining on or after April 1, 2012 are required to contribute between 3% and 6%, depending upon their salary, throughout active membership. Under the authority of the NYSRSSL, the Comptroller shall certify annually the rates expressed as proportions of payroll of members, which shall be used in computing the contributions required to be made by employers to the pension accumulation fund.

The Agency is required to contribute at an actuarially determined rate. The Agency’s regular pension contribution paid to the Plan during the years ended December 31, 2023 and 2022 totaled \$77,262 and \$82,033, respectively.

The Agency’s contribution to the System was equal to 100% of the contributions required for each year.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**G. Retirement System** (continued)

Pension (Liability)/Asset, Pension Expense and Deferred Outflows/Inflow of Resources Related to Pensions

At December 31, 2023 and 2022, the Agency reported the following (liability)/asset of (\$505,423) and \$149,619, respectively, for its proportionate share of the net pension (liability)/asset of the System. The net pension (liability)/asset was measured as of March 31, 2023 and 2022, respectively, for the System. The total pension (liability)/asset used to calculate the net pension (liability)/asset was determined by an actuarial valuation.

The Agency's proportion of the net pension (liability)/asset 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 by the System. Below is the Agency's proportionate share of the net pension (liability)/asset of the System and its related employer allocation percentage.

	2023	2022
System's actuarial valuation date	April 1, 2022	April 1, 2021
Net pension (liability)/asset	(\$505,423)	\$149,619
Agency's portion of the System's total net pension liability	0.0023569%	0.0018303%
Change in the allocation of the System's total net pension (liability)/asset since the prior measurement date	0.0005266%	0.0002241%

For the years ended December 31, 2023 and 2022, the Agency recognized a pension expense of \$192,099 and \$17,132, respectively, in the statements of revenues, expenses and changes in net position.

At December 31, 2023 and 2022, the Agency's reported deferred outflows/inflows of resources related to the pension from the following sources:

	2023	2022
Deferred outflows of resources:		
Differences between expected and actual experience	\$ 53,831	\$ 11,332
Change in assumptions	245,467	249,698
Changes in proportion and differences between the Agency's contributions and proportionate share of contributions	46,856	35,989
Contributions made subsequent to the measurement date	64,591	57,946
Total Deferred Outflows of Resources - Pension Related	\$ 410,745	\$ 354,965
Deferred inflows of resources:		
Differences between expected and actual experience	\$ 14,194	\$ 14,697
Change in assumptions	2,714	4,213
Net difference between projected and actual investment earning on pension plan investments	2,969	489,941
Changes in proportion and differences between the Agency's contributions and proportionate share of contributions	1,240	3,335
Total Deferred Inflows of Resources - Pension Related	\$ 21,117	\$ 512,186

The Agency's contribution made subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent year.



**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**G. Retirement System** (continued)

Pension (Liability)/Asset, Pension Expense and Deferred Outflows/Inflow of Resources Related to Pensions (continued)

Other amounts reported as deferred outflows/inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending December 31,	2024	\$ 82,627
	2025	(13,500)
	2026	112,845
	2027	<u>143,065</u>
		<u>\$ 325,037</u>

The System's Actuarial Assumptions

The total pension (liability)/asset as of the measurement dates was determined by using an actuarial valuation as of April 1st, with update procedures used to roll forward the System's total pension liability to the measurement date of March 31st.

The System's actuarial valuation used the following actuarial assumptions:

	Measurement Date	
	March 31, 2023	March 31, 2022
Actuarial valuation date	April 1, 2022	April 1, 2021
Investment rate of return, net	5.90%	5.90%
Inflation	2.90%	2.70%
Salary increases	4.40%	4.40%
Cost of living adjustments	1.50%	1.40%
Decrement tables	April 1, 2015 - April 1, 2020 System's Experience	April 1, 2015 - March 31, 2020 System's Experience

Annuitant mortality rates for the April 1, 2022 and 2021 actuarial valuations are based on April 1, 2015 to March 31, 2020 System experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2021 and MP-2020, respectively.

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.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2023 and 2022 are summarized below:

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**G. Retirement System** (continued)

The System's Actuarial Assumptions (continued)

Asset Type	March 31, 2023		March 31, 2022	
	Target Allocation	Long-Term Expected Rate of Return	Target Allocation	Long-Term Expected Rate of Return
Equity:				
Domestic equity	32.00%	4.30%	32.00%	3.30%
International equity	15.00%	6.85%	15.00%	5.85%
Alternatives:				
Private equity	10.00%	7.50%	10.00%	6.50%
Real estate	9.00%	4.60%	9.00%	5.00%
Absolute return strategies	3.00%	5.38%	3.00%	4.10%
Credit	4.00%	5.43%	4.00%	3.78%
Real assets	3.00%	5.84%	3.00%	5.80%
Fixed income	23.00%	1.50%	23.00%	0.00%
Cash	1.00%	0.00%	1.00%	-1.00%
	100.00%		100.00%	

Discount Rate

The discount rate used to calculate the total pension (liability)/asset as of March 31, 2023 and 2022 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 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.

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

The following presents the Agency's proportionate share of the net pension (liability)/asset calculated by the System using the discount rate of 5.9% as of March 31, 2023 and 2022, 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 or 1-percentage point higher than the current rate:

	1.00% Decrease	Current Assumption	1.00% Increase
Discount rate:			
March 31, 2023 and 2022	4.90%	5.90%	6.90%
Agency's proportionate share of the collective net pension (liability)/asset for the Plan year ended:			
March 31, 2023	\$ (1,221,391)	\$ (505,423)	\$ 92,851
March 31, 2022	\$ (385,119)	\$ 149,619	\$ 596,902

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**G. Retirement System** (continued)

Pension Plan Fiduciary Net Position

The components of the System's net pension (liability)/asset of the employers as of the respective measurement date as of March 31, 2023 and 2022 are as follows:

Measurement date	(Dollars in Thousands)	
	March 31, 2023	March 31, 2022
Employers' total pension liability	\$ (232,627,259)	\$ (223,874,888)
Plan net position	211,183,223	232,049,473
Employers' net pension (liability)/asset	\$ (21,444,036)	\$ 8,174,585
Ratio of Plan's net position to the Employers' total pension (liability)/asset	90.78%	103.65%

**H. Other Postemployment Benefits Obligation – Healthcare Benefits**

In the basic financial statements, the cost of postemployment healthcare benefits, like the cost of pension benefits, generally should be associated with the period in which the cost occurs, rather than in the future year when it will be paid.

