MUNIPRO, INC.
(A DISCRETELY PRESENTED COMPONENT UNIT OF THE TOWN OF GREECE, NEW YORK)

Financial Statements
as of December 31, 2017 and 2016
Together with
Independent Auditor's Report

Bonadio & Co., LLP
Certified Public Accountants

MUNIPRO, INC.
(A DISCRETELY PRESENTED COMPONENT UNIT OF THE TOWN OF GREECE, NEW YORK)

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THE BONADIO GROUP
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INDEPENDENT AUDITOR'S REPORT

March 20, 2018

To the Board of Directors of
MUNIPRO, Inc.:

Report on the Financial Statements
We have audited the accompanying financial statements of MUNIPRO, Inc. (the Corporation), a discretely presented component unit of the Town of Greece, New York, as of and for the years ended December 31, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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(Continued)

INDEPENDENT AUDITOR'S REPORT
(Continued)

Opinion
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Corporation as of December 31, 2017 and 2016, and the respective 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.

Report on Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3–6 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.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2018 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 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 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.

Bonadio & Co., LLP

THE ORGANIZATION

MUNIPRO, Inc. (the Corporation) was created for the purpose of acquiring 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. The Corporation is a discretely presented component unit of the Town. Accordingly, the financial statements report only the activities of the Corporation.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The financial statements of the Corporation include a management's discussion and analysis (MD&A) (this section), the statements of net position, statements of revenues, expenses and change in net position, statements of cash flows, and related notes to the financial statements. The statement of net position presents information on all of the Corporation's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial health of the Corporation is improving or deteriorating. The statement of revenues, expenses and change in net position presents information showing how the Corporation's net position changed during the most recent 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 related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods such as rental income receivable and services rendered but not yet paid for. The statement of cash flows provides information about the Corporation's receipts, payments, and net changes in cash resulting from operating, financing, and investing activities. The notes to the financial statements contain information that is essential to the understanding of the financial statements, such as the Corporation's accounting methods and policies.

BASIS OF ACCOUNTING

The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments, including public benefit corporations. The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of when the related cash transactions take place. All of the Corporation's activities are classified as proprietary activities.

FINANCIAL HIGHLIGHTS

The Statement of Net Position provides perspective of the Corporation as a whole. Assets of the Corporation exceeded liabilities by $5,197,951 at the close of 2017.

STATEMENTS OF NET POSITION

	2017	2016	2015
ASSETS:			
Current assets	$ 128,805	$ 64,384	$ 127,665
Capital assets	5,747,250	5,747,250	5,747,250
Total assets	5,876,055	5,811,634	5,874,915
LIABILITIES:			
Current liabilities	10,785	4,139	9,603
Mortgage payable	667,319	697,611	736,015
Total liabilities	678,104	701,750	745,618
NET POSITION:			
Net investment in capital assets	5,079,931	5,049,639	5,011,235
Unrestricted	118,020	60,245	118,062
Total net position	$ 5,197,951	$ 5,109,884	$ 5,129,297

Assets
The Corporation's total assets increased approximately $64,000 in 2017 from 2016. This was due to an increase in cash and accounts receivable. The increase in cash was due to the finance committee of the Corporation deciding to reduce the transfer to the Town of Greece. Normally around $500,000 is transferred to the Town of Greece each year. However, in 2017 the committee decided to leave more money in the Corporation to make sure that they were not as short on cash as they have been in past years. There was also an increase in accounts receivable, largely in due to an increase in the amounts of lease payments due at year end. Total liabilities decreased approximately $24,000 due to the repayment of the mortgage payable.

The Corporation's total assets decreased approximately $63,000 in 2016 from 2015. This was due to a decreases in cash and accounts receivable. A decrease in cash was due to additional mortgage and interest payments made throughout the year that did not occur in 2015. Cash was further decreased by having a prepaid in rent in 2015, which did not take place in 2016. There was also a decrease in accounts receivable, largely in due to a decrease in lease payments due at year end, with the most significant being the Town of Greece, which had $15,256 due at the end of 2015 and $0 due at the end of the current year. Total liabilities decreased approximately $44,000 due to the repayment of the mortgage payable and a decrease in rent received in advance noting there was no prepayments under the lease agreements in 2016.

Capital Assets
The largest portion of the Corporation's net position reflects its investment in capital assets (i.e., land). The Corporation uses these capital assets to generate revenue; consequently, these assets are not available for future spending. There were no additional acquisitions or disposals of capital assets in 2017.

