

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Financial Statements As of**  
**December 31, 2023**  
**Together With Independent**  
**Auditor's Reports**

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

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**December 31, 2023**

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**INDEPENDENT AUDITOR'S REPORT**

November 26, 2024

To the Board of Directors of  
Troy Community Land Bank

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

***Opinion***

We have audited the accompanying financial statements of the Troy Community Land Bank Corporation (Land Bank), a discretely presented component unit of the City of Troy, New York, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Land Bank's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Troy Community Land Bank Corp., as of December 31, 2023, and the respective changes in financial position and cash flows thereof, for the year 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Land Bank and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Responsibilities of Management For the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Land Bank's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### ***Auditor's Responsibilities For the Audit of the Financial Statements***

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank'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 Land Bank'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 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.

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## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2024 on our consideration of the Land Bank'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 Land Bank'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 Land Bank's internal control over financial reporting and compliance.

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Management's Discussion and Analysis (Unaudited)**  
**December 31, 2023**

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*The following is a discussion and analysis of the Land Bank's financial performance for the fiscal year ended December 31, 2023. The section is a summary of the Land Bank's financial activities based on currently known facts, decisions, or conditions. This section is only an introduction and should be read in conjunction with the Land Bank's financial statements which immediately follow this section.*

**Financial Highlights**

- The Land Bank's net position increased approximately \$14,000 this year. Much of this increase is attributable to the Land Bank receiving both ARPA and Land Bank Initiative grant funding in fiscal year 2022 which was spent and recognized as revenue in 2023.
- Revenue from property sales in fiscal year 2023 was zero compared to fiscal year 2022 of \$543,300.
- Property held for sale was valued at \$818,399 as of December 31, 2023.
- The Land Bank's primary revenue to support operations is from grant funds. These grant funds constitute 100% of its revenue at the present time. The Land Bank's continued viability is reliant on these grants.

**Overview of Financial Statements**

The Land Bank had bank balances of \$342,007 at December 31, 2023. Of this balance, \$342,007 is insured by the Federal Deposit Insurance Corporation (FDIC). The remaining balance is not insured or collateralized.

The basic financial statements include the statement of net position, statement of revenues, expenses and change in net position, statement of cash flows, and notes to the financial statements.

The first of these statements is the statement of net position. This is the statement of financial position presenting information that includes all of the Land Bank's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Land Bank as a whole is improving or deteriorating. Evaluation of the overall economic health of the Land Bank must include other non-financial factors such as the economic picture of the City, County and the State, in addition to the financial information provided in this report.

The second statement is the statement of revenues, expenses and changes in net position, which reports how the Land Bank's net position changed during the current and previous fiscal year. Revenues and expenses are included when earned or incurred, regardless of when cash is received or paid. The third statement is the statement of cash flows, which shows the sources and uses of cash.

The accompanying notes to the financial statements provide information essential to a full understanding of the financial statements.

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Management's Discussion and Analysis (Unaudited)**  
**December 31, 2023**

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**Financial Analysis**

Below is a summary of the statements of net position and the statements of revenues, expenses and changes in net position for the years ended December 31, 2023 and 2022:

**Summary of Net Position**

	<u>2023</u>	<u>2022</u>	<u>\$ Change</u>	<u>% Change</u>
Current assets	\$ 1,168,406	\$ 1,358,770	\$ (190,364)	-14%
Non-current assets	5,060	5,804	(744)	-13%
Total assets	<u>1,173,466</u>	<u>1,364,574</u>	<u>(191,108)</u>	-14%
Current liabilities	491,609	696,912	(205,303)	-29%
Total liabilities	<u>491,609</u>	<u>696,912</u>	<u>(205,303)</u>	-29%
Net Position				
Net investment in capital assets	5,060	5,804	(744)	-13%
Unrestricted	676,797	661,858	14,939	2%
	<u>\$ 681,857</u>	<u>\$ 667,662</u>	<u>\$ 14,195</u>	2%

In its tenth year of the Land Bank's existence, the Land Bank's net position increased approximately \$14,000. Current assets decreased as the Land Bank spent down cash it received in 2022. The decrease in current liabilities is consistent with the decrease in current assets.