The Agency recognizes the cost of postemployment healthcare in the year when the employee services are received and provides information useful in assessing potential demands on the Agency's future cash flows.

Plan Description

Effective January 1, 2021, the Agency elected to provide other postemployment benefits for healthcare to its employees.

Postemployment benefits other than pensions are provided to eligible retirees and beneficiaries/surviving spouse under a single employer defined benefit plan. Postemployment benefits other than pensions consist of providing healthcare coverage (or a portion thereof) and life insurance benefits to eligible retirees and survivors in accordance with the provisions of the OPEB plan.

The OPEB plan is subject to change in the future and the benefits provided may be modified. No assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Agency, as administrator of the plan, does not issue a separate report.

To provide these benefits, the Agency currently participates in the New York State Health Insurance Plan ("NYSHIP"), which offers health insurance coverage to New York State public employees through the Empire Plan (an indemnity health insurance plan) or approved health maintenance organization ("HMO"). Currently, healthcare insurance coverage is through the Empire Core Plan plus Enhancement. The New York State Department of Civil Service administers NYSHIP.

The Agency pays healthcare insurance premiums to NYSHIP on a monthly basis. Health insurance premiums paid by the Agency are based on benefits paid throughout New York State during the year or from a choice of HMOs. Under the provisions of the Empire Plan, premiums are adjusted on a prospective basis for any losses experienced by the Empire Plan.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

**NOTES TO FINANCIAL STATEMENTS**  
Years Ended December 31, 2023 and 2022

**H. Other Postemployment Benefits Obligation - Healthcare Benefits (continued)**

The Agency has the option to terminate its participation in the Empire Plan at any time without liability for its respective share of any previously incurred losses.

To be eligible for benefits upon retirement, full and part-time employees must have attained the age of 55 and have 10 more years of service with the Agency. Employees who terminate active employment can vest in the retiree healthcare benefits. The Agency will contribute 100% of the premium for eligible retired employees.

The number of participants as of January 1, 2023, the effective date of the OPEB valuation as of December 31, 2023 and 2022 is as follows:

Active employees	5
Inactive employees currently receiving benefits	-
Inactive employees entitled to but not yet receiving benefits	<u>-</u>
Total	<u>5</u>

There have been no significant changes in the number of employees or the type of coverage since that date.

Total OPEB Liability

The Agency's total OPEB liability of \$973,222 and \$635,274 as of December 31, 2023 and 2022, respectively, were measured and determined by an actuarial valuation using the alternative measurement as allowed for small plans as of January 1, 2023, with updated procedures used to roll forward the total OPEB liability to the measurement date. The actuarial valuation was performed using the alternative measurement method as allowed for small plans.

Funding Policy

The Agency currently pays for other postemployment benefits on a pay-as-you-go basis.

Actuarial Methods and Assumptions

The projection of future benefits for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of future events far into the future. Amounts determined regarding the funded status of a plan and the employer's annual required contributions are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities, consistent with the long-term perspective of the calculations.

The total OPEB liability measured as of December 31, 2023 is based on the January 1, 2023 valuation. The total OPEB liability measured as of December 31, 2022 is based on the January 1, 2021 valuation and rolled forward to the December 31, 2022 measurement date.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**H. Other Postemployment Benefits Obligation - Healthcare Benefits (continued)**

Actuarial Methods and Assumptions (continued)

The total OPEB liability as of December 31, 2023 and 2022 was measured and determined using the following actuarial assumptions and other inputs:

Payroll growth rate	3.50%
Discount rate	4.00% (2023) and 4.31% (2022)
Healthcare cost trend rates	7% decreasing to 4.5% in year 2038
Cost method	Entry Age Normal- Alternative Measurement Method
Participation rate	100%
Mortality	PubG.H-2010 Mortality Table with Scale MP-2020 for Mortality Improvement

The discount rate was based on the S&P Municipal Bond 20 Year High-Grade Rate Index as of the measurement date.

Payroll growth rate	3.50%
Discount rate	4.31% (2022) and 2.25% (2021)
Healthcare cost trend rates	6.5% decreasing to 4.5% in year 2036
Cost method	Entry Age Normal- Alternative Measurement Method
Participation rate	100%
Mortality	PubG.H-2010 Mortality Table with Scale MP-2020 for Mortality Improvement

Changes in the Total OPEB Liability

The following table shows the components of the other postemployment benefits liability for the year ended December 31, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Beginning of Year	\$ 635,274	\$ 860,020
Changes for the year:		
Service cost	74,181	108,865
Interest	27,380	19,350
Different between expected & actual	102,604	-
Changes of assumptions	<u>133,783</u>	<u>(352,961)</u>
Balance at end of year	<u>\$ 973,222</u>	<u>\$ 635,274</u>

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**H. Other Postemployment Benefits Obligation - Healthcare Benefits (continued)**

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate and Health Care Trend Rate

The following presents the total OPEB liability of the Agency at December 31, 2023, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	Discount Rate		
	1% Increase	Current Rate	1% Decrease
	5.00%	4.00%	3.00%
Total OPEB Liability	<u>\$ 791,369</u>	<u>\$ 973,222</u>	<u>\$ 1,208,139</u>

The following presents the total OPEB liability of the Agency at December 31, 2022, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	Discount Rate		
	1% Increase	Current Rate	1% Decrease
	5.31%	4.31%	3.31%
Total OPEB Liability	<u>\$ 519,790</u>	<u>\$ 635,274</u>	<u>\$ 783,464</u>