FINANCIAL HIGHLIGHTS (Continued)

STATEMENTS OF REVENUES, EXPENSES AND CHANGE IN NET POSITION

	2017	2016	2015
OPERATING REVENUES:			
Charges for services	$ 563,825	$ 562,179	$ 567,269
Total operating revenue	563,825	562,179	567,269
OPERATING EXPENSES:			
Services and supplies	96,771	52,801	24,752
Total operating expenses	96,771	52,801	24,752
Operating income	467,054	509,378	542,517
NON-OPERATING REVENUE (EXPENSE):			
Interest income	138	154	6,780
Mortgage interest expense	(29,125)	(28,945)	(7,051)
Total non-operating revenues	(28,987)	(28,791)	(271)
CHANGE IN NET POSITION BEFORE TRANSFERS	438,067	480,587	542,246
TRANSFERS TO THE TOWN OF GREECE, NEW YORK	(350,000)	(500,000)	(600,000)
TRANSFERS FROM GEDPRO	-	-	550,471
CHANGE IN NET POSITION	88,067	(19,413)	(492,717)
NET POSITION - beginning of year	5,109,884	5,129,297	4,636,580
NET POSITION - end of year	$ 5,197,951	$ 5,109,884	$ 5,129,297

Revenues

Operating revenues slightly increased approximately $2,000 in 2017 from 2016 mainly from a increase in common area revenue charged to the Town of Greece. Operating revenues slightly decreased approximately $5,000 in 2016 from 2015 mainly from a decrease in common area revenue charged to the Town of Greece.

Expenses

Total operating expenses increased approximately $44,000 in 2017 mainly due to an increase in legal costs relating to the title transfer of a refinanced piece of property that occurred in the current year. Total operating expenses increased approximately $28,000 in 2016 due to real estate taxes associated with the land acquired during the acquisition of GEDPRO.

Transfers to the Town of Greece, New York

Transfers to the Town, recorded in the statement of revenues, expenses and change in net position, were $350,000 and $500,000 in 2017 and 2016, respectively. These transfers were in accordance with the agreement between the Corporation and the Town.

ECONOMIC FACTORS

The Corporation is largely unaffected by other current economic factors, as a significant amount of its land is currently being leased, much of it for several years into the future.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Corporation's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional information should be addressed in writing 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)

STATEMENTS OF NET POSITION
DECEMBER 31, 2017 AND 2016

	2017	2016
ASSETS		
CASH AND CASH EQUIVALENTS	$ 112,625	$ 52,655
ACCOUNTS RECEIVABLE	16,180	11,729
CAPITAL ASSETS - LAND	5,747,250	5,747,250
Total assets	5,876,055	5,811,634
LIABILITIES		
MORTGAGE PAYABLE, CURRENT PORTION	34,817	697,611
MORTGAGE PAYABLE, NET OF CURRENT PORTION	632,502	-
ACCOUNTS PAYABLE	10,785	4,139
RENT RECEIVED IN ADVANCE	-	-
Total liabilities	678,104	701,750
NET POSITION		
NET INVESTMENT IN CAPITAL ASSETS	5,079,931	5,049,639
UNRESTRICTED	118,020	60,245
Total net position	$ 5,197,951	$ 5,109,884

The accompanying notes are an integral part of these statements.

MUNIPRO, INC.
(A DISCRETELY PRESENTED COMPONENT UNIT OF THE TOWN OF GREECE, NEW YORK)

STATEMENTS OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
OPERATING REVENUES:		
Charges for services	$ 563,825	$ 562,179
Total operating revenues	563,825	562,179
OPERATING EXPENSES:		
Services and supplies	96,771	52,801
Total operating expenses	96,771	52,801
Operating income	467,054	509,378
NON-OPERATING REVENUE (EXPENSE):		
Interest income	138	154
Mortgage interest expense	(29,125)	(28,945)
Total non-operating revenue (expense)	(28,987)	(28,791)
CHANGE IN NET POSITION BEFORE TRANSFERS	438,067	480,587
TRANSFERS TO THE TOWN OF GREECE, NEW YORK	(350,000)	(500,000)
CHANGE IN NET POSITION	88,067	(19,413)
NET POSITION - beginning of year	5,109,884	5,129,297
NET POSITION - end of year	$ 5,197,951	$ 5,109,884

The accompanying notes are an integral part of these statements.

