MUNIPRO, INC.
(A Discretely Presented Component Unit of The Town of Greece, New York)

B A S I C F I N A N C I A L S T A T E M E N T S

For Year Ended December 31, 2023

MMB+CO | BUSINESS ADVISORS AND CPAS

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Munipro, Inc.
(A Discretely Presented Component Unit
of the Town of Greece, New York)

Report on the Financial Statements

Opinion

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of December 31, 2023, and the changes in its financial position and its cash flows 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 (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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our 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

The Corporation's 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 Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued.

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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 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 Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4–6 be presented to supplement the basic financial statements. Such information, 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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Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 21, 2024 on our consideration of the Corporation'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 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 Corporation's internal control over financial reporting and compliance.

Mengel, Metzger, Barr & Co. LLP

Rochester, New York
March 21, 2024

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Munipro, Inc.
(A Discretely Presented Component Unit of the Town of Greece, New York)

Management's Discussion and Analysis (MD&A)

December 31, 2023

INTRODUCTION

Our discussion and analysis of Munipro, Inc.'s (the Corporation) financial performance provides an overview of the Corporation's financial activities for the year ended December 31, 2023. It should be read in conjunction with the basic financial statements to enhance understanding of the Corporation's financial performance, which immediately follows this section.

The purpose of the Corporation is to acquire land through purchase or donation within the boundaries of the Town of Greece, New York (the Town) in the County of Monroe. The Corporation prepares land which it has acquired for marketability and enters into long-term lease agreements with unrelated entities and remits a portion of net income from such property to the Town.

OVERVIEW OF THE FINANCIAL STATEMENTS

The statements of net position and the statements of revenues, expenses, and changes in net position report information about the Corporation as a whole and about its activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. Revenue and expenses are recorded when earned and incurred, respectively, regardless of when cash is received or paid.

These two statements report the Corporation's net position and changes in them from one year to the next. The Corporation's net position, the difference between assets and liabilities, is one way to measure the Corporation's financial health, or financial position. Over time, increases or decreases in the Corporation's net position is one indicator of whether its financial health is improving or deteriorating. Consideration should also be given to other factors, such as changes in the Corporation's income and the fluctuation of the Corporation's expenses, to assess the overall health of the Corporation.

NOTES TO THE FINANCIAL STATEMENTS

The financial statements also include the notes to the financial statements, which explain certain information in the financial statements. They are essential to a full understanding of the information provided in the financial statements.

FINANCIAL HIGHLIGHTS

- The Corporation's net position was $10,777,032 at the end of 2023 as compared to $10,642,392 at the end of 2022.
- The Corporation's total operating revenues were $463,142 in 2023 as compared to $2,692,694 in 2022.
- The Corporation's total expenses were $45,455 in 2023 as compared to $178,726 in 2022.
- The Corporation's change in net position was $134,640 in 2023 as compared to $2,026,612 in 2022.

THE CORPORATION

The analysis below summarizes the statements of net position and change in net position of the Corporation as of and for the years ended December 31, 2023 and 2022.

Statement of Net Position

ASSETS	2023	2022	Variance
Cash and cash equivalents	$ 201,742	$ 5,324,615	$ (5,122,873)
Investments	5,136,749	-	5,136,749
Accounts receivable	57,725	17,165	40,560
Mortgage receivable, net	1,744,768	1,778,542	(33,774)
Lease receivable, net	5,244,602	5,388,653	(144,051)
Capital assets	3,601,629	3,455,691	145,938
Total Assets	**$ 15,987,215**	**$ 15,964,666**	**$ 22,549**
LIABILITIES			
Accounts payable	$ 102,975	$ 8,145	$ 94,830
Unearned revenue	4,916	-	4,916
Total Liabilities	**$ 107,891**	**$ 8,145**	**$ 99,746**
DEFERRED OUTFLOWS OF RESOURCES	**$ 5,102,292**	**$ 5,314,129**	**$ (211,837)**
NET POSITION			
Net investment in capital assets	$ 3,601,629	$ 3,455,691	$ 145,938
Unrestricted	7,175,403	7,186,701	(11,298)
Total Net Position	**$ 10,777,032**	**$ 10,642,392**	**$ 134,640**

Key Variances

- Accounts payable increased as a result of the new design plan invoices for the Event venue that were received in December. They have since been paid in full.

