

**TOWN OF AMHERST,  
NEW YORK**

*Basic Financial Statements, Required Supplementary  
Information, Supplementary Information, and Other  
Information for the Year Ended  
December 31, 2025 and Independent Auditors' Reports*



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### INDEPENDENT AUDITORS' REPORT

Honorable Town Board  
Town of Amherst, New York:

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

##### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activity, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Amherst, New York (the "Town"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activity, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Town of Amherst Development Corporation (the "Corporation"), a blended component unit which represents the Town's business-type activity. Additionally, we did not audit the financial statements of the Town of Amherst Industrial Development Agency (the "Agency"), which is shown as a discretely presented component unit. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Corporation and the Agency, is based solely on the reports of the other auditors.

##### *Basis for Opinions*

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* ("GAS"), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

##### *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 Town's ability to continue as a going concern for twelve months beyond the financial statement issuance date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***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 auditors' report that includes our opinions. 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 GAS 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 GAS, 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 Town'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 Town'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 and other Required Supplementary Information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors 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.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Supplementary Information, as listed in the table of contents, is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information. The other information comprises the budgetary comparison schedules for the Nonmajor Funds, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 27, 2026 on our consideration of the Town'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 Town's internal control over financial reporting and compliance.

*Drescher & Malecki LLP*

April 27, 2026



**TOWN OF AMHERST, NEW YORK**  
**Management's Discussion and Analysis**  
**Year Ended December 31, 2025**

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As management of the Town of Amherst, New York (the "Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

**Financial Highlights**

- The assets and deferred outflows of resources of the Town's primary government exceeded the liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$28,347,045 (*net position*). This consists of \$191,403,147 net investment in capital assets, \$34,224,966 restricted for specific purposes, and unrestricted net position of \$(197,275,463).
- The Town's primary government total net position increased by \$38,114,334 during the year ended December 31, 2025.
- At the end of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$109,050,432, an increase of \$35,323,833 in comparison with the prior year's fund balances of \$73,726,599, mainly due to proceeds received related to long-term financing.
- At the end of the current fiscal year, *unassigned fund balance* for the General Fund was \$15,311,956, or 17.1 percent of total General Fund expenditures and transfers out. This amount is *available for spending* at the Town's discretion and constitutes approximately 53.1 percent of the General Fund's total fund balance of \$28,809,855 at December 31, 2025.
- During the current year, the Town's total serial bonds outstanding increased by \$27,915,000 to \$181,691,000, as a result of the issuance of serial bonds of \$39,455,000, offset by scheduled principal payments of \$11,540,000. Additionally, as of December 31, 2025, the Town had \$22,030,000 in bond anticipation notes outstanding.

**Overview of the Financial Statements**

The discussion and analysis provided here are intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements comprise of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements**—The *government-wide financial statements* are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Town's assets, liabilities, and deferred outflows/inflows of resources, 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 Town is improving or deteriorating.

The *statement of activities* presents information showing how the Town's net position changed during the most recent fiscal 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 the statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all, or a significant portion, of their costs through user fees and charges (*business-type activities*). The governmental activities of the Town include general government support, public safety, transportation, economic assistance and opportunity, culture and recreation, home and community services and interest and other fiscal charges. The only business-type activity of the Town is the Amherst Development Corporation (the "Corporation"), a blended component unit.

The government-wide financial statements include not only the Town itself (known as the *primary government*), but also the legally separate Industrial Development Agency, for which the Town is financially accountable. Financial information presented for this discretely presented component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 15-16 of this report.

**Fund financial statements**—A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the Town can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental funds**—*Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Town maintains twelve individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, Highway, Fire Protection, Sewer, Special Grant and Capital Projects Funds, all of which are considered to be major funds. Data from the other six funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the Supplementary Information section of this report.

The basic governmental fund financial statements can be found on pages 17-20 of this report.

**Proprietary funds**—The Town maintains two types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses an enterprise fund to account for its business-type activity, the Amherst Development Corporation. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the Town’s various functions. The Town uses internal service funds to account for its self-insurance and workers compensation insurance programs. Because these insurance services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for activity of the Self Insurance Fund and for the Workers’ Compensation Fund. Both internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided in the form of combining statements in the Supplementary Information section of this report.

The basic proprietary fund financial statements can be found on pages 21-23 of this report.

**Fiduciary funds**—Fiduciary funds are used to account for resources held for the benefit of parties outside the Town. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources are not available to support the Town’s own programs. The Town is responsible for ensuring that the assets reported in these funds are used for their intended purpose. The Town maintains one fiduciary fund, the Custodial Fund.

The fiduciary fund financial statements can be found on pages 24-25 of this report.

**Notes to the financial statements**—The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 26-67 of this report.

**Other information**—In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the Town’s net pension liability/(asset) for the police and fire retirement system and employees’ retirement system, the Town’s total OPEB liability and related ratios, the Town’s total pension liability related to its length of service awards program, and the Town’s budgetary comparison schedules for each major fund with a legally adopted budget. Required Supplementary Information and the related notes can be found on pages 68-78 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented as other supplementary information immediately following the Required Supplementary Information in the Supplementary Information section of this report on pages 79-85.

Other Information is included in these financial statements, specifically, the Schedules of Revenues, Expenditures and Changes in Fund Balances—Budget and Actual for the Town’s nonmajor funds. The Other Information can be found on pages 86-90 of this report.

### **Government-wide Overall Financial Analysis**

As noted earlier, net position over time may serve as useful indicator of a government’s financial position. In the case of the Town’s primary government, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$28,352,650 at the close of the most recent year, as compared to \$(9,761,684) at the close of the fiscal year ended December 31, 2024.

Table 1, as shown below, presents condensed statements of net position as of December 31, 2025 and December 31, 2024.