MUNIPRO, INC.
(A DISCRETELY PRESENTED COMPONENT UNIT OF THE TOWN OF GREECE, NEW YORK)

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	2017	2016
CASH FLOW FROM OPERATING ACTIVITIES:		
Cash received from customers	$ 559,374	$ 576,397
Cash paid to suppliers	(90,125)	(49,332)
Net cash flow from operating activities	469,249	527,065
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES:		
Payments to Town of Greece, New York	(350,000)	(500,000)
Net cash flow used in non-capital financing activities	(350,000)	(500,000)
CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Payments on mortgage	(30,292)	(38,404)
Interest on mortgage	(29,125)	(28,945)
Net cash flow used in capital and related financing activities	(59,417)	(67,349)
CASH FLOW FROM INVESTING ACTIVITIES:		
Cash received for interest	138	154
Net cash flow from investing activities	138	154
NET CHANGE IN CASH AND CASH EQUIVALENTS	59,970	(40,130)
CASH AND CASH EQUIVALENTS - beginning of year	52,655	92,785
CASH AND CASH EQUIVALENTS - end of year	$ 112,625	$ 52,655

The accompanying notes are an integral part of these statements.

MUNIPRO, INC.
(A DISCRETELY PRESENTED COMPONENT UNIT OF THE TOWN OF GREECE, NEW YORK)

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016
(Continued)

	2017	2016
RECONCILIATION OF OPERATING INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES:		
Operating income	$ 467,054	$ 509,378
Adjustments to reconcile operating income to net cash flow from operating activities:		
Changes in:		
Accounts receivable	(4,451)	23,151
Accounts payable	6,646	3,469
Rent received in advance	-	(8,933)
Net cash flow from operating activities	$ 469,249	$ 527,065

The accompanying notes are an integral part of these statements.

1. ORGANIZATION AND REPORTING ENTITY

Reporting Entity

The financial statements of MUNIPRO, Inc. (the Corporation), are intended to present only that portion of the activities that are attributable to the transactions of the Corporation. The financial statements do not purport to and do not present the financial position of the Town of Greece, New York (the Town) as of December 31, 2017 and 2016, or the changes in its financial position or its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States.

Nature of Operations

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

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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments, including public benefit corporations. The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of when the related cash transactions take place. All of the Corporation's activities are classified as proprietary activities.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Presentation

GASB requires the classification of net position into three categories defined as follows:

- 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 borrowings that are attributable to the acquisition, construction, or improvement of those assets, if applicable. 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 invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

- 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, 2017 and 2016, the Corporation has no restricted net position.

- Unrestricted net position - This component of net position consists of those amounts that do 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 they are needed.

Cash and Cash Equivalents

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

Accounts Receivable

The Corporation provides credit to customers in the normal course of operations, but does not accrue interest on outstanding accounts receivable. Accounts for which no payments have been received for several months are considered delinquent and the account is written-off when customary collection efforts are exhausted. The Corporation has not recorded an allowance for doubtful accounts and does not anticipate future write-offs.

Capital Assets

Capital assets are defined by the Corporation within the capitalization policy as assets with an initial individual cost of more than $1,000 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 repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Mortgage Payable
The Corporation's mortgage payable is reported as due within one year in the Statements of Net Position.

Rent Received in Advance
Rent received in advance represents lease payments received in advance and will be recognized as revenue as it is earned.

Revenues
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.

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.

Transfers to Town of Greece
Transfers are made to the Town annually pursuant to the Corporation's Articles of Incorporation. The transfers are expensed when they are made. The Corporation transferred $350,000 and $500,000 to the Town during both the years ended December 31, 2017 and 2016, respectively.

Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

3. DEPOSITS WITH FINANCIAL INSTITUTIONS

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 designated 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.

3. DEPOSITS WITH FINANCIAL INSTITUTIONS (Continued)

Credit Risk
The Corporation's policy is to minimize the risk of loss due to failure of an issuer or 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 do business with Monroe County:

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

Cash and cash equivalents
At December 31, 2017 and 2016, 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 Corporation's deposits consisted of the following at December 31:

	2017		2016	
	Bank Balance	Carrying Amount	Bank Balance	Carrying Amount
Demand deposits	$ 112,625	$ 112,625	$ 52,655	$ 52,655

These deposits were insured or collateralized as follows:

	2017	2016
FDIC insurance	$ 112,625	$ 52,655

4. CAPITAL ASSETS

A summary of changes in capital assets was as follows:

Type	Balance 1/1/17	Increases	Decreases	Balance 12/31/17
Capital assets not being depreciated:				
Land	$ 5,747,250	$ -	$ -	$ 5,747,250
Total capital assets not being depreciated	$ 5,747,250	$ -	$ -	$ 5,747,250

Type	Balance 1/1/16	Increases	Decreases	Balance 12/31/16
Capital assets not being depreciated:				
Land	$ 5,747,250	$ -	$ -	$ 5,747,250
Total capital assets not being depreciated	$ 5,747,250	$ -	$ -	$ 5,747,250

There were no depreciable assets as of December 31, 2017 and 2016.