Statement of Revenues, Expenses, and Changes in Net Position

REVENUES	2023	2022	Variance
Charges for services	$ 463,142	$ 499,444	$ (36,302)
Sale of land	-	2,193,250	(2,193,250)
Total Revenues	**$ 463,142**	**$ 2,692,694**	**$ (2,229,552)**
EXPENSES			
Services and supplies	$ 45,455	$ 140,882	$ (95,427)
Loss on early lease termination	-	37,844	(37,844)
Total Expenses	**$ 45,455**	**$ 178,726**	**$ (133,271)**
Operating Income	**$ 417,687**	**$ 2,513,968**	**$ (2,096,281)**
Nonoperating Revenues	216,953	12,644	204,309
Transfers	(500,000)	(500,000)	-
Change in Net Position	**$ 134,640**	**$ 2,026,612**	**$ (1,891,972)**
Net Position - Beginning of Year	10,642,392	8,615,780	2,026,612
Net Position - End of Year	**$ 10,777,032**	**$ 10,642,392**	**$ 134,640**

Key Variances

- Sale of Land Revenue decreased as a result of no land having been sold in 2023. Land sales, while not unusual, are generally not a planned / scheduled part of ongoing operations.
- Sales and Supplies Expenses decreased as a result of the absence of land sales in 2023, as well as the sale of the building at 300 Paddy Creek Circle in 2022. The sale of the building eliminated the associated property tax and maintenance charges. There were also closing costs and legal fees associated with the sale that only applied to 2022.
- Nonoperating Revenues increased as a result of increased interest earnings from the implementation of investments in Treasury Bills

FUTURE FACTORS

- Munipro currently earns a significant amount of income from interest on surplus savings. This amount is subject to fluctuations in both savings balance and federal interest rates.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Monroe County Industrial Development Corporation's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

MuniPro, Inc.
C/O: Town of Greece
1 Vince Tofany Blvd.
Greece, New York 14612

MUNIPRO, INC.
(A Discretely Presented Component Unit of the Town of Greece, New York)

STATEMENT OF NET POSITION

December 31, 2023

ASSETS :		**2023**
Current Assets -		
Cash and cash equivalents	$	201,742
Investments		5,136,749
Accounts receivable		57,725
Mortgage receivable - current portion		76,002
Lease receivable - current portion		147,036
Total Current Assets	$	5,619,254
Noncurrent Assets -		
Mortgage receivable - net of current portion	$	1,668,766
Lease receivable - net of current portion		5,097,566
Total Noncurrent Assets	$	6,766,332
Capital Assets -		
Land	$	3,455,691
Work in process		145,938
Total Capital Assets	$	3,601,629
TOTAL ASSETS	**$**	**15,987,215**
LIABILITIES:		
Current Liabilities -		
Accounts payable	$	102,975
Deferred revenues		4,916
Total Current Liabilities	$	107,891
TOTAL LIABILITIES	$	107,891
DEFERRED INFLOWS OF RESOURCES:	$	5,102,292
NET POSITION:		
Net investment in capital assets	$	3,601,629
Unrestricted		7,175,403
TOTAL NET POSITION	$	10,777,032
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	**$**	**15,987,215**

(The accompanying notes are an integral part of the financial statements)

Statement 2

MUNIPRO, INC.
(A Discretely Presented Component Unit of the Town of Greece, New York)

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For Year Ended December 31, 2023

		2023
OPERATING REVENUES:		
Charges for services	$	463,142
TOTAL OPERATING REVENUES	$	463,142
OPERATING EXPENSES:		
Services and supplies	$	45,455
TOTAL OPERATING EXPENSES	$	45,455
OPERATING INCOME	$	417,687
NONOPERATING REVENUES:		
Interest income	$	216,953
TOTAL NONOPERATING REVENUES	$	216,953
CHANGE IN NET POSITION BEFORE TRANSFERS	$	634,640
Transfers to the Town of Greece, New York		(500,000)
CHANGE IN NET POSITION	$	134,640
NET POSITION - BEGINNING OF YEAR		10,642,392
NET POSITION - END OF YEAR	**$**	**10,777,032**