**Table 1—Condensed Statements of Net Position—Primary Government**

	Governmental Activities		Business-type Activity		Total Primary Government	
	December 31,		December 31,		December 31,	
	2025	2024	2025	2024	2025	2024
Current assets	\$ 151,232,533	\$ 138,840,200	\$ 9,205	\$ 14,173	\$ 151,241,738	\$ 138,854,373
Noncurrent assets	368,269,172	357,518,784	-	-	368,269,172	357,518,784
Total assets	519,501,705	496,358,984	9,205	14,173	519,510,910	496,373,157
Deferred outflows of resources	48,348,903	59,906,717	-	-	48,348,903	59,906,717
Current liabilities	37,524,573	62,116,244	3,600	3,600	37,528,173	62,119,844
Long-term liabilities	419,539,363	450,947,590	-	-	419,539,363	450,947,590
Total liabilities	457,063,936	513,063,834	3,600	3,600	457,067,536	513,067,434
Deferred inflows of resources	82,439,627	52,974,124	-	-	82,439,627	52,974,124
Net position:						
Net investment in capital assets	191,403,147	181,614,607	-	-	191,403,147	181,614,607
Restricted	34,224,966	29,845,977	-	-	34,224,966	29,845,977
Unrestricted	(197,281,068)	(221,232,841)	5,605	10,573	(197,275,463)	(221,222,268)
Total net position	\$ 28,347,045	\$ (9,772,257)	\$ 5,605	\$ 10,573	\$ 28,352,650	\$ (9,761,684)

The largest positive portion of the Town’s net position, \$191,403,147, reflects its investment in capital assets (such as land, buildings, machinery, equipment, and infrastructure), net of accumulated depreciation and less any related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town’s investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town’s net position, \$34,224,966, represents resources that are subject to external restrictions on how they may be used.

The remaining balance of the Town’s net position, \$(197,275,463), is considered to be unrestricted. The deficit is caused primarily by long-term liabilities not related to the Town’s capital assets and are not expected to be repaid from current resources. These long-term liabilities including compensated absences, OPEB obligation, and pension liabilities are funded annually within the funds.

Table 2, presented below, shows the changes in net position for the years ended December 31, 2025 and December 31, 2024.

**Table 2—Condensed Statements of Changes in Net Position—Primary Government**

	Governmental Activities		Business-type Activity		Total Primary Government	
	Year Ended December 31,		Year Ended December 31,		Year Ended December 31,	
	2025	2024	2025	2024	2025	2024
Program revenues:						
Charges for services	\$ 15,938,164	\$ 13,649,355	\$ 3,000	\$ 3,603	\$ 15,941,164	\$ 13,652,958
Operating grants and contributions	43,418,846	38,692,443	-	-	43,418,846	38,692,443
Capital grants and contributions	9,258,808	7,583,782	-	-	9,258,808	7,583,782
General revenues	153,041,296	148,754,765	-	-	153,041,296	148,754,765
Total revenues	<u>221,657,114</u>	<u>208,680,345</u>	<u>3,000</u>	<u>3,603</u>	<u>221,660,114</u>	<u>208,683,948</u>
Total expenses	<u>183,537,812</u>	<u>190,462,295</u>	<u>7,968</u>	<u>13,362</u>	<u>183,545,780</u>	<u>190,475,657</u>
Change in net position	38,119,302	18,218,050	(4,968)	(9,759)	38,114,334	18,208,291
Net position—beginning	<u>(9,772,257)</u>	<u>(27,990,307)</u>	<u>10,573</u>	<u>20,332</u>	<u>(9,761,684)</u>	<u>(27,969,975)</u>
Net position—ending	<u>\$ 28,347,045</u>	<u>\$ (9,772,257)</u>	<u>\$ 5,605</u>	<u>\$ 10,573</u>	<u>\$ 28,352,650</u>	<u>\$ (9,761,684)</u>

**Governmental activities**—Governmental activities increased the Town’s net position by \$38,119,302. A summary of sources of revenues of the governmental activities for the years ended December 31, 2025 and December 31, 2024 is presented below in Table 3.

**Table 3—Summary of Sources of Revenues—Governmental Activities**

	Year Ended December 31,		Increase/(Decrease)	
	2025	2024	Dollars	Percent (%)
Charges for services	\$ 15,938,164	\$ 13,649,355	\$ 2,288,809	16.8
Operating grants and contributions	43,418,846	38,692,443	4,726,403	12.2
Capital grants and contributions	9,258,808	7,583,782	1,675,026	22.1
Property and other taxes	133,653,676	130,286,297	3,367,379	2.6
Use of money and property	4,735,350	2,018,347	2,717,003	134.6
Sale of property and compensation for loss	296,205	217,598	78,607	36.1
Miscellaneous	10,228,399	12,920,359	(2,691,960)	(20.8)
State sources—unrestricted	4,127,666	3,312,164	815,502	24.6
Total revenues, net	<u>\$ 221,657,114</u>	<u>\$ 208,680,345</u>	<u>\$ 12,976,769</u>	6.2

Overall revenues of the governmental activities increased 6.2 percent from the prior year. This is due primarily to increases in operating grants and contributions related to funding received through HOME and CDBG, as well as increases in property and other taxes related to additional mortgage tax received as a result of increased assessed home values.

The most significant source of revenues is property and other taxes, which accounts for \$133,653,676, or 60.3 percent of total revenues, for the year ended December 31, 2025, and \$130,286,297, or 62.4 percent of total revenues, for the year ended December 31, 2024. The next largest source of revenue is operating grants and contributions, which comprises \$43,418,846, or 19.6 percent of total revenues and \$38,692,443, or 18.5 percent of total revenues for the years ended December 31, 2025 and 2024, respectively. Another significant source of revenue for the Town is charges for services, which provided

\$15,938,164 or 7.2 percent of total revenues, and \$13,649,355 or 6.5 percent of total revenues, for the years ended December 31, 2025 and 2024, respectively.

A summary of program expenses for the years ended December 31, 2025 and December 31, 2024 is presented below in Table 4.

**Table 4—Summary of Program Expenses—Governmental Activities**

	Year Ended December 31,		Increase/(Decrease)	
	2025	2024	Dollars	Percent (%)
General government support	\$ 17,883,941	\$ 17,312,434	\$ 571,507	3.3
Public safety	50,454,522	56,209,630	(5,755,108)	(10.2)
Health	21,280	40,671	(19,391)	(47.7)
Transportation	15,872,973	18,563,650	(2,690,677)	(14.5)
Economic assistance and opportunity	2,696,048	3,138,995	(442,947)	(14.1)
Culture and recreation	10,584,524	8,835,917	1,748,607	19.8
Home and community services	78,886,179	78,993,604	(107,425)	(0.1)
Interest and other fiscal charges	7,138,345	7,367,394	(229,049)	(3.1)
Total	<u>\$ 183,537,812</u>	<u>\$ 190,462,295</u>	<u>\$ (6,924,483)</u>	<u>(3.6)</u>

Total expenses decreased 3.6 percent from the prior year ended December 31, 2024 due primarily to decreases in allocable employee benefits related to the change in other postemployment benefits.