The following presents the total OPEB liability of the Agency at December 31, 2023, as well as what the Agency's total OPEB liability would be if it were calculated using healthcare cost trend rates that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend:

	Health Care Trend		
	1% Increase	Current Rate	1% Decrease
	5.50%	4.50%	3.50%
Total OPEB Liability	<u>\$1,261,996</u>	<u>\$ 973,222</u>	<u>\$ 758,667</u>

The following presents the total OPEB liability of the Agency at December 31, 2022, as well as what the Agency's total OPEB liability would be if it were calculated using healthcare cost trend rates that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend:

	Health Care Trend		
	1% Increase	Current Rate	1% Decrease
	7.50%	6.50%	5.50%
Total OPEB Liability	<u>\$ 820,058</u>	<u>\$ 635,274</u>	<u>\$ 497,416</u>

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

NOTES TO FINANCIAL STATEMENTS  
Years Ended December 31, 2023 and 2022

**H. Other Postemployment Benefits Obligation - Healthcare Benefits (continued)**

OPEB Expense and Deferred Outflow of Resources and Deferred Inflow of Resources Related to OPEB

For the years ended December 31, 2023 and 2022, the Agency recognized OPEB expense of \$84,967 and \$89,897, respectively. At December 31, 2023, the Agency reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected & actual experience	\$ 93,175	\$ -
Change of assumptions	121,487	337,790
	\$ 214,662	\$ 337,790

At December 31, 2022, the Agency reported deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Change of assumptions	\$ -0-	\$ 376,109

The amounts reported as deferred outflows and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For Years Ending December 31, 2024	\$ (16,594)
2025	(16,594)
2026	(16,594)
2027	(16,594)
2028	(16,594)
2029-2033	(40,158)
	\$ (123,128)

**I. Conduit Debt Obligations**

The Agency has at times, issued revenue bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, control or ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Agency, the Town, nor any political subdivision thereof, is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2023, and 2022, there was no conduit debt outstanding.

## TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

### NOTES TO FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

#### **J. Recapture of Abatements Payment “Benefits”**

Recapture of benefits includes property tax abatements, partial mortgage recording tax exemptions, and full sales and use tax exemptions payment.

The Agency is empowered by its enabling legislation to grant various benefits in connection with qualifying projects it agrees to help finance, including granting exemptions from the imposition of sales and use taxes on purchases for use in connection with a project. However, it is the policy of the Agency to grant benefits with respect to a qualifying project only in return for a commitment from the business receiving the Agency benefits to operate and maintain the project consistent with the term of the lease agreement or the life of the bonds.

Failure to do so may result in financial penalties being imposed on the business in the form of a required recapture of benefits payment, the severity of which is dependent upon the length of time the project is, in fact, operated and maintained pursuant to the applicable project financing documentation. As required, the Agency would remit any applicable sales and use taxes recaptured to New York State including the local portion and any interest, real property tax recaptured would be allocated on a pro-rata basis for distribution to the local taxing jurisdictions. During 2023, the Agency received \$34,926 for the recapture of sales and use tax-exemptions and subsequently were remitted to New York State. There were no amounts received for recapture of sales and use tax-exemptions during 2022.

#### **K. Commitments**

The Agency assists private-sector companies (the “companies”) with the acquisition of industrial and commercial facilities deemed to be in the public interest. Upon closing on the properties, the Agency takes title or leasehold interest as a nominal owner (which allows the Agency to pass through tax and other incentives) and the companies take title as beneficial owners. The Agency then leases the properties to the companies for a negligible amount, if any. The lease terms usually expire in conjunction with the payments in lieu of taxes of the companies. These leasing transactions are not subject to GASB Statement No. 87, “Leases” and therefore are not recorded in the accompanying financial statements of the Agency.

#### **L. Litigation**

The Agency is subject to litigation in the ordinary conduct of its affairs. Management does not believe, however, that such litigation, individually or in the aggregate, is likely to have a material adverse effect on the financial condition of the Agency.

#### **M. Related Party Transactions**

The Town of Brookhaven Local Development Corporation (“LDC”) is a related party with a common Board of Directors. Pursuant to an inter-municipal agreement, the LDC reimburses the IDA for an allocation of certain costs. At December 31, 2023 and 2022, the IDA has a receivable from the LDC totaling \$0- and 2,863, respectively.

The Agency leases office space from the Town, see Note F for additional information. During 2021 and through August 31, 2022, the Agency paid the Town pursuant to a month-to-month arrangement. In September 2022, the Agency executed a written long-term lease agreement with the Town. At December 31, 2023 and 2022, the IDA rent payment totaling \$24,000 and 8,000, respectively.



**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

**NOTES TO FINANCIAL STATEMENTS**  
Years Ended December 31, 2023 and 2022

**N. New Pronouncements Not Yet Effective**

GASB has issued several statements which are to be implemented in futures years. The Agency is currently evaluating the impact of the various pronouncements on its financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION  
OTHER THAN MANAGEMENT'S DISCUSSION  
AND ANALYSIS**

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

SCHEDULE OF CHANGES IN THE AGENCY'S TOTAL OTHER POSTEMPLOYMENT BENEFITS  
LIABILITY AND RELATED RATIO  
REQUIRED SUPPLEMENTARY INFORMATION  
December 31, 2023  
(Unaudited)

<b>Total OPEB Liability:</b>	2023	2022	2021
Balance, January 1,	\$ 635,274	\$ 860,020	\$ 797,267
Service costs	74,181	108,865	114,712
Interest	27,380	19,350	15,387
Difference between expected & actual experience	102,604	-	-
Change of assumptions and other inputs	133,783	(352,961)	(67,346)
Balance, end of year	\$ 973,222	\$ 635,274	\$ 860,020
Covered employee payroll	\$ 546,960	\$ 502,500	\$ 447,290
Total OPEB liability as a percentage of covered employee payroll	177.93%	126.42%	192.27%

