

**TOWN OF HEMPSTEAD  
INDUSTRIAL  
DEVELOPMENT AGENCY**  
(A Component Unit of the Town of Hempstead, New York)

**COMMUNICATION WITH THOSE CHARGED  
WITH GOVERNANCE**  
December 31, 2025

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March 24, 2026

To the Board of Directors  
Town of Hempstead Industrial Development Agency  
Hempstead, New York

We have audited the financial statements of the Town of Hempstead Industrial Development Agency (the “Agency”), a component unit of the Town of Hempstead, New York, for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 10, 2025. Professional standards also require that we communicate to you the following information related to our audit.

***Significant Audit Matters***

**Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Agency are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Agency's financial statements were:

The Agency's estimate of the other post-employment benefit plan (“OPEB”) is based on a third-party actuarial valuation. The valuation was prepared in accordance with GASB Statement 75, *Accounting and Financial Reporting for*

*Post-employment Benefit Plans Other Than Pensions.* We evaluated the key factors and assumptions used to develop the OPEB estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The estimate of the Agency's proportionate share of the net pension liability for the New York State and Local Employees' Retirement System is based on an actuarial valuation as of March 31, 2025. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The Agency's estimate of the discount rate utilized to calculate the net present value of rental payments under GASB 87, *Leases*. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

The disclosures of the Agency's recording of a new lease agreement in 2025 under GASB 87, *Leases* in Note 1 and Note 6 of the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We proposed several adjustments as a result of audit procedures, which have been submitted to management for review and approval. The attached journal entries were recorded by management.

### **Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated March 24, 2026.

### **Management Consultations with Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our

professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### ***Other Matters***

We applied certain limited procedures to the Management's Discussion and Analysis, Schedule of the Agency's Proportionate Share of the Net Pension Liability, Schedule of the Agency's Contributions, and Schedule of the Changes in the Agency's Total OPEB Liability and Related Ratios, which are required supplementary information ("RSI") that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the budgetary comparison schedules, which accompany the financial statements but are not RSI. With respect to this other supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the other supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

To the Board of Directors  
Town of Hempstead Industrial Development Agency  
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In connection with our audit, nothing came to our attention that causes us to believe the Agency failed to comply with its Investment Policy, the New York State Office of the State Comptroller's Investment Guidelines, Section 2925 of the New York State Public Authorities Law, or Section 201.3 of the New York State Public Authorities Law (collectively, the "Investment Guidelines"), insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Had we performed additional procedures, other matters may have come to our attention regarding the Agency's non-compliance with the Investment Guidelines, insofar as they relate to accounting matters.

***Restriction on Use***

This information is intended solely for the use of members of the Board of Directors, management of Town of Hempstead Industrial Development Agency, and the New York State Office of the State Comptroller and is not intended to be, and should not be, used by anyone other than these specified parties.

*Sheehan & Company CPA, P.C*

Brightwaters, New York  
March 24, 2026

**Town of Hempstead Industrial Development Agency**  
**Adjusting Journal Entries**  
**December 31, 2025**

	<b>Debit</b>	<b>Credit</b>
<b><u>Adjusting Entry #1:</u></b>		
To reverse prior year deferred outflows and inflows.		
Dr: Net pension liability - proportionate share	\$ 147,588	
Dr: Deferred inflows - pension	\$ 99,746	
Cr: Net pension liability - proportionate share		\$ 99,746
Cr: Deferred outflows - pension		\$ 147,588
<b><u>Adjusting Entry #2:</u></b>		
To adjust net pension liability - proportionate share for current year contributions.		
Dr: Net pension liability - proportionate share	\$ 76,558	
Cr: Pension expense		\$ 76,558
<b><u>Adjusting Entry #3:</u></b>		
To record current year pension expense per the NYSLRS GASB 68 report.		
Dr: Pension expense - proportionate share	\$ 52,270	
Cr: Net pension liability - proportionate share		\$ 52,270
<b><u>Adjusting Entry #4:</u></b>		
To record current year deferred outflows per the NYSLRS GASB 68 report.		
Dr: Deferred outflows - pensions	\$ 104,093	
Cr: Net pension liability - proportionate share		\$ 104,093
<b><u>Adjusting Entry #5:</u></b>		
To record current year deferred inflows per the NYSLRS GASB 68 report.		
Dr: Net pension liability - proportionate share	\$ 13,848	
Cr: Deferred inflows - pensions		\$ 13,848
<b><u>Adjusting Entry #6:</u></b>		
To record current year depreciation expense.		
Dr: Depreciation expense	\$ 3,460	
Cr: Accumulated depreciation		\$ 3,460

**Town of Hempstead Industrial Development Agency**  
**Adjusting Journal Entries**  
**December 31, 2025**

	<b>Debit</b>	<b>Credit</b>
<b><u>Adjusting Entry #7:</u></b>		
To record current year deferred outflows and related expense per GASB 75.		
Dr: Post-retirement health benefits expense	\$ 225,278	
Dr: Deferred outflows - OPEB	\$ 55,495	
Dr: Deferred inflows - OPEB	\$ 41,406	
Cr: Post-retirement health benefits liability		\$ 270,824
Cr: Deferred outflows - OPEB		\$ 9,489
Cr: Health insurance expense		\$ 41,866
 <b><u>Adjusting Entry #8:</u></b>		
To record intangible Right-to-Use asset and Lease Liability per GASB 87.		
Dr: Intangible Right-to-Use Asset	\$ 327,488	
Cr: Lease Liability		\$ 327,488
 <b><u>Adjusting Entry #9:</u></b>		
To record current year lease payments per GASB 87.		
Dr: Lease Liability	\$ 53,950	
Dr: Interest expense	\$ 12,050	
Cr: Rent Expense		\$ 66,000
 <b><u>Adjusting Entry #10:</u></b>		
To record current year amortization of intangible Right-to-Use asset per GASB 87.		
Dr: Amortization expense	\$ 65,498	
Cr: Accumulated amortization		\$ 65,498