The Town’s significant expense items for the year ended December 31, 2025 were home and community services of \$78,886,179 (primarily sewer, water, and sanitation services), or 43.0 percent of total expenses, public safety of \$50,454,522 (primarily police services), or 27.5 percent of total expenses, general government support of \$17,883,941, or 9.7 percent of total expenses, and transportation of \$15,872,973, or 8.6 percent of total expenses. For the year ended December 31, 2024, significant expense items were home and community services of \$78,993,604 (primarily sewer, water, and sanitation services), or 41.5 percent of total expenses, public safety of \$56,209,630 (primarily police services), or 29.5 percent of total expenses, transportation of \$18,563,650, or 9.7 percent of total expenses, and general government support of \$17,426,434, or 9.1 percent of total expenses.

**Business-type activities**—For the Town’s business-type activities, net position of the Amherst Development Corporation decreased \$4,968. The total decrease in net position was due to operating expenses exceeding operating revenues. A summary of sources of revenues of the business-type activities for the years ended December 31, 2025 and December 31, 2024 is presented below in Table 5.

**Table 5—Summary of Revenues and Expenses—Business-type Activity**

	Year Ended December 31,		Increase/(Decrease)	
	2025	2024	Dollar	Percent (%)
<b>Revenues:</b>				
Administrative fees	\$ 3,000	\$ 3,603	\$ (603)	(16.7)
Total revenues	<u>\$ 3,000</u>	<u>\$ 3,603</u>	<u>\$ (603)</u>	<u>(16.7)</u>
<b>Expenses:</b>				
Administrative expenses	\$ 7,968	\$ 13,362	\$ (5,394)	(40.4)
Total expenses	<u>\$ 7,968</u>	<u>\$ 13,362</u>	<u>\$ (5,394)</u>	<u>(40.4)</u>

Revenues of the Town’s business-type activity decreased \$603 over the prior year. This was primarily due to decreases in administrative fees earned related to bond modification offset by increases in refunds received for overpayment.

Business-type activity expenses decreased \$5,394 over the previous year as a result of decreased fees paid to other governments for management services.

## Financial Analysis of Governmental Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds**—The focus of the Town’s *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for discretionary use as they represent the portion of fund balance which has not been limited to use for a particular use by an external party, the Town itself, or a group of individuals that has been delegated to assign resources for use for particular purposes by the Town Board.

At December 31, 2025, the Town’s governmental funds reported a combined ending fund balance of \$109,050,432, an increase of \$35,323,833 from the prior year. Approximately 14.0 percent, \$15,300,258 of the combined ending fund balance constitutes *unassigned fund balance*, which is available for spending at the Town’s discretion. The remainder of fund balance is either *nonspendable, restricted, or assigned* to indicate that it is: (1) not in spendable form, \$7,885,560; (2) restricted for particular purposes, \$60,233,262; or (3) assigned for particular purposes, \$25,631,352.

The Town’s General Fund is the chief operating fund of the Town. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$15,311,956. Total fund balance increased by \$3,242,452 to \$28,809,855 mainly due to decreased costs related to employee benefits. Unassigned fund balance represents approximately 17.1 percent of total General Fund expenditures and transfers out, while total General Fund fund balance represents 32.2 percent of that same amount.

During the year ended December 31, 2025 the Town’s Highway Fund fund balance decreased \$3,141,100 from the prior year, resulting in an ending fund balance of \$6,453,498. The decrease was primarily due to planned use of \$3,500,000 of fund balance. Approximately 42.0 percent of this amount, \$2,707,488 is reported as fund balance assigned for specific highway use.

The Town’s Fire Protection Fund ending fund balance was \$21,166,224. Approximately 0.7 percent, or \$153,272, of this amount is reported as fund balance assigned for specific Fire Protection Fund use. Additionally, a portion of the fund balance, \$21,012,952 is reported as restricted fund balance and represents monies held in trust for the administration of the Town’s Length of Service Awards Program (“LOSAP”). During the year ended December 31, 2025, the Fire Protection Fund fund balance increased \$2,879,468 from the prior year fund balance of \$18,286,756, mainly due to gains on LOSAP investments.

At December 31, 2025, the Town’s Sewer Fund reported fund balance of \$7,885,027, an increase of \$964,462 in comparison with the prior year. The increase was primarily due to less than anticipated personal and contractual costs. Approximately 59.9 percent of this amount, \$4,724,174 is reported as fund balance assigned for specific sewer use.

During the year ended December 31, 2025 the Town’s Special Grant Fund fund balance decreased \$207,333 from the prior year, resulting in an ending fund balance of \$6,901,317. This amount primarily represents community development loans and is reported as restricted fund balance.

At December 31, 2025, the Town’s Capital Projects Fund reported fund balance of \$20,874,270, an increase of \$27,239,381 in comparison with the prior year. The increase was primarily due to the issuance of long-term debt of \$39,455,00. This amount primarily represents funds to be used on capital outlay projects and is reported as restricted fund balance.

## General Fund Budgetary Highlights

The Town's General Fund budget generally contains budget amendments during the year. The budget is allowed to be amended upward (increased) for prior year's encumbrances since the funds were allocated under the previous year's budget, and the Town has appropriately assigned an equal amount of fund balance at year-end for this purpose. Furthermore, the budget is allowed to be amended upward (increased) for additional current year appropriations supported by an increase in budgeted revenues or appropriation of fund balance.

A summary of the General Fund results of operations for the year ended December 31, 2025 is presented below in Table 6.

**Table 6—Summary of General Fund Results of Operations**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues and other financing sources	\$ 90,455,219	\$ 92,166,475	\$ 92,720,088	\$ 553,613
Expenditures and other financing uses	93,983,471	95,706,544	89,477,636	6,228,908
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	\$ (3,528,252)	\$ (3,540,069)	\$ 3,242,452	\$ 6,782,521

**Original budget compared to final budget**—At the close of the fiscal year, the overall budgeted appropriations increased by \$1,723,073. Significant amendments to the budget included \$1,550,138 within state and federal aid, related to various state and federal grants.

**Final budget compared to actual results**—Total revenues and other financing sources were greater than the final budget by \$553,613 due to greater than anticipated transfers in. Total expenditures and other financing uses were less than the final budget by \$6,228,908. Several positive variances were realized, most notably in general government support as a result of less than anticipated personnel and professional service costs, public safety as a result of less than anticipated personnel and employee benefit costs, and culture and recreation related to less than anticipated contractual costs.