**Notes to the Schedule:**

Discount Rate	4.00%	4.31%	2.25%
Measurement Date December 31,	2023	2022	2021

The effective date of this Plan is January 1, 2021.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the Agency presents information for these years for which information is available.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

**SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION (ASSET) LIABILITY  
REQUIRED SUPPLEMENTARY INFORMATION**

December 31, 2023  
(Unaudited)

	March 31,								
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Agency's proportion of the net pension liability (asset)	0.0023569%	0.0018303%	0.0016062%	0.0014405%	0.0011333%	0.0011953%	0.0009284%	0.000871506%	0.0008559%
Agency's proportionate share of the net pension liability (asset)	\$ 505,423	\$ (149,619)	\$ 1,598	\$ 381,452	\$ 80,297	\$ 38,579	\$ 87,235	\$ 139,878	\$ 28,915
Agency's covered-employee payroll	\$ 640,583	\$ 679,245	\$ 512,208	\$ 451,596	\$ 398,525	\$ 253,875	\$ 235,848	\$ 221,695	\$ 183,006
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	78.90%	-22.03%	0.31%	84.47%	20.15%	15.20%	36.99%	63.09%	15.80%
System's fiduciary net position as a percentage of total pension liability	90.78%	103.65%	99.95%	86.39%	96.27%	98.24%	94.70%	90.70%	97.95%

**Note -** Amounts presented were determined as of the System's measurement date of March 31st.

This schedule is intended to be presented for ten years. Additional years information will be included as it becomes available.

There were no changes in assumptions with the discount rate of 5.90% for March 31, 2023 and March 31, 2022 Plan years.

The change in the Agency's proportionate share of the net pension liability is mainly attributable to the decrease in plan fiduciary net assets due to investment losses during the March 31, 2023 plan year as compared to 2022.

**TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY**

SCHEDULE OF PENSION CONTRIBUTIONS  
 REQUIRED SUPPLEMENTARY INFORMATION  
 December 31, 2023  
 (Unaudited)

Years Ended December 31,	Contractually Required Contributions	Contributions Recognized by the Plan in Relation to the Contractually Required Contributions	Contribution Deficiency (excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2023	\$ 83,907	\$ 83,907	\$ -	\$ 630,597	13.31%
2022	78,454	78,454	-	672,267	11.67%
2021	77,869	77,869	-	605,366	12.86%
2020	62,228	62,228	-	460,709	13.51%
2019	49,967	49,967	-	387,336	12.90%
2018	40,029	40,029	-	380,450	10.52%
2017	35,941	35,941	-	249,368	14.41%
2016	35,617	35,617	-	271,758	13.11%
2015	38,609	38,609	-	241,982	15.96%
2014	46,915	46,915	-	243,008	19.31%

**Note** - Amounts presented for each year were determined as of December 31st and contractually required. Contributions are based on the amounts invoiced by the New York State Local Retirement System. The Plan used the April 1, 2022 actuarial valuation to determine the employer rates for contributions payable to the Plan's year ended March 31, 2023.

**OTHER SUPPLEMENTARY  
INFORMATION**

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - BONDS  
 For Year Ended December 31, 2023  
 (Unaudited)

Project Name and Address	Project Purpose	Federal Tax Status	Is the applicant a Not for Profit corporation?	Original estimate of jobs to be created	Original estimate of jobs to be retained	State Sales Tax Exemption	Local Sales Tax Exemption (Sum of City/Town/Village)	County Real Property Tax Exemption	Local Property Tax Exemption	School Property Tax Exemption	Mortgage Recording Tax Exemption	Total Exemptions Net of RPTL Section 485-b Exemptions	Total PILOTs Due/Paid per Agreement	
Pallets R Us/Nicolla Ent, Miller Ave, Bellport, NY 11713	Manufacturing	Taxable	N	-	-	\$ -	\$ -	\$ -	30,317 \$	45,838 \$	142,484 \$	- \$	218,639 \$	219,880

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - LEASES  
For Year Ended December 31, 2023  
(Unaudited)