(The accompanying notes are an integral part of the financial statements)

MUNIPRO, INC.
(A Discretely Presented Component Unit of the Town of Greece, New York)

STATEMENT OF CASH FLOWS

For Year Ended December 31, 2023

		2023
Cash Flows From Operating Activities:		
Cash received from customers	$	385,705
Cash paid to supplies		49,375
Net Cash Provided by Operating Activities	$	435,080
Cash Flows From Capital and Related Financing Activities:		
Purchases of capital assets	$	(145,938)
Net Cash Used In Capital and Related Financing Activities	$	(145,938)
Cash Flows From Non - Capital Financing Activities:		
Payments to Town of Greece, New York	$	(500,000)
Net Cash Used In Non-Capital Financing Activities	$	(500,000)
Cash Flows From Investing Activities:		
Purchases of marketable securities	$	(5,128,968)
Interest income		216,953
Net Cash (Used In) Investing Activities	$	(4,912,015)
Net (Decrease) Increase in Cash	$	(5,122,873)
Cash and Cash Equivalents - Beginning of Year		5,324,615
Cash and Cash Equivalents - End of Year	**$**	**201,742**
Reconciliation of Change in Net Position to Net Cash Provided by Operating Activities		
Change in net position	$	417,687
Adjustments to Reconcile Change in Net Position to Net Cash (Used In)/ Provided By Operations:		
Change in assets and liabilities -		
Accounts receivable	$	(48,341)
Mortgage receivable		33,774
Lease receivable		144,051
Accounts payable		94,830
Unearned revenue		4,916
Deferred inflows of resources		(211,837)
Total Adjustments to Reconcile Change in Net Position to Net Cash Provided By From Operations	$	17,393
Net Cash Provided by Operating Activities	**$**	**435,080**

(The accompanying notes are an integral part of the financial statements)

MUNIPRO, INC.
(A Discretely Presented Component Unit of the Town of Greece, New York)

NOTES TO FINANCIAL STATEMENTS

December 31, 2023

I. Summary of Significant Accounting Policies:

The financial statements of the Munipro, Inc. (the Corporation) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

A. Organization

The Corporation was established by the Town's Board and formed as a not-for-profit corporation, established under Section 501(c)(2) of the Internal Revenue Code. The Town Board maintains the authority to appoint the Board of Directors of the Corporation. Since the Town Board has control over the Corporation, it is considered a discretely presented component unit of the town and, therefore, operating results are included as a separate column in the Town's basic financial statements.

The purpose of the Corporation is to acquire land through purchase or donation. The land is valued upon acquisition at cost plus closing costs. The Corporation prepares the land for marketability and enters into long-term lease or sale agreements with unrelated entities. In addition, the Corporation may make capital improvements to certain property to aid in the marketability for resale or lease.

The Board of Directors governs the Corporation. The Board of Directors is the body responsible for overall operations.

B. Basis of Presentation

GASB requires the reporting of net position into three classifications defined as follows:

1. Net investment in capital assets – This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

2. Restricted net position - This component of net position consists of amounts which have external constraints placed on their use imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. At December 31, 2023, the Corporation has no restricted net position.

3. Unrestricted net position – This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted"

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

C. Cash and Cash Equivalents

The Corporation considers cash and cash equivalents to be interest bearing deposits and money market accounts.

D. Income Taxes

The Corporation is a not-for-profit public benefit corporation and is exempt from income taxes under the Internal Revenue Code.

The Corporation is exempt from Federal reporting requirements under Internal Revenue Service Revenue Procedure 95-48, 1992 C.C. 418 as a governmental unit or affiliate of a governmental unit as described in the procedure.

E. Accounts and Lease Receivable

The Corporation provides credit to customers in the normal course of operations. Receivables are reported net of an allowance for uncollectible amounts. Allowances are reported when accounts are to be uncollectible. The Corporation has not recorded an allowance for doubtful accounts at December 31, 2023.

F. Mortgage Receivable

Mortgage receivable includes amounts owed to the corporation form the sale of land and building at 300 Paddy Creek Circle. Mortgage receivables are reported net of an allowance for uncollectible amounts and revenues net of uncollectible amounts. Allowances are reported when amounts are proven to be uncollectible. As there is a guarantor of the mortgage receivable, the Corporation has not recorded as allowance as of December 31, 2023.