## Capital Assets and Debt Administration

**Capital Assets**—The Town's investment in capital assets for its governmental activities as of December 31, 2025, amounted to \$368,269,172 (net of accumulated depreciation/amortization). This investment in capital assets includes land, construction in progress, infrastructure, land improvements, buildings, building improvements, machinery and equipment, ice rink facility, right-to-use leased asset, and subscription asset.

All depreciable capital assets were depreciated from acquisition date to the end of the current year as outlined in the Town's capital asset policy.

Capital assets net of depreciation for the governmental activities at December 31, 2025 and 2024 are presented in Table 7 on the following page.

**Table 7—Summary of Capital Assets (Net of Depreciation)**

	Governmental Activities	
	December 31,	
	2025	2024
Land	\$ 25,094,835	\$ 25,094,835
Construction in progress	95,296,000	81,362,493
Infrastructure	139,719,642	141,229,022
Land improvements	12,019,247	13,418,629
Buildings	35,847,716	39,824,088
Building improvements	23,195,616	17,451,016
Machinery and equipment	23,553,332	24,766,370
Ice rink facility	8,655,558	9,064,784
Right-to-use leased asset	3,704,969	3,997,467
Subscription asset	1,182,257	1,310,080
Total	<u>\$ 368,269,172</u>	<u>\$ 357,518,784</u>

Additional information on the Town’s capital assets can be found in Note 4 to the financial statements.

**Long-term liabilities**—At December 31, 2025, the Town had bonded debt outstanding of \$181,691,000, as compared to \$153,776,000 at December 31, 2024. The Town issued of serial bonds of \$39,455,000 and made scheduled principal payments of \$11,540,000 during the current year.

A summary of long-term liabilities for the governmental activities as of the years ended December 31, 2025 and 2024 are presented below.

**Table 8—Summary of Long-Term Liabilities**

	Governmental Activities	
	December 31,	
	2025	2024
Serial bonds	\$ 181,691,000	\$ 153,776,000
Premium on serial bonds	9,662,895	8,379,014
Lease liability	3,888,788	4,108,208
SBITA liability	2,185,698	2,452,831
Compensated absences	16,241,503	14,983,367
Judgements and claims	384,823	411,000
Workers' compensation	2,148,803	2,046,475
Other postemployment benefits	138,563,624	207,593,406
Net pension liability	45,672,499	37,640,665
Net pension liability—LOSAP	19,099,730	19,556,624
Total	<u>\$ 419,539,363</u>	<u>\$ 450,947,590</u>

Additional information on the Town’s long-term liabilities can be found in Note 12 to the financial statements.

## Economic Factors and Next Year's Budgets and Rates

The Town's comprehensive plan highlights that the Town is renowned for an exceptional quality of life that is based on three fundamental attributes: livability, community character and a shared direction with the Buffalo-Niagara region. While, key initiatives of the Town include: to become an area renowned for beauty, character and environmental quality; capitalize on the presence of institutions of higher education and outstanding public school districts; become a model for effective reinvestment and revitalization of older neighborhoods; and to exercise leadership by providing excellent services and facilities ensuring fiscal balance, and managing development to promote predictability, fairness and quality.

The comprehensive plan focuses on the follow elements:

- **Land use and development**—the Town strives to promote compact, pedestrian-friendly development that emphasizes community appearance and sense of place. It hopes to spur reinvestment and redevelopment in its older neighborhoods and its commercial corridors. A town-wide open space system linked by trails, greenways, stream corridors, and bicycle/pedestrian facilities is a part of its comprehensive plan.
- **Natural and cultural resources**—the Town is focused on preserving and enhancing its rich natural and cultural resources for the future. The open space policy identified in the land use and development element is a key to this objective, as well as a new initiative of community-wide “Greening Amherst”, program of tree planting and re-vegetation. In accordance with the plan the Town maintains a historic resources inventory with several and designated properties.
- **Economic development**—the Town continues the promotion of a healthy tax and employment base, through the increasing economic development partnerships with governmental agencies and private businesses and institutions. Redevelopment and revitalization are key initiatives and the Town is continuously reviews and revises its zoning to avoid adverse commercial development that would negatively affect community character and quality of life in neighborhoods while working to promote regional economic development.
- **Transportation**—the Town intends to encourage a more balanced, multi-modal transportation system that emphasizes alternative means of travel, to include walking, biking, and public transportation. To achieve these goals there are targeted capital and operational improvements to the road network, investments in the creating a bicycle/pedestrian network, and improved transit services.
- **Infrastructure**—the Town works to ensure that its residents are provided with well-maintained and cost-effective public water, sewer, stormwater, and other utility infrastructure systems. Key initiatives are related to stormwater management and sanitary sewer improvements.
- **Housing and neighborhoods**—the Town is determined to maintain quality affordable housing and healthy and diverse neighborhoods that are available to all residents. Affordable housing policies focus on continuing existing housing programs that promote home ownership and affordability, while policies for housing diversity are designed to encourage a variety of housing types. Finally, neighborhood conservation policies propose initiation of a programs to promote revitalization of older neighborhoods through measures such as code enforcement and capital improvements.
- **Community facilities**—the Town anticipates the establishment of an on-going system to objectively identify community facility and service needs for use in planning and programming. The system will aid to identify opportunities for community facilities and ensure cost effective strategies.

The unemployment rate, not seasonally adjusted, for the Buffalo-Niagara region during December 2025 was 4.0 percent. This compares to the New York State and national unemployment rate of 4.4 and 4.1 percent, respectively. These factors are considered in preparing the Town's budget.

The Town considered current year operational expenses and estimated increases based on economic factors when establishing the fiscal year 2026 budget. The Town's 2026 budget includes the appropriation

of \$2,900,000 of fund balance in the General Fund. The General Fund tax rate is \$2.48 per thousand of assessed value for the 2026 budget year.

**Requests for Information**

This financial report is designed to provide our citizens, taxpayers, creditors and investors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the Supervisor's Office, Town of Amherst, 5583 Main St., Williamsville, NY 14221.