Project Code	Project Name and Address	Project Purpose	Is the applicant a Not for Profit corporation?	Original estimate of jobs to be created	Original estimate of jobs to be retained	State Sales Tax Exemption	Local Sales Tax Exemption (Sum of City/Town/Village)	County Real Property Tax Exemption	Local Property Tax Exemption	School Property Tax Exemption	Mortgage Recording Tax Exemption	Total Exemptions	Total PILOTs Due/Paid per Agreements
4702-23-6A	10 Donald's Way LLC, 10 Donald's Way, MEDFORD, NY 11763	Other Categories	N	35	-	\$ 39,983.00	\$ 46,230.00	\$ -	\$ -	\$ -	\$ 277,500.00	\$ 363,713.00	\$ -
4702-18-14B	10 National (Intercounty) 10 National Boulevard MEDFORD NY 11763	Wholesale Trade	N	4	67	-	-	76,841.00	103,284.00	430,354.00	-	610,479.00	468,205.00
4702-16-7A	14 Glover, LLC (Brookhaven Hospital / Foley) 14 Glover Drive YAPHANK NY 11980	Services	N	137	-	-	-	-	-	-	-	-	-
4702-14-13A	AARCO 83 HORSEBLOCK RD YAPHANK NY 11980	Wholesale Trade	N	15	-	-	-	13,063.00	18,062.00	61,394.00	-	92,519.00	39,210.00
4702-19-2A	ACE-Calabro Solar 2 LLC 2019 Facility 135 Dawn Drive SHIRLEY NY 11967	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	-	-	-	-	-	-
4702-19-1A	ACE-Calabro Solar LLC 2019 Facility 135 Dawn Drive SHIRLEY NY 11967	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	-	-	-	-	-	-
4702-18-3A	ACE-Town Hall Solar 1 Independence Hill FARMINGVILLE NY 11738	Construction	N	-	-	-	-	-	-	-	-	-	-
4702-19-12A	AE Town Hall Solar 2 1 Independence Hill FARMINGVILLE NY 11738	Other Categories	N	-	-	-	-	-	-	-	-	-	-
4702-21-5A	AE-ESS Cassel LLC 550 North Ocean Avenue PATCHOGUE NY 11772	Clean Energy	N	-	-	176,960.00	204,608.00	-	-	-	-	381,568.00	-
4702-17-6A	AVR Yaphank Hotel Yaphank Blvd YAPHANK NY 11980	Other Categories	N	37	-	-	-	171,062.00	261,621.00	964,300.00	-	1,396,983.00	898,130.00
4702-22-1A	AVR-SP Brookhaven JV LLC Precision Drive SHIRLEY NY 11967	Other Categories	N	70	-	110,468.00	127,728.00	-	-	-	-	238,196.00	-
4702-16-10B	Aarco (Old Dock Rd Yaphank) 21 Old Dock Road YAPHANK NY 11980	Other Categories	N	4	43	-	-	16,069.00	22,219.00	75,524.00	-	13,812.00	24,905.00
4702-21-9A	Acropolis Framing (15 Commercial) 15 Commercial Boulevard MEDFORD NY 11763	Manufacturing	N	3	15	-	-	4,665.00	6,277.00	26,299.00	-	37,241.00	13,566.00
4702-22-4A	American Organic Energy, LLC 445 Horseblock Road YAPHANK NY 11980	Other Categories	N	11	-	-	-	-	-	-	-	-	-
4702-21-14A	American Regent Inc 5 Ramsey Road SHIRLEY NY 11967	Manufacturing	N	-	375	-	-	52,477.00	79,720.00	294,623.00	-	426,820.00	452,932.00
4702-21-22A	Amneal (50 Horseblock-NM AMNL) 50 Horseblock Road YAPHANK NY 11980	Manufacturing	N	400	190	-	-	90,715.00	137,158.00	426,344.00	-	654,217.00	432,325.00
4702-18-8A	Amneal Pharmaceuticals LLC 2019 Facility 19 Nicholas Drive YAPHANK NY 11980	Manufacturing	N	7	-	-	-	29,651.00	41,968.00	167,145.00	-	238,764.00	73,099.00
4702-23-9A	BLSF, LLC 350 Horseblock Road YAPHANK NY 11980	Clean Energy	N	-	-	-	-	-	-	-	26,250.00	-	-
4702-21-12A	Bactolac Pharmaceutical Inc Ramsey Road YAPHANK NY 11980	Manufacturing	N	30	-	53,808.00	62,215.00	45,571.00	69,696.00	256,890.00	-	488,180.00	25,103.00
4702-20-2A	Bellport Residences LLC Atlantic Avenue BELLPORT NY 11713	Other Categories	N	3	-	-	-	1,140.00	1,683.00	5,360.00	-	8,183.00	58,973.00
4702-21-1A	Biocogent LLC / Research Property Holdings, LLC 19 Pinehurst Drive BELLPORT NY 11713	Manufacturing	N	15	-	-	-	3,629.00	5,486.00	17,054.00	-	26,169.00	1,903.00



TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - LEASES  
For Year Ended December 31, 2023  
(Unaudited)

Project Code	Project Name and Address	Project Purpose	Is the applicant a Not for Profit corporation?	Original estimate of jobs to be created	Original estimate of jobs to be retained	State Sales Tax Exemption	Local Sales Tax Exemption (Sum of City/Town/Village)	County Real Property Tax Exemption	Local Property Tax Exemption	School Property Tax Exemption	Mortgage Recording Tax Exemption	Total Exemptions	Total PILOTs Due/Paid per Agreements
4702-16-6A	Blue Point Brewery 225 West Main Street PATCHOGUE NY 11772	Manufacturing	N	28	33	-	-	61,686.00	62,881.00	337,147.00	-	461,714.00	287,317.00
4702-20-5A	Brightview Port Jefferson 1175 NY-112 PORT JEFFERSON STATION NY 11776	Continuing Care Retirement Communities	N	60	-	-	-	4,199.00	5,958.00	22,306.00	-	32,463.00	23,368.00
4702-19-8A	Brooks Partners LLC 440 Main Street PORT JEFFERSON NY 11777	Other Categories	N	6	-	-	-	41,470.00	34,021.00	142,823.00	-	218,314.00	101,167.00
4702-15-13C	Burmax 28 Barretts Avenue HOLTSVILLE NY 11742	Other Categories	N	9	161	-	-	38,359.00	47,073.00	171,923.00	-	257,355.00	155,769.00
4702-19-7A	C2 NY Brookhaven 55 Bicycle Path FARMINGVILLE NY 11738	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	-	-	-	-	-	-
4702-23-2B	CD Ramsay Realty, LLC/Creative Biolabs Inc 2022 Facility Ramsay Road and Precision Drive SHIRLEY NY 11967	Manufacturing	N	8	30	-	-	1,029.00	1,574.00	5,800.00	-	8,403.00	8,100.00
4702-13-17A	CROSS SOUND CABLE 1 LILCO RD SHOREHAM NY 11786	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	3,828,399.00	661,809.00	813,381.00	-	5,303,589.00	1,826,266.00
4702-13-6A	CV VILLAGE AT CORAM/WINCORAM COMMONS Route 112 CORAM NY 11727	Other Categories	N	4	-	-	-	115,355.00	196,696.00	650,274.00	-	962,325.00	78,740.00
4702-07-2A	Calthness Long Island, LLC Horseblock Road YAPHANK NY 11980	Manufacturing	N	27	-	-	-	1,718,844.00	2,376,635.00	8,078,276.00	-	12,173,755.00	9,670,195.00
4702-15-2A	Crestwood 32 SAWGRASS DRIVE BELLPORT NY 11713	Other Categories	N	6	40	-	-	2,970.00	4,479.00	13,960.00	-	21,409.00	10,851.00
4702-14-2A	D&F Patchogue 131 EAST MAIN STREET PATCHOGUE NY 11772	Other Categories	N	50	-	-	-	88,123.00	118,254.00	481,639.00	-	688,016.00	25,114.00
4702-14-1A	E&B Holtsville NORTH OCEAN AVE HOLTSVILLE NY 11742	Other Categories	N	70	-	-	-	98,490.00	141,094.00	441,425.00	-	681,009.00	8,890.00
4702-18-10A	Engel Burman at Mt. Sinai, LLC 2019 Facility 879 Route 25A MOUNT SINAI NY 11766	Continuing Care Retirement Communities	N	4	-	-	-	163,287.00	178,032.00	874,906.00	-	1,216,225.00	123,535.00
4702-15-15A	Excel Holdings 6 (Extended Stay) 65 Union Avenue RONKONKOMA NY 11779	Other Categories	N	24	-	-	-	67,388.00	74,651.00	302,028.00	-	444,067.00	9,350.00
4702-19-10B	Four Key's Realty, LLC (Wallace Oakland Trust) 19 Zorn Boulevard YAPHANK NY 11980	Other Categories	N	8	22	-	-	10,694.00	14,786.00	50,260.00	-	75,740.00	21,520.00
4702-18-4A	Four-L Realty 665-667 Union Avenue HOLTSVILLE NY 11742	Manufacturing	N	24	18	-	-	11,923.00	14,631.00	53,436.00	-	79,990.00	4,568.00
4702-22-2A	FourGen-H 586 Union Avenue HOLTSVILLE NY 11742	Other Categories	N	-	-	-	-	-	-	-	-	-	-
4702-22-3A	FourGen-S 19 N. Belle Mead Road EAST SETAUKET NY 11733	Other Categories	N	-	-	-	-	-	-	-	-	-	-
4702-00-6A	Frameric Corporation 2 Todd Court YAPHANK NY 11980	Manufacturing	N	168	-	-	-	30,843.00	42,646.00	144,957.00	-	218,446.00	81,930.00
4702-21-3A	Frameric Corporation (19 Nicholas) 19 Nicholas Drive Suite 100 YAPHANK NY 11980	Manufacturing	N	8	-	-	-	29,651.00	41,968.00	167,145.00	-	238,764.00	69,409.00
4702-21-23A	Frank Lowe (44 Ramsey) 44 Ramsey Road YAPHANK NY 11980	Manufacturing	N	8	-	-	-	17,365.00	26,559.00	97,891.00	-	141,815.00	128,741.00