G. Capital Assets

Capital assets are defined by the Corporation within the capitalization policy as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at acquisition cost including closing costs. Donated capital assets are recorded at estimated fair market value at the date of donation. Cost of normal maintenance and reports that do not add to the value of the asset or materially extend asset lives are not capitalized.

H. Deferred Inflows of Resources

Lease-related amounts are recognized at the inception of leases in which the Corporation is the lessor. The deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

I. Revenue Recognition

The Corporation's primary operating revenue source is from long-term lease agreements for land use with unrelated entities. Non-operating revenue consists of interest income.

J. Transfers to Town of Greece

Transfers are made to the Town annually pursuant to the Corporation's Article of Incorporation. The transfers are expensed when they are made. The Corporation transferred $500,000 to the Town for the year ended December 31, 2023.

K. 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 and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

L. New Accounting Standards

The Corporation has adopted all current Statements of the Governmental Accounting Standards Board (GASB) that are applicable. At December 31, 2023, the Corporation implemented the following new standards issued by GASB:

GASB has issued Statement 94 *Public-Private and Public-Public Partnerships and Available Payment Arrangements*.

GASB has issued Statement 96 *Subscription Based Information Technology*.

GASB has issued Statement 99 *Omnibus 2022-Leases, PPP, and SBITAS*.

(I.) (Continued)

M. Future Changes in Accounting Standards

GASB has issued Statement 99 *Omnibus 2022-Financial Guarantees, and the classification and reporting of derivative instruments within the scope of GASB Statement No. 53*, which will be effective for fiscal years beginning after June 15, 2023.

GASB has issued Statement 100 *Accounting Changes and Error Corrections-An Amendment of GASB Statement No. 62*, which will be effective for fiscal years beginning after June 15, 2023.

GASB has issued Statement 101, *Compensated Absences*, which will be effective for reporting periods beginning after December 15, 2023.

GASB has issued Statement 102, *Certain Risk Disclosures*, which will be effective for fiscal years beginning after June 15, 2024.

The Corporation is currently studying these statements and plans on adoption as required.

II. Deposits with Financial Institutions and Investments:

A. Policies

The Corporation follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; and conform with the Public Authorities Law.

The Corporation's monies must be deposited in a bank or banks designed by the Board of Directors, and, to the extent practicable, consistent with the cash requirements of the Corporation, all such money shall be deposited in interest bearing accounts. The Board authorizes the use of all commercial banks or trust companies located and authorized to do business in New York State.

The Corporation is incorporated as a not-for-profit and, as such, is not required to maintain collateral on its accounts but has elected to do so. Collateral is required for deposits and certificates of deposit not covered by FDIC insurance. The market value of collateral at all times must equal or exceed 102% of the principal amount of the certificate of deposit.

B. Credit Risk

The Corporation's policy is to minimize the risk of loss due to failure of an issuer of other counterparty to an investment to fulfill its obligations. The Corporation's investment and deposit policy authorizes the following types of investments for investing the corporation's monies with commercial banks or trust companies located and authorized to de business with Monroe County.

- Savings Account
- NOW Accounts
- Money Market Deposit Accounts
- Super NOW Accounts
- 7 to 31 Day Accounts
- Certificates of Deposit

(II.) (Continued)

- Repurchase Agreements
- US Treasury Bonds, Bills, Notes
- Obligations of the United States and the State of New York and any obligations of any municipality and school district authorized within the State
- Other investment instruments as may be approved by the Office of the State Comptroller from time to time.

C. Cash and Cash Equivalents

The Corporation's cash was covered by FDIC insurance, or by eligible securities held in the Corporation's name by a third-party custodial bank or by the bank's trust department. The deposits consisted of the following at December 31:

	2023
FDIC insurance	$ 201,742
Collateralized by bank	-
Total	**$ 201,742**

D. Investments

The Corporation's investments are recorded at fair value and have been categorized based upon a fair market value.

The following table presents information about the Agency's investments measured at fair value as of December 31, 2023.