**Summary of Changes in Net Position**

	<u>2023</u>	<u>2022</u>	<u>\$ Change</u>	<u>% Change</u>
Operating Revenue:				
Sale of property	\$ -	\$ 543,300	\$ (543,300)	-100%
Grants	395,453	850,921	(455,468)	-54%
Other income	-	60,930	(60,930)	-100%
Total operating revenues	<u>395,453</u>	<u>1,455,151</u>	<u>(1,059,698)</u>	-73%
Operating Expenses	<u>371,231</u>	<u>918,613</u>	<u>(547,382)</u>	-60%
Operating loss	<u>24,222</u>	<u>536,538</u>	<u>(512,316)</u>	-95%
Non-operating revenue/expense:				
Other	<u>(10,027)</u>	<u>(39,624)</u>	<u>29,597</u>	-75%
Change in net position	14,195	496,914	(482,719)	-97%
Net position - beginning of year	<u>667,662</u>	<u>170,748</u>	<u>496,914</u>	291%
Net position - end of year	<u>\$ 681,857</u>	<u>\$ 667,662</u>	<u>\$ 14,195</u>	2%

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**Management's Discussion and Analysis (Unaudited)**  
**December 31, 2023**

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The Land Bank in its tenth year of operations saw a decrease in operating revenue. The decrease is due to the Land Bank not selling properties in fiscal year 2023, which was a decrease from the eight properties sold in fiscal year 2022. In addition, the Land Bank acquired no parcels of property compared to the ten acquired in 2022 with a total inventory at December 31, 2023 of fifteen properties.

**Economic Factors**

The Land Bank continues to look for funding opportunities to further its mission of promoting local development. Each year, the Land Bank will evaluate opportunities for investment of its resources in furthering this mission.

**Contacting Management**

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the Land Bank's finances and to show the accountability for the money received. If you have questions about this report or need additional financial information, contact the Troy Community Land Bank Corporation's Board at 415 River Street 1st Floor Suite, Troy, New York 12180.



**TROY COMMUNITY LAND BANK CORPORATION**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Statement of Net Position**  
**December 31, 2023**

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**ASSETS**

Cash	\$	342,007
Property held for sale		818,399
Prepaid expenses		<u>8,000</u>
Total current assets		<u>1,168,406</u>
Capital assets, net		<u>5,060</u>
Total assets		<u>1,173,466</u>

**LIABILITIES**

Accounts payable		14,490
Accrued liabilities		100,000
Construction loan		120,000
Unearned grant revenue		<u>257,119</u>
Total current liabilities		<u>491,609</u>
Total liabilities		<u>491,609</u>

**NET POSITION**

Net investment in capital assets		5,060
Unrestricted - property held for resale		818,399
Unrestricted - deficit		<u>(141,602)</u>
	\$	<u>681,857</u>

The accompanying notes are an integral part of these statements.

**TROY COMMUNITY LAND BANK CORPORATION**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Statement of Revenue, Expenses, and Change in Net Position**  
**December 31, 2023**

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**OPERATING REVENUE**

Grant revenue	\$ 395,453
	<u>395,453</u>
Total operating revenue	<u>395,453</u>

**OPERATING EXPENSES**

Property maintenance	60,970
Salaries and benefits	(262)
Professional fees/settlements	241,458
Insurance	61,048
Office and administrative	4,584
Dues and subscriptions	1,500
Depreciation	<u>1,933</u>

Total operating expenses	<u>371,231</u>
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Operating income	<u>24,222</u>
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**NON-OPERATING REVENUE/EXPENSE:**

Interest income	231
Interest expense	<u>(10,258)</u>
Total non-operating expense	<u>(10,027)</u>

CHANGE IN NET POSITION	<u>14,195</u>
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NET POSITION - beginning of year	<u>667,662</u>
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NET POSITION - end of year	<u><u>\$ 681,857</u></u>
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The accompanying notes are an integral part of these statements.

**TROY COMMUNITY LAND BANK CORPORATION**  
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**Statement of Cash Flows**  
**December 31, 2023**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Grant revenue	\$ 198,785
Payments to employees for salaries and benefits	263
Payments to vendors for goods and services	<u>(469,435)</u>
Net cash flows from operating activities	<u>(270,387)</u>
<b>CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING</b>	
Interest expense paid	<u>(10,258)</u>
Net cash flows from non-capital and related financing	<u>(10,258)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING</b>	
Capital assets	<u>(1,189)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Receipts from interest earnings	<u>231</u>
Net change in cash	(281,603)
Cash, beginning of year	<u>623,610</u>
Cash, end of year	<u><u>\$ 342,007</u></u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH FROM OPERATING ACTIVITIES</b>	
Operating income	\$ 24,222
Adjustments to reconcile operating income to net cash from operating activities:	
Depreciation	1,933
Change in assets and liabilities:	
Grants receivable	41,614
Property held for resale	(130,366)
Prepaid expenses	(2,487)
Accounts payable and accrued liabilities	32,979
Unearned grant revenue	<u>(238,282)</u>
Net cash flows from operating activities	<u><u>\$ (270,387)</u></u>
<b>SUPPLEMENTAL DISCLOSURE OF NON-CASH TRANSACTIONS:</b>	
Cost of property sold not acquired with cash	<u><u>\$ -</u></u>

The accompanying notes are an integral part of these statements.