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - LEASES  
For Year Ended December 31, 2023  
(Unaudited)

Project Code	Project Name and Address	Project Purpose	Is the applicant a Not for Profit corporation?	Original estimate of jobs to be created	Original estimate of jobs to be retained	State Sales Tax Exemption	Local Sales Tax Exemption (Sum of City/Town/Village)	County Real Property Tax Exemption	Local Property Tax Exemption	School Property Tax Exemption	Mortgage Recording Tax Exemption	Total Exemptions	Total PILOTs Due/Paid per Agreements
4702-15-7A	GREENWOOD ENERGY / ACE HOLTSVILLE 249 Buckley Road HOLTSVILLE NY 11742	Construction	N	-	-	-	-	-	-	-	-	-	-
4702-21-16A	GS AA Vistas Owner LLC 588 N. Bicycle Path PORT JEFFERSON STATION NY 11776	Finance, Insurance and Real Estate	N	-	3	-	-	165,878.00	235,366.00	881,238.00	-	1,282,482.00	54,026.00
4702-08-6A	Global Tissue 870 Expressway Dr. YAPHANK NY 11980	Manufacturing	N	91	-	-	-	41,703.00	59,027.00	235,085.00	-	335,815.00	134,833.00
4702-15-1-A	Greenwood Energy / ACE Manorville 2 Paper Mill Road MANORVILLE NY 11949	Construction	N	-	-	-	-	-	-	-	-	-	-
4702-23-8A	Grove Apartments 400 East Main Street PATCHOGUE NY 11772	Other Categories	N	4	-	-	-	-	-	-	-	-	-
4702-18-12B	HSRE Lake Grove (BK @ Lake Grove) 2995 Middle Country Road LAKE GROVE NY 11755	Continuing Care Retirement Communities	N	60	-	-	-	88,123.00	106,979.00	491,995.00	-	687,097.00	77,766.00
4702-23-5A	HSRE-EB East Patchogue, LLC Sipp Avenue EAST PATCHOGUE NY 11772	Other Categories	N	5	-	24,157.00	27,931.00	-	-	-	-	52,088.00	-
4702-18-9A	HSRE-EB Mount Sinai, LLC 2019 Facility 400 Sutton Court MOUNT SINAI NY 11766	Continuing Care Retirement Communities	N	60	-	-	-	88,123.00	96,081.00	472,172.00	-	656,376.00	66,670.00
4702-18-1A	Holtsville Industrial 1 Corporate Drive HOLTSVILLE NY 11742	Manufacturing	N	50	-	-	-	29,526.00	36,233.00	132,335.00	-	198,094.00	54,807.00
4702-23-1A	Hydro Metal Holdings/Boilermatic 20 Pinehurst Drive BELLPORT NY 11713	Other Categories	N	14	56	18,322.00	21,185.00	62,720.00	94,831.00	294,775.00	-	491,833.00	25,388.00
4702-13-15A	ISLANDAIRE 17 Bellemeade Rd SETAUKET NY 11733	Manufacturing	N	29	133	-	-	14,514.00	16,645.00	82,430.00	-	113,589.00	9,672.00
4702-21-8A	Integrated Structures Corp. 4 Pinehurst Drive BELLPORT NY 11713	Manufacturing	N	7	55	-	-	56,599.00	85,576.00	266,004.00	-	408,179.00	25,304.00
4702-15-5A2	J-Cad 664 BLUEPOINT AVENUE 664 BLUEPOINT AVENUE HOLTSVILLE NY 11742	Wholesale Trade	N	12	33	-	-	7,257.00	8,906.00	32,526.00	-	48,689.00	23,905.00
4702-19-13A	KJR Holding 2052 Route 112 MEDFORD NY 11763	Other Categories	N	3	-	-	-	8,740.00	12,697.00	47,767.00	-	69,204.00	34,652.00
4702-19-9A	Long Island Avenue Holding, LLC Long Island Avenue YAPHANK NY 11980	Other Categories	N	13	-	6,784.00	7,843.00	104.00	147.00	584.00	-	15,462.00	834.00
4702-21-21A	MDS Building Ventures, LLC LIE Service Road and Natcon Drive SHIRLEY NY 11967	Wholesale Trade	N	13	-	49,685.00	57,448.00	25,919.00	39,640.00	146,106.00	-	318,798.00	23,178.00
4702-13-8A	MS PACKAGING 53 ZORN BLVD YAPHANK NY 11980	Manufacturing	N	4	4	-	-	21,772.00	32,918.00	102,323.00	-	157,013.00	9,672.00
4702-17-2C	McKeon Door East 10 Sawgrass Drive BELLPORT NY 11713	Manufacturing	N	10	-	-	-	9,331.00	14,108.00	43,853.00	-	67,292.00	3,419.00
4702-06-7A	McKeon Rolling Steel Door, Inc. 44 Sawgrass Drive BELLPORT NY 11713	Manufacturing	N	20	-	-	-	18,208.00	27,530.00	85,573.00	-	131,311.00	133,461.00
4702-14-7A	Meadows at Yaphank-Phase I A WILLIAM FLOYD PKWY SHIRLEY NY 11967	Other Categories	N	9	-	-	-	305,838.00	467,746.00	1,724,051.00	-	2,497,635.00	619,994.00
4702-19-5A	Medford Branch/H.O. Penn Machinery Company 20 Platinum Court MEDFORD NY 11763	Manufacturing	N	-	26	-	-	6,246.00	8,404.00	35,212.00	-	49,862.00	26,102.00