5. LEASING AGREEMENTS

The Corporation has various lease agreements with unrelated parties for the use of its land. The lease agreements vary in terms ranging from 15 to 51 years and expire at various dates through 2049. They also vary in terms of annual payments, which range from approximately $45,000 to $229,000. All of them have escalation clauses and various options to renew.

The following is a schedule of the future minimum lease income under these operating leases as of December 31:

2018	$ 510,507
2019	430,238
2020	424,041
2021	424,041
2022	328,454
2023-2027	982,724
2028-2032	1,025,390
2033-2037	1,041,285
2038-2042	1,121,118
2043-2047	1,145,415
2048-2049	400,895
	$ 7,834,108

5. LEASING AGREEMENTS (Continued)

The leases noted above are considered operating leases. Generally accepted accounting principles require lessors to recognize operating leases as rental income over the course of the lease using the straight-line basis; however, due to the significant terms of the underlying leases and the uncertainty of them continuing to termination, management has determined that recording revenue on a straight-line basis would not represent an accurate financial picture. As such, the Corporation recognizes revenue in accordance with the terms of the underlying lease agreements. Management evaluates each lease on an annual basis to determine if any changes should be made to the manner of recognition in the event that changes in the underlying lessees' operations impact the lease terms.

6. FINANCING ARRANGEMENTS

Mortgage Payable

The leases described above serve as collateral for a mortgage payable for vacant land owned by the Corporation, after the dissolution of GEDPRO, known as KPV/KPY. The mortgage had required monthly principal payments of $3,915 plus interest at the one month LIBOR rate plus 350 basis points annual through August 2016, at which time the remaining principal balance of $704,695 was due and paid. The mortgage was extended and restated as of January 31, 2017 and requires monthly principal payments of $2,901 plus interest at the one month LIBOR rate plus 350 basis points annually through February 2022, at which time the remaining principal balance of $528,051 is due. The amount of outstanding principal on the mortgage was $667,319 and $697,611 at December 31, 2017 and 2016, respectively. The Board of Directors of the Corporation agreed to the terms in the mortgage.

Mortgage payable activity for the year ended December 31, 2017 was as follows:

Description	Balance 1/1/17	Increases	Decreases	Balance 12/31/17	Due Within One Year	Due After One Year
Mortgage Payable	$ 697,611	$ -	$ (30,292)	$ 667,319	$ 34,817	$ 632,502

Mortgage payable activity for the year ended December 31, 2016 was as follows:

Description	Balance 1/1/16	Increases	Decreases	Balance 12/31/16	Due Within One Year	Due After One Year
Mortgage Payable	$ 736,015	$ -	$ (38,404)	$ 697,611	$ 697,611	$ -

The following is a schedule of the future minimum principal payments as of December 31:

2018	$ 34,817
2019	34,817
2020	34,817
2021	34,817
2022	528,051
	$ 667,319

Cash paid for interest totaled $29,125 and $28,945 in 2017 and 2016, respectively.

7. ACCOUNTING PRONOUNCEMENTS ISSUED NOT YET IMPLEMENTED

In November 2016, the GASB issued Statement No. 83, *Certain Asset Retirement Obligations*. Statement This Statement addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement.

This Statement also requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. If an ARO (or portions thereof) has been incurred by a government but is not yet recognized because it is not reasonably estimable, the government is required to disclose that fact and the reasons therefore the Corporation is required to adopt the provisions of this Statement for the year ending December 31, 2019.

In March 2017, the GASB issued Statement No. 85, *Omnibus*. This Statement establishes practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits [OPEB]). The Corporation is required to adopt the provisions of this Statement for the year ending December 31, 2018.

In May 2017, the GASB issued Statement No. 86, *Certain Debt Extinguishment Issues*. This Statement establishes consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources – resources other than the proceeds of refunding debt – are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. The Corporation is required to adopt the provisions of this Statement for the year ending December 31, 2018.

In June 2017, the GASB issued Statement No. 87, *Leases*. This Statement establishes accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The Corporation is required to adopt the provisions of this Statement for the year ending December 31, 2020.

THE BONADIO GROUP
CPAs, Consultants & More

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*

March 20, 2018

To the Board of Directors of
MUNIPRO, Inc.:

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 MUNIPRO, Inc. (the Corporation), a discretely presented component unit of the Town of Greece, New York, as of and for the year ended December 31, 2017, 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 20, 2018.

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 (internal control) to determine the 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 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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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(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*
(Continued)

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 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.

Bonadio & Co., LLP