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# BASIC FINANCIAL STATEMENTS



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**TOWN OF AMHERST, NEW YORK**  
**Statement of Net Position**  
**December 31, 2025**

	<b>Primary Government</b>		<b>Component Unit</b>	
	<b>Governmental Activities</b>	<b>Business-type Activity</b>	<b>Industrial Development Agency</b>	
		<b>Total</b>		
<b>ASSETS</b>				
Cash and cash equivalents	\$ 30,862,653	\$ 9,205	\$ 30,871,858	\$ 2,683,989
Restricted cash and cash equivalents	66,124,771	-	66,124,771	714,950
Restricted investments	21,012,952	-	21,012,952	-
Receivables	2,732,739	-	2,732,739	-
Leases receivable	1,733,766	-	1,733,766	-
Intergovernmental receivables	13,828,328	-	13,828,328	-
Due from component unit	647,486	-	647,486	-
Due from primary government	-	-	-	3,600
Prepaid items	7,388,521	-	7,388,521	6,416
Loans receivable	6,901,317	-	6,901,317	-
Capital assets not being depreciated/amortized	120,390,835	-	120,390,835	100,000
Capital assets, net of accumulated depreciation/amortization	247,878,337	-	247,878,337	397,402
Total assets	<u>519,501,705</u>	<u>9,205</u>	<u>519,510,910</u>	<u>3,906,357</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows—relating to pensions	35,246,955	-	35,246,955	-
Deferred outflows—relating to OPEB	13,101,948	-	13,101,948	-
Total deferred outflows of resources	<u>48,348,903</u>	<u>-</u>	<u>48,348,903</u>	<u>-</u>
<b>LIABILITIES</b>				
Accounts payable	10,641,750	-	10,641,750	4,106
Accrued liabilities	4,491,210	-	4,491,210	-
Retainages payable	311,914	-	311,914	-
Due to component unit	-	3,600	3,600	-
Due to primary government	-	-	-	647,486
Intergovernmental payables	6,013	-	6,013	-
Bond anticipation notes payable	22,030,000	-	22,030,000	-
Unearned revenue	43,686	-	43,686	-
Noncurrent liabilities:				
Due within one year	16,824,214	-	16,824,214	12,068
Due in more than one year	402,715,149	-	402,715,149	302,893
Total liabilities	<u>457,063,936</u>	<u>3,600</u>	<u>457,067,536</u>	<u>966,553</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows—relating to pensions	3,867,479	-	3,867,479	-
Deferred inflows—relating to OPEB	73,673,007	-	73,673,007	-
Deferred inflows—leases	1,136,727	-	1,136,727	-
Deferred inflows—grant funding	3,762,414	-	3,762,414	-
Total deferred inflows of resources	<u>82,439,627</u>	<u>-</u>	<u>82,439,627</u>	<u>-</u>
<b>NET POSITION</b>				
Net investment in capital assets	191,403,147	-	191,403,147	235,484
Restricted for:				
Loans receivable	6,901,317	-	6,901,317	-
LOSAP	21,012,952	-	21,012,952	-
Special purpose	6,310,697	-	6,310,697	-
Industrial development loans and mortgage escrow	-	-	-	67,161
Unrestricted	<u>(197,281,068)</u>	<u>5,605</u>	<u>(197,275,463)</u>	<u>2,637,159</u>
Total net position	<u>\$ 28,347,045</u>	<u>\$ 5,605</u>	<u>\$ 28,352,650</u>	<u>\$ 2,939,804</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Activities**  
**Year Ended December 31, 2025**

Functions/Program	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position			Component Unit
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Industrial Development Agency	
					Governmental Activities	Business-type Activity		
<b>Primary government:</b>								
Governmental activities:								
General government support	\$ 17,883,941	\$ 4,229,814	\$ 246,691	\$ 17,999	\$ (13,389,437)	\$ -	(13,389,437)	\$ -
Public safety	50,454,522	2,351,932	189,639	201,390	(47,711,561)	-	(47,711,561)	-
Health	21,280	-	-	-	(21,280)	-	(21,280)	-
Transportation	15,872,973	463,682	-	4,101,486	(11,307,805)	-	(11,307,805)	-
Economic assistance and opportunity	2,696,048	76,740	1,186,951	173,056	(1,259,301)	-	(1,259,301)	-
Culture and recreation	10,584,524	3,889,729	393,597	30,033	(6,271,165)	-	(6,271,165)	-
Home and community services	78,886,179	4,926,267	41,401,968	4,734,844	(27,823,100)	-	(27,823,100)	-
Interest and other fiscal charges	7,138,345	-	-	-	(7,138,345)	-	(7,138,345)	-
Total governmental activities	<u>183,537,812</u>	<u>15,938,164</u>	<u>43,418,846</u>	<u>9,258,808</u>	<u>(114,921,994)</u>	<u>-</u>	<u>(114,921,994)</u>	<u>-</u>
Business-type activity:								
Amherst Development Corporation	7,968	3,000	-	-	-	(4,968)	(4,968)	-
Total primary government	<u>\$ 183,545,780</u>	<u>\$ 15,941,164</u>	<u>\$ 43,418,846</u>	<u>\$ 9,258,808</u>	<u>(114,921,994)</u>	<u>(4,968)</u>	<u>(114,926,962)</u>	<u>-</u>
<b>Component unit:</b>								
Industrial Development Agency	\$ 672,760	\$ 1,288,363	\$ -	\$ -				615,603
Total component unit	<u>\$ 672,760</u>	<u>\$ 1,288,363</u>	<u>\$ -</u>	<u>\$ -</u>				<u>615,603</u>
General revenues:								
Real property taxes and tax items					106,797,896	-	106,797,896	-
Non property taxes					26,855,780	-	26,855,780	-
Use of money and property					4,735,350	-	4,735,350	43,349
Sale of property and compensation for loss					296,205	-	296,205	-
Miscellaneous					10,228,399	-	10,228,399	511
State sources—unrestricted					4,127,666	-	4,127,666	-
Total general revenues					<u>153,041,296</u>	<u>-</u>	<u>153,041,296</u>	<u>43,860</u>
Change in net position					38,119,302	(4,968)	38,114,334	659,463
Net position—beginning					(9,772,257)	10,573	(9,761,684)	2,280,341
Net position—ending					<u>\$ 28,347,045</u>	<u>\$ 5,605</u>	<u>\$ 28,352,650</u>	<u>\$ 2,939,804</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Balance Sheet—Governmental Funds**  
**December 31, 2025**