Investments	Cost	Market Value
US Treasury Notes	$ 5,107,929	$ 5,107,929
Accrued Interest	-	28,820
Total Investments	**$ 5,107,929**	**$ 5,136,749**

III. Mortgage Receivable

The Corporation is reporting net mortgage receivables of $1,744,768 at December 31, 2023, respectively. The Corporation entered into this mortgage for the sale of 300 Paddy Creek Circle.

Year	Principal	Interest	Total
2024	$ 56,325	$ 89,225	$ 145,550
2025	59,355	86,195	145,550
2026	62,547	83,003	145,550
2027	65,911	79,639	145,550
2028	69,456	76,095	145,551
2029-33	407,495	320,257	727,752
2034-38	529,511	198,240	727,751
2039-42	474,438	47,065	521,503
Total	**$ 1,725,038**	**$ 979,719**	**$ 2,704,757**

IV. Lease Receivable

The Corporation has leases receivable of $5,244,602 at December 31, 2023, respectively. The lease activity is summarized as follows:

	2023			
Lease	Lease Receivable	Revenue	Interest	Loss on Early Termination
Acsons	$ 4,218,344	$ 159,615	$ 88,059	$ -
M&T Bank	1,026,258	52,221	21,508	-
Meier's Farm	-	4,000	-	-
Total	**$ 5,244,602**	**$ 215,836**	**$ 109,567**	**$ -**

Acsons – In 1999, Munipro, Inc., as a lessor, entered into an agreement with Acsons, Inc., the lessee, to rent the land located at 2505 W. Ridge Road. The rent is payable quarterly. This is a 50-year lease which includes one renewal option for an additional 25-year term. At this time, Munipro, Inc. cannot say with any reasonable certainty that the lessee will renew the lease for the additional term. In accordance with the provisions of GASB No. 87, the lease was retroactively measured as of January 1, 2022 with a lease term of 27 years and 9 months, with an implicit interest rate of 2.005%, the 20-year Treasury Bill rate at the time of measurement.

M&T Bank – In 1997, Munipro, Inc., as a lessor, entered into an agreement with M&T Bank, the lessee, to rent the land located at 1282 Long Pond Rd. The rent is payable monthly. This is a 15-year lease which includes six additional renewal terms each for 5 years (30 renewal years in total). At this time, Munipro, Inc. is reasonably certain that the lessee would continue to lease the property. In accordance with the provisions of GASB No. 87, the lease was retroactively measured as of January 1, 2022 with a lease term of 21 years, with an implicit interest rate of 2.005%, the 20-year Treasury Bill rate at the time of measurement.

Munipro, Inc. also leased agricultural land to Meier Farms for use in their business for $4,000 in 2023. This particular lease is not subject to GASB 87 regulations since it is renewed annually (short-term).

Future minimum lease payments are as follows:

Year	Principal	Interest	Total
2024	$ 147,036	$ 108,790	$ 255,826
2025	150,082	105,789	255,872
2026	153,192	102,727	255,918
2027	156,366	99,600	255,966
2028	163,773	96,370	260,143
2029-33	935,996	428,857	1,364,853
2034-38	1,071,822	327,557	1,399,379
2039-43	1,226,951	210,888	1,437,840
2044-48	1,069,322	97,788	1,167,110
2049	170,062	6,363	176,425
Total	**$ 5,244,602**	**$ 1,584,729**	**$ 6,829,331**

V. Capital Assets

A summary of changes in capital assets was as follows:

	Balance 1/1/2023	Increases	Decreases	Balance 12/31/2023
Land	$ 3,455,691	$ -	$ -	$ 3,455,691
Work in Process	145,938	-	-	145,938
Total Capital Assets	**$ 3,601,629**	**$ -**	**$ -**	**$ 3,601,629**

VI. Litigation

Management is not aware of any pending or threatened litigation as of the balance sheet date.

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 Board of Directors
Munipro, Inc.
(A Discretely Presented Component Unit
of the Town of Greece, New York)

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 Munipro, Inc., (a discretely presented component unit of the Town of Greece, New York) (the Corporation) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated March 21, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting to determine the 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 Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation'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 Corporation'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 weakness. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation'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 determination of financial statement amounts. 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 Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mengel, Metzger, Barr & Co. LLP

Rochester, New York
March 21, 2024

WE VALUE YOUR FUTURE