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - LEASES  
For Year Ended December 31, 2023  
(Unaudited)

Project Code	Project Name and Address	Project Purpose	Is the applicant a Not for Profit corporation?	Original estimate of jobs to be created	Original estimate of jobs to be retained	State Sales Tax Exemption	Local Sales Tax Exemption (Sum of City/Town/Village)	County Real Property Tax Exemption	Local Property Tax Exemption	School Property Tax Exemption	Mortgage Recording Tax Exemption	Total Exemptions	Total PILOTs Due/Paid per Agreements
4702-21-18A	Middle Country Meadows LLC 1277 Middle Country Road SELDEN NY 11784	Finance, Insurance and Real Estate	N	5	-	69,579.00	80,450.00	4,147.00	6,965.00	23,153.00	-	184,294.00	37,500.00
4702-21-20A	NP/Winters Long Island Industrial LLC East of Sills Road South of LIE YAPHANK NY 11980	Other Categories	N	1,094	-	-	-	3,508,205.00	5,198,804.00	17,512,090.00	-	26,219,099.00	282,605.00
4702-20-3A	On the Common at Rocky Point King Road and Prince Street ROCKY POINT NY 11778	Other Categories	N	2	-	-	-	8,709.00	12,015.00	52,077.00	-	72,801.00	43,152.00
4702-20-1A	Orbit Bloom Energy 3601 Horseblock Road MEDFORD NY 11763	Other Categories	N	1	-	-	-	41,470.00	58,697.00	233,770.00	-	333,937.00	189,474.00
4702-15-10A	Overbay 217 West Broadway PORT JEFFERSON NY 11777	Other Categories	N	3	-	-	-	43,408.00	33,166.00	148,893.00	-	225,467.00	50,288.00
4702-15-9A	Penn & Sons Plantinum Court MEDFORD NY 11763	Manufacturing	N	7	-	-	-	9,590.00	12,902.00	54,059.00	-	76,551.00	7,180.00
4702-21-17A	Port Development LLC 1 North Country Road PORT JEFFERSON NY 11777	Finance, Insurance and Real Estate	N	5	-	-	-	157,346.00	120,708.00	541,908.00	-	819,962.00	33,446.00
4702-21-4A	Port Jefferson Crossing LLC 1609-1615 Main Street PORT JEFFERSON NY 11777	Finance, Insurance and Real Estate	N	2	-	-	-	3,494.00	4,856.00	18,561.00	-	26,911.00	27,458.00
4702-05-1A	Quality King Distributors, Inc./SARG, LLC 35 Sawgrass Drive BELLPORT NY 11713	Manufacturing	N	5	-	-	-	123,890.00	187,319.00	582,264.00	-	893,473.00	284,970.00
4702-14-5A	Rail Realty 14 SHEEP PASTURE RD PORT JEFFERSON NY 11777	Other Categories	N	5	-	-	-	57,176.00	79,232.00	303,752.00	-	440,160.00	18,805.00
4702-14-8A	Ronk HUB Phase I Facility Union Avenue / Mill Road	Wholesale Trade	N	10	-	-	-	380,224.00	421,205.00	1,704,133.00	-	2,505,562.00	100,000.00
4702-21-10A	Ronk Hub Phase 2 (Hawkins Ave Development RHP2) RONKONKOMA NY 11779	Finance, Insurance and Real Estate	N	45	-	-	-	20,805.00	23,047.00	93,245.00	-	137,097.00	137,096.00
4702-15-12A	S POWER / FTS PROJECT OWNER 112 ROUTE 25A SHOREHAM NY 11786	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	67,388.00	92,972.00	336,215.00	-	496,575.00	312,120.00
4702-13-11A	SELDEN COMMERCIAL CENTER 635 MIDDLE COUNTRY RD CORAM NY 11727	Other Categories	N	7	19	-	-	36,164.00	60,736.00	201,906.00	-	298,806.00	178,091.00
4702-19-4A	SHI-III Coram, LLC 2019 Facility 463 Middle Country Road CORAM NY 11727	Continuing Care Retirement Communities	N	50	-	-	-	57,021.00	97,228.00	321,433.00	-	475,682.00	182,985.00
4702-18-11B	SHOREHAM SOLAR (Duke) 24 Cooper Street SHOREHAM NY 11786	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	-	-	-	171,062.00	236,006.00	853,469.00	-	1,260,537.00	673,589.00
4702-12-9A	SUFFOLK TRANSPORTATION 1162 OLD TOWN RD CORAM NY 11727	Other Categories	N	158	9	-	-	9,528.00	16,246.00	53,709.00	-	79,483.00	29,685.00
4702-23-7A	September Morning LLC 0 Ramsey Road SHIRLEY NY 11967	Other Categories	N	29	-	-	-	-	-	-	-	-	-
4702-16-9A	Shoreham Energy (J-Power) 227 North Country Road SHOREHAM NY 11786	Transportation, Communication, Electric, Gas and Sanitary Services	N	-	6	-	-	207,348.00	229,612.00	1,034,508.00	-	1,471,468.00	1,324,897.00
4702-09-4A	Six Roses/Clare Rose South Service Rd LIE YAPHANK NY 11980	Wholesale Trade	N	-	-	-	-	77,756.00	118,602.00	438,318.00	-	634,676.00	626,379.00
4702-21-2A	South Setauket ILU, LLC 1 Jefferson Ferry Drive SOUTH SETAUKET NY 11720	Continuing Care Retirement Communities	N	34	242	-	-	155,511.00	178,335.00	883,179.00	-	1,217,025.00	773,854.00