	Special Revenue					Capital Projects	Total Nonmajor Funds	Total Governmental Funds
	General	Highway	Fire Protection	Sewer	Special Grant			
<b>ASSETS</b>								
Cash and cash equivalents	\$ 9,923,262	\$ 4,688,885	\$ 153,313	\$ 5,305,790	\$ -	\$ -	\$ 10,791,403	\$ 30,862,653
Restricted cash and cash equivalents	2,368,157	608,867	-	1,070,097	3,171,916	49,960,665	7,437,126	64,616,828
Restricted investments	-	-	21,012,952	-	-	-	-	21,012,952
Receivables	1,923,433	362,264	-	27,275	15,508	-	404,259	2,732,739
Leases receivable	1,733,766	-	-	-	-	-	-	1,733,766
Intergovernmental receivables	4,523,093	1,321,029	-	2,281,848	68,663	6,276,363	4,818	14,475,814
Due from other funds	7,510,647	-	-	-	-	207,762	-	7,718,409
Prepaid items	5,388,415	575,599	-	639,620	11,698	-	673,189	7,288,521
Loans receivable	-	-	-	-	6,901,317	-	-	6,901,317
Total assets	<u>\$ 33,370,773</u>	<u>\$ 7,556,644</u>	<u>\$ 21,166,265</u>	<u>\$ 9,324,630</u>	<u>\$ 10,169,102</u>	<u>\$ 56,444,790</u>	<u>\$ 19,310,795</u>	<u>\$ 157,342,999</u>
<b>LIABILITIES</b>								
Accounts payable	\$ 1,097,921	\$ 530,991	\$ 41	\$ 756,595	\$ 658,546	\$ 5,544,088	\$ 1,845,875	\$ 10,434,057
Accrued liabilities	2,070,660	539,876	-	276,443	5,758	-	242,974	3,135,711
Due to other funds	199,946	32,279	-	396,565	-	6,853,464	195,476	7,677,730
Intergovernmental payables	-	-	-	-	6,013	-	-	6,013
Bond anticipation notes payable	-	-	-	-	-	22,030,000	-	22,030,000
Unearned revenue	33,686	-	-	10,000	-	-	-	43,686
Total liabilities	<u>3,402,213</u>	<u>1,103,146</u>	<u>41</u>	<u>1,439,603</u>	<u>670,317</u>	<u>34,427,552</u>	<u>2,284,325</u>	<u>43,327,197</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Unavailable revenue—leases	1,136,727	-	-	-	-	-	-	1,136,727
Unavailable revenue—grant funding	21,978	-	-	-	2,597,468	1,142,968	-	3,762,414
Unavailable revenue—mortgage receivable	-	-	-	-	-	-	66,229	66,229
Total deferred inflows of resources	<u>1,158,705</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,597,468</u>	<u>1,142,968</u>	<u>66,229</u>	<u>4,965,370</u>
<b>FUND BALANCES</b>								
Nonspendable	5,985,454	575,599	-	639,620	11,698	-	673,189	7,885,560
Restricted	2,312,493	608,867	21,012,952	1,070,097	6,901,317	20,874,270	7,453,266	60,233,262
Assigned	5,199,952	5,269,032	153,272	6,175,310	-	-	8,833,786	25,631,352
Unassigned	15,311,956	-	-	-	(11,698)	-	-	15,300,258
Total fund balances	<u>28,809,855</u>	<u>6,453,498</u>	<u>21,166,224</u>	<u>7,885,027</u>	<u>6,901,317</u>	<u>20,874,270</u>	<u>16,960,241</u>	<u>109,050,432</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,370,773</u>	<u>\$ 7,556,644</u>	<u>\$ 21,166,265</u>	<u>\$ 9,324,630</u>	<u>\$ 10,169,102</u>	<u>\$ 56,444,790</u>	<u>\$ 19,310,795</u>	<u>\$ 157,342,999</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Reconciliation of the Balance Sheet—Governmental Funds**  
**to the Government-wide Statement of Net Position**  
**December 31, 2025**

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Amounts reported for governmental activities in the statement of net position (page 15) are different because:

Total fund balances—governmental funds (page 17)		\$ 109,050,432
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund statements. The cost of the assets is \$782,106,589 and the accumulated depreciation/amortization is \$413,837,417.		368,269,172
Other long-term assets are not available to pay for current period expenditures and, therefore, are recorded as deferred inflows of resources in the fund statements but are considered government-wide revenues:		
Deferred inflows of resources - mortgage receivable		66,229
Deferred outflows and inflows of resources related to pensions and other postemployment benefits ("OPEB") are applicable to future periods and, therefore, are not reported in the fund statements:		
Deferred outflows related to employer contributions	\$ 10,977,053	
Deferred outflows related to experience changes of assumptions, investment earnings, and changes in proportion	24,269,902	
Deferred outflows related to OPEB	13,101,948	
Deferred inflows related to pensions	(3,867,479)	
Deferred inflows related to OPEB	<u>(73,673,007)</u>	(29,191,583)
Retained percentages are not a current liability and, therefore, are not reported in the fund statements.		(311,914)
Net accrued interest expense for serial bonds and bond anticipation notes is not reported in the fund statements.		(1,355,499)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the fund statements. The effects of these items are:		
Serial bonds	\$ (181,691,000)	
Premium on serial bonds	(9,662,895)	
Lease liability	(3,888,788)	
Subscription based information technology agreement ("SBITA")	(2,185,698)	
Compensated absences	(16,241,503)	
Judgments and claims	(384,823)	
OPEB obligation	(138,563,624)	
Net pension liability	(45,672,499)	
Total pension liability—LOSAP	<u>(19,099,730)</u>	(417,390,560)
Internal service funds' net position which is due to governmental activities and related charges for services provided.		<u>(789,232)</u>
Net position of governmental activities		<u>\$ 28,347,045</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Revenues, Expenditures, and Changes in Fund**  
**Balances (Deficit)—Governmental Funds**  
**Year Ended December 31, 2025**