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2023**

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**1. ORGANIZATION**

**Nature of Organization**

Troy Community Land Bank Corporation (Land Bank) was organized in 2014, and is governed by its articles of incorporation, bylaws and the laws of the State of New York. The Land Bank was established to facilitate the process of acquiring, improving and redistributing vacant and abandoned properties in the City of Troy (City). The Land Bank's Board of Directors is comprised of two board members appointed by the two school districts, Lansingburgh Central School District and Troy City School Districts, one board member appointed by the Board, and the remaining eight board members are appointed by the Mayor and the City Council. The Land Bank is considered a component unit of the City for financial reporting purposes.

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

The Land Bank's financial statements have been prepared on the accrual basis of accounting using the economic resources measurement focus, in accordance with U.S. generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB). Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

**Cash**

Custodial credit risk related to cash deposits is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Land Bank's investment policy, all deposits of the Land Bank including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIA) shall be secured by a pledge of securities with an aggregate value equal to the aggregate amount of deposits.

The Land Bank had bank balances of \$342,007 at December 31, 2023. Of this balance, \$342,007 is insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF).

**Grant Revenue**

The Land Bank has been awarded various grants to promote community revitalization efforts and complete its recapitalization efforts and complete its rehabilitation projects. Payments under the grants are based on estimated needs of the Land Bank on a quarterly basis or based upon project budgets. Revenues under the grants are recognized as eligible project expenditure are incurred. Funds received in advance of disbursements are recognized as unearned grant revenue and disbursements exceeding amounts received are recognized as due from New York State or as a Grant Receivable.

The Land Bank has received Land Bank Initiative grant funding from NYS Department of Homes and Community Renewal to support services and expenses of the Land Bank and Homes and Community Renewal will allocate resources in two phases. Phase I will provide essential funding for Land Bank operations and non-capital expenses and Phase II will support expenses including property acquisition, building stabilization, demolition, pre-development, technical assistance and capacity building.

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2023**

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In fiscal year 2022, the Land Bank received COVID-19 ARPA Act funding from the City of Troy. The Land Bank was awarded and received \$1,000,000 and had spent \$504,599 in fiscal year 2022. The funding is to cover property clean outs, streetscape improvements, parking, gangway completion, property/casualty insurance, hiring a project manager and work relating to specific properties noted in the subrecipient agreement. For the year ended December 31, 2023, the Land Bank recognized revenue related to this grant of \$238,282. The remaining \$257,119 is unearned revenue as of December 31, 2023 and will be recognized as revenue as expenditures are made.

**Prepaid Expenses**

Prepaid expenses represent payments made by the Land Bank for which benefits extend beyond year-end. These payments to vendors reflect costs applicable to future accounting periods and are reported in the statement of net position as an asset using the consumption method. A current asset for the prepaid amounts is recorded at the time of purchase and an expense is reported in the year the goods or services are consumed.

**Property Held for Sale**

The Land Bank primarily acquires its property held for sale from the City for the purpose of improving those properties and returning them to productive use on the tax rolls. These properties are recorded at twenty-five percent of assessed value at the time of donation which management believes approximates acquisition cost. Depending on the condition of the property at the time of acquisition, certain capital costs may be required to improve that property and are added to the value of the property held for sale.

**Capital Assets, Net**

Capital assets are reported at historical cost. Donated assets are reported at estimated fair value at the time received. Capitalization thresholds, (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the statement of net position are as follows:

	Capitalization Threshold	Depreciation Method	Estimated Useful Life
Furniture and equipment	\$500	SL	5-7 years

**Net Position Classifications**

In the financial statements, there are three possible classifications of net position:

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt, if any, that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position - net position with the constraints placed on their use either by (1) external groups such as creditors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Land Bank did not have restricted net position at December 31, 2023.

The unrestricted component of net position is net of investment of capital assets or the restricted component of net position.

The Land Bank's policy is to first utilize available restricted, when available, and then unrestricted resources in the conduct of its operations.

**TROY COMMUNITY LAND BANK**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Notes to Basic Financial Statements**  
**December 31, 2023**

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**Classification of Revenue and Expense**

Operating revenues are those that result from the provision of services related to the Land Bank’s principal purposes, and are generally associated with exchange transactions. Nonoperating revenues result from activities that are not directly related to the Land Bank’s principle purposes, but that exist in order to support them, and generally consist of nonexchange transactions. Other additions arise from grants provided for capital improvements on properties held for resale and are non-exchange transactions.

**Income Taxes**

The Land Bank is a not-for-profit corporation under Article 16 of New York State not-for-profit corporation law and is exempt from federal income taxes and New York State taxes. Accordingly, no income tax provision has been made.