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

SCHEDULE OF EXEMPTIONS - LEASES  
For Year Ended December 31, 2023  
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4702-21-13A	Sun River Town Homes LLC N/o Sunrise Highway between Jerusalem Hollow Road MANORVILLE NY 11949	Finance, Insurance and Real Estate	N	3	-	-	-	-	-	-	-	-	16,506.00
4702-23-4A	Sunrise Wind LLC 608 Union Avenue HOLBROOK NY 11741	Clean Energy	N	-	-	477,808.00	552,461.00	-	-	-	-	1,030,269.00	-
4702-22-5A	Sunrise Wind LLC O&M 22 Research Way EAST SETAUKET NY 11733	Other Categories	N	65	-	89,827.00	103,861.00	-	-	-	-	193,688.00	-
4702*-15-3A	T. Mina Supply (924 Old Medford Road LLC) 924 Old Medford Road MEDFORD NY 11763	Other Categories	N	8	9	-	-	2,597.00	3,772.00	14,191.00	-	20,560.00	2,904.00
4702-18-13B	Tate's (Mondelez Global) 62 Pine Street EAST MORICHES NY 11940	Manufacturing	N	10	67	-	-	14,089.00	17,401.00	75,372.00	-	106,862.00	77,200.00
4702-21-19A	The Arboretum at Farmingville 0 Farm to Market Road FARMINGVILLE NY 11738	Finance, Insurance and Real Estate	N	5	-	260,801.00	301,549.00	98,490.00	141,094.00	441,425.00	-	1,243,359.00	92,427.00
4702-21-15A	Topgolf USA Holtville LLC 5231 Expressway Drive North HOLTSVILLE NY 11742	Other Categories	N	85	-	-	-	36,286.00	44,528.00	162,630.00	-	243,444.00	44,256.00
4702-16-4A	UI SUPPLIES (Jones Venture) 22 OLD DOCK ROAD YAPHANK NY 11980	Wholesale Trade	N	13	1	-	-	5,702.00	8,071.00	32,143.00	-	45,916.00	18,847.00
4702-00-9A	Uncle Wally's/United Baking 41 Natcon Drive SHIRLEY NY 11967	Manufacturing	N	71	-	-	-	16,692.00	25,528.00	94,092.00	-	136,312.00	64,456.00
4702-19-3A	United Meat Products, Inc. 2019 Facility 50 Sawgrass Drive BELLPORT NY 11713	Manufacturing	N	16	-	-	-	8,812.00	13,324.00	41,416.00	-	63,552.00	34,392.00
4702-18-6A	United Rentals Realty 250 Orchard Road EAST PATCHOGUE NY 11772	Other Categories	N	20	-	-	-	7,516.00	11,187.00	35,326.00	-	54,029.00	3,652.00
4702-21-6A	Visiontron Corp. (925 Waverly) 925 Waverly Avenue HOLTSVILLE NY 11742	Manufacturing	N	6	74	-	-	19,439.00	23,855.00	87,123.00	-	130,417.00	63,789.00
4702-23-3A	WF Industrial XII W/S of Sills Road on N/S of LIE, North Service Road YAPHANK NY 11980	Other Categories	N	181	-	731,770.00	846,102.00	-	-	-	540,000.00	2,117,872.00	-
4702-22-6A	WF Industrial XIII 645 National Boulevard MEDFORD NY 11763	Other Categories	N	45	-	-	-	-	-	-	-	-	-
4702-16-1A	WHTB Glass 101 Precision Drive SHIRLEY NY 11967	Manufacturing	N	50	-	-	-	14,255.00	21,802.00	80,358.00	-	116,415.00	7,012.00
4702-20-5A	Williams Realty Holdings Group (Interstate) 355 Sills Road YAPHANK NY 11980	Manufacturing	N	3	3	-	-	15,302.00	21,653.00	86,067.00	-	123,022.00	61,844.00
4702-16-5A	Yaphank AVR Blvd Chelsea The Boulevard West YAPHANK NY 11980	Continuing Care Retirement Communities	N	50	-	-	-	8,294.00	12,685.00	46,754.00	-	67,733.00	80,868.00
4702-21-7A	Yaphank Fuel Cell Park LLC 350 Horseblock Road YAPHANK NY 11980	Transportation, Communication, Electric, Gas and Sanitary Services	N	1	-	-	-	-	-	-	-	-	-

**OTHER REPORTS**

**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**

**To the Agency Board  
Town of Brookhaven 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 Town of Brookhaven Industrial Development Agency (the "Agency"), a component unit of the Town of Brookhaven, New York, as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 26, 2024.

**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.

## **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*

**PKF O'Connor Davies, LLP**

Hauppauge, New York

March 26, 2024