	Special Revenue					Capital Projects	Total Nonmajor Funds	Total Governmental Funds
	General	Highway	Fire Protection	Sewer	Special Grant			
<b>REVENUES</b>								
Real property taxes	\$ 42,763,474	\$ 9,766,358	\$ 6,956,795	\$ 22,555,691	\$ -	\$ -	\$ 22,421,800	\$ 104,464,118
Other property tax items	2,333,778	-	-	-	-	-	-	2,333,778
Non-property tax items	26,855,780	-	-	-	-	-	-	26,855,780
Departmental income	5,212,839	459,890	-	457,538	-	343,971	177,087	6,651,325
Intergovernmental charges	-	-	-	2,912,521	-	-	-	2,912,521
Use of money and property	945,161	165,381	2,896,240	244,606	-	154,909	318,076	4,724,373
Licenses and permits	70	-	-	-	-	-	5,285,793	5,285,863
Fines and forfeitures	1,338,455	-	-	-	-	-	-	1,338,455
Sale of property and compensation for loss	71,189	48,686	-	61,358	-	-	114,972	296,205
Miscellaneous	1,978,499	931,348	111,163	952,694	-	20,962	2,316,295	6,310,961
State aid	4,947,209	1,443,054	-	25,940	-	6,164,684	12,194	12,593,081
Federal aid	552,583	-	-	-	42,235,581	1,174,075	-	43,962,239
Total revenues	86,999,037	12,814,717	9,964,198	27,210,348	42,235,581	7,858,601	30,646,217	217,728,699
<b>EXPENDITURES</b>								
Current:								
General government support	16,787,181	8,900	-	-	-	-	-	16,796,081
Public safety	45,919,901	-	7,084,730	-	-	-	4,324,050	57,328,681
Health	-	-	-	-	-	-	21,280	21,280
Transportation	1,820,055	12,450,209	-	-	-	-	993,477	15,263,741
Economic assistance and opportunity	3,119,544	-	-	-	-	-	-	3,119,544
Culture and recreation	10,413,145	-	-	-	-	-	1,477	10,414,622
Home and community services	1,456,507	-	-	17,355,595	42,442,914	-	14,780,328	76,035,344
Debt service:								
Principal and SBITA payments	4,120,833	2,126,808	-	2,981,578	-	-	2,797,334	12,026,553
Interest and other fiscal charges	2,676,658	982,994	-	2,033,291	-	-	1,909,463	7,602,406
Capital outlay	-	-	-	-	-	25,033,614	-	25,033,614
Total expenditures	86,313,824	15,568,911	7,084,730	22,370,464	42,442,914	25,033,614	24,827,409	223,641,866
Excess (deficiency) of revenues over expenditures	685,213	(2,754,194)	2,879,468	4,839,884	(207,333)	(17,175,013)	5,818,808	(5,913,167)
<b>OTHER FINANCING SOURCES (USES)</b>								
Transfers in	5,721,051	55,070	-	133,721	-	4,906,396	22,168	10,838,406
Transfers out	(3,163,812)	(441,976)	-	(4,009,143)	-	(1,729,002)	(1,494,473)	(10,838,406)
Issuance of serial bonds	-	-	-	-	-	39,455,000	-	39,455,000
Premium on serial bonds	-	-	-	-	-	1,782,000	-	1,782,000
Total other financing sources (uses)	2,557,239	(386,906)	-	(3,875,422)	-	44,414,394	(1,472,305)	41,237,000
Net change in fund balances	3,242,452	(3,141,100)	2,879,468	964,462	(207,333)	27,239,381	4,346,503	35,323,833
Fund balances (deficit)—beginning	25,567,403	9,594,598	18,286,756	6,920,565	7,108,650	(6,365,111)	12,613,738	73,726,599
Fund balances—ending	\$ 28,809,855	\$ 6,453,498	\$ 21,166,224	\$ 7,885,027	\$ 6,901,317	\$ 20,874,270	\$ 16,960,241	\$ 109,050,432

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances (Deficit)—Governmental Funds to the Government-wide Statement of Activities**  
**Year Ended December 31, 2025**

Amounts reported for governmental activities in the statement of activities (page 16) are different because:

Net change in fund balances (deficit)—total governmental funds (page 19) \$ 35,323,833

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense and loss on disposition of capital assets in the current period.

Capital asset additions	\$ 30,868,313	
Loss on disposition of capital assets	(12,666)	
Depreciation expense	<u>(20,105,259)</u>	10,750,388

Certain revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the fund statements. (73,332)

Governmental funds report retained percentages expenditures on construction contracts when the retained percentage is paid. However, in the statement of activities retained percentages on construction contracts is reported as an expense as it accrues. 511,099

Net differences between pension contributions and OPEB changes recognized on the fund financial statements and the government-wide financial statements are as follows:

Town pension contributions	\$ 12,721,404	
Cost of benefits earned net of employee contributions	(10,664,007)	
Changes in OPEB assumptions	<u>(50,169,437)</u>	(48,112,040)

In the statement of activities, interest expense is recognized as it accrues, regardless of when it is paid. (60,235)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. Additionally, in the statement of activities, certain operating expenses are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially, the amounts actually paid). The net effect of these differences in the treatment of long-term debt and the related items is as follows:

Issuance of serial bonds	\$ (39,455,000)	
Principal payments on serial bonds	11,540,000	
Premiums on serial bonds issued	(1,782,000)	
Amortization of bond premiums	498,119	
Repayment of leases	219,420	
Repayment of SBITA liability	267,133	
Change in compensated absences	(1,258,136)	
Change in judgments and claims	26,177	
Change in OPEB obligation	<u>69,029,782</u>	39,085,495

Internal service funds are used by management to charge the cost of insurance, judgments, claims and related administrative expenses to individual funds. The net excess of charges for such services is reported within governmental activities. 694,094

Change in net position of governmental activities \$ 38,119,302

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Net Position—Proprietary Funds**  
**December 31, 2025**

	<b>Governmental Activities</b>	<b>Business-type Activity</b>	
	<b>Internal Service Funds</b>	<b>Amherst Development Corporation</b>	<b>Total</b>
<b>ASSETS</b>			
Current assets:			
Cash and cash equivalents	\$ -	\$ 9,205	\$ 9,205
Restricted cash and cash equivalents	1,507,943	-	1,507,943
Prepaid items	100,000	-	100,000
Total current assets	<u>1,607,943</u>	<u>9,205</u>	<u>1,617,148</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	207,693	-	207,693
Accrued liabilities	2,148,803	-	2,148,803
Due to other funds	40,679	-	40,679
Due to component unit	-	3,600	3,600
Total current liabilities	<u>2,397,175</u>	<u>3,600</u>	<u>2,400,775</u>
<b>NET POSITION</b>			
Unrestricted	<u>(789,232)</u>	<u>5,605</u>	<u>(783,627)</u>
Net position	<u>\$ (789,232)</u>	<u>\$ 5,605</u>	<u>\$ (783,627)</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Revenues, Expenses, and Changes in Net Position—Proprietary Funds**  
**Year Ended December 31, 2025**

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	<b>Governmental Activities</b>	<b>Business-type Activity</b>	
	<b>Internal Service Funds</b>	<b>Amherst Development Corporation</b>	<b>Total</b>
Operating revenues:			
Contributions	\$ 3,990,770	\$ -	\$ 3,990,770
Administrative fees	-	3,000	3,000
Total operating revenues	3,990,770	3,000	3,993,770
Operating expenses:			
Administrative expenses	864,998	7,968	872,966
Judgments and claims expenses	2,442,655	-	2,442,655
Total operating expenses	3,307,653	7,968	3,315,621
Operating income (loss)	683,117	(4,968)	678,149
Nonoperating revenues:			
Interest income	10,977	-	10,977
Total nonoperating revenues	10,977	-	10,977
Change in net position	694,094	(4,968)	689,126
Net position—beginning	(1,483,326)	10,573	(1,472,753)
Net position—ending	\$ (789,232)	\$ 5,605	\$ (783,627)

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Cash Flows—Proprietary Funds**  
**Year Ended December 31, 2025**

	<u>Governmental Activities</u>	<u>Business-type Activity</u>	
	<u>Internal Service Funds</u>	<u>Amherst Development Corporation</u>	<u>Total</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from participating funds	\$ 3,990,770	\$ -	\$ 3,990,770
Miscellaneous receipts	-	3,000	3,000
Payments for administrative fees, supporting services and judgments and claims	<u>(3,393,539)</u>	<u>(7,968)</u>	<u>(3,401,507)</u>
Net cash provided by (used for) operating activities	<u>597,231</u>	<u>(4,968)</u>	<u>592,263</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Receipts from other funds	<u>40,679</u>	-	<u>40,679</u>
Net cash provided by noncapital financing activities	<u>40,679</u>	-	<u>40,679</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest earnings	<u>10,977</u>	-	<u>10,977</u>
Net cash provided by investing activities	<u>10,977</u>	-	<u>10,977</u>
Net change in cash and cash equivalents	648,887	(4,968)	643,919
Cash and cash equivalents—beginning	<u>859,056</u>	<u>14,173</u>	<u>873,229</u>
Cash and cash equivalents—ending	<u>\$ 1,507,943</u>	<u>\$ 9,205</u>	<u>\$ 1,517,148</u>
<b>Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:</b>			
Operating income (loss)	\$ 683,117	\$ (4,968)	\$ 678,149
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operations:			
(Decrease) in accounts payable	(188,214)	-	(188,214)
Increase in accrued liabilities	<u>102,328</u>	<u>-</u>	<u>102,328</u>
Total adjustments	<u>(85,886)</u>	<u>-</u>	<u>(85,886)</u>
Net cash provided by (used for) operating activities	<u>\$ 597,231</u>	<u>\$ (4,968)</u>	<u>\$ 592,263</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Fiduciary Net Position—Fiduciary Fund**  
**December 31, 2025**

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	<b><u>Custodial Fund</u></b>
<b>ASSETS</b>	
Restricted cash and cash equivalents	\$ <u>1,596,931</u>
Total assets	<u>1,596,931</u>
<b>LIABILITIES</b>	
Accounts payable and other liabilities	<u>1,596,931</u>
Total liabilities	<u>1,596,931</u>
<b>NET POSITION</b>	
Total net position	<u><u>\$ -</u></u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Statement of Changes in Fiduciary Net Position—Fiduciary Fund**  
**Year Ended December 31, 2025**

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	<u><b>Custodial Fund</b></u>
<b>ADDITIONS</b>	
Funds received on behalf of others	\$ 4,632,766
Total additions	<u>4,632,766</u>
 <b>DEDUCTIONS</b>	
Funds distributed on behalf of others	<u>4,632,766</u>
Total deductions	<u>4,632,766</u>
Change in fiduciary net position	-
Net position—beginning	<u>-</u>
Net position—ending	<u><u>\$ -</u></u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF AMHERST, NEW YORK**  
**Notes to the Financial Statements**  
**Year Ended December 31, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Town of Amherst, New York (the “Town”) have been prepared in conformity with the accounting principles generally accepted in the United States of America (“GAAP”) as applied to governmental 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 Town’s accounting policies are described below.

***Description of Government-wide Financial Statements***

The government-wide financial statements (i.e. statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Town. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support. The Town reports one business-type activity. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

***Reporting Entity***

The Town is a unit of local government created by the State of New York. The Town operates under provisions of New York State law and various local laws. The five-member Town Board is the legislative body responsible for overall operations. The Supervisor serves as both Chief Executive Officer and Chief Fiscal Officer.

Independently elected officials of the Town include:

Supervisor	Town Clerk/Receiver of Taxes
Councilmembers (4)	Superintendent of Highways
Town Justices (2)	

Units of local government which operate within the boundaries of the Town are the County of Erie and the Village of Williamsville. Public education is provided by four independent school districts within the Town.

The accompanying financial statements present the primary government and its component unit, an entity for which the government is considered to be financially accountable.

***Discretely Presented Component Unit***—The component unit column in the basic financial statements include the financial data of the Town’s discretely presented component unit. This unit is reported in a separate column to emphasize that they are legally separate from the Town.

***Town of Amherst Industrial Development Agency***—The Town of Amherst Industrial Development Agency (the “Agency”) is a public benefit corporation created by Article 18A of New York State General Municipal Law to promote the economic welfare, recreation opportunities and prosperity of County inhabitants. Members of the Agency are appointed by the Town Board which exercises no oversight responsibility for fiscal matters. The Agency members have complete responsibility for management of the Agency and accountability for fiscal matters.

The Town is not liable for agency bonds or notes. Separate financial statements can be obtained by writing the Agency's administration office, 4287 Main Street, Amherst, New York 14226.

***Blended Component Unit***—The following blended component units are legally separate from the Town, but is, in substance, part of the Town's operations and therefore data is combined with data of the Town. The Town of Amherst Development Corporation (the "Corporation") was incorporated on May 23, 1977 under Section 402 of the Not-for-Profit Corporation Law to achieve the following lawful public quasi-public objectives:

- Relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instruction or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the Town by attracting new industry hereto and by encouraging the development or retention of industries in the Town and improving the economy and lessening the burdens of government and otherwise acting in the public interest, all within the Town;
- Construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants within said Town where projects assisted by the Empire State Development Corporation are to be located, and to assist financially in such construction, acquisition, rehabilitation and improvement and to maintain such plant for others;
- To study and promote, alone or in concert with local officials and interested local groups, the economic growth and business prosperity of the Town and such other areas of Western New York as may relate to and affect the Town and further the solution of other civic problems of the Western New York region.

***Excluded from the Financial Reporting Entity***—Although the following are related to the Town, they are not included in the Town reporting entity for the reasons noted:

The Buffalo Niagara