**Use of Estimates**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported revenue and expenses during the reporting period. Actual results could differ from those estimates. Estimates and assumptions are made in a variety of areas, including computation of depreciation using useful lives of capital assets.

**2. PROPERTY HELD FOR SALE**

The Land Bank’s activity related to property held for sale during fiscal year ending December 31, 2023 is as follows:

Fiscal Year	Balance at Beginning of Year	Purchased Property Acquisitions	Capital Improvements	Cost of Property Sales	Adjustment to Property Values	Balance at End of Year
2023	\$ 688,033	\$ -	\$ 130,366	\$ -	\$ -	\$ 818,399

The Land Bank acquired zero parcels of property in fiscal year 2023. The Land Bank sold zero parcels of property in fiscal year 2023. With the use of grant funds, the only activity in current year relates to capital improvements on the properties.

**3. CONCENTRATIONS**

The Land Bank received 100% of its revenue from the ARPA Act and Land Bank Initiative grants for the year ended December 31, 2023. At the present time, the Land Bank’s continued viability is reliant on cash from the ARPA Act grant, Land Bank Initiative grant and support from the City of Troy.

**TROY COMMUNITY LAND BANK**  
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**Notes to Basic Financial Statements**  
**December 31, 2023**

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**4. COMMITMENTS AND CONTINGENCIES**

In the normal course of business, the Land Bank is subject to various lawsuits and claims. Management believes that the ultimate resolution of these matters will not have a significant effect on the Land Bank's financial position.

The Land Bank participates in grant programs. The programs could be subject to financial and compliance audits and may be conducted in accordance with grantor requirements on a periodic basis. The amounts, if any, of expenses which may be disallowed by the granting agencies cannot be determined at this time although the Land Bank believes, based upon its review of current activity, the amount of such disallowances, if any, would be immaterial.

The Land Bank has entered into an agreement with Social Enterprise and Training Center, Inc. (SEAT), to provide administrative assistance such as construction project consulting/management, preliminary construction cost estimating and general planning and consultation. The Land Bank also entered into a co-development agreement with SEAT for one property.

**5. DEBT**

**Construction Loan**

In March 2020, the Land Bank entered into a mortgage loan promissory note payable (direct borrowing) to a financial institution in the amount of \$226,000. The original term of the loan was 12 months with Interest only payments due beginning April 2020. During 2023, the loan due date was extended and the new due date was September 2024. As of the date of this report, the loan was extended to March 31, 2025.

It is anticipated that this loan will be paid in full upon the sale of the property securing the loan. However, the property securing the loan is subject to a mechanic's lien. The Land Bank anticipates resolving the lien issues and moving forward with selling the property.

The interest rate during the construction period is floating at the Prime Rate (as published by the Wall Street Journal) plus 0.50%. There is a floor (minimum) interest rate of 5.00% at all times. Interest rate as of December 31, 2023 is 5.00%.

	Balance at Beginning of Year	Additions	Paid	Balance at December 31, 2023	Due within one year
Construction	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ 120,000
Total	<u>\$ 120,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 120,000</u>	<u>\$ 120,000</u>

**6. SUBSEQUENT EVENTS**

Subsequent to year-end, the Land Bank entered into a settlement agreement and general release with a contractor to pay \$100,000. Payment was made in January of 2024.

**OTHER REQUIRED REPORT**



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

November 26, 2024

To the Board of Directors of  
Troy Community Land Bank

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 Troy Community Land Bank Corporation (Land Bank), a component unit of the City of Troy, New York as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Land Bank’s basic financial statements, and have issued our report thereon dated November 26, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Land Bank’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Land Bank’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Land Bank’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, misstatement on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statement 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2023-001 that we consider to be a significant deficiency.

(Continued)

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

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Land Bank'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*.

**Troy Community Land Bank Corp. Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Land Bank's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Land Bank's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

**Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**TROY COMMUNITY LAND BANK CORPORATION**  
**(A Discretely Presented Component Unit of the City of Troy, New York)**

**Schedule of Findings and Responses**  
**December 31, 2023**

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**Finding 2023-001 - Year-end Closing Procedures**

**Criteria** - The year-end closing procedures should result in complete and accurate records that support the basic financial statements, footnotes, and supporting schedules in accordance with generally accepted accounting principles.

**Condition** - During most of 2023, the Land Bank had no employees and the accounting records were not maintained on a timely basis. Our audit identified multiple accounts that needed adjustment.

**Cause** - The Land Bank did not maintain its accounting records on a timely basis and did not have the proper internal controls in place over financial reporting.

**Effect** - Multiple account balances needed adjustment in order for the financial statements to be fairly presented.

**Recommendation** - We recommend that the Land Bank maintains and reconciles its accounts on a timely basis.

**Management's response** - During 2024, an Executive Director was hired and accounting records are being maintained on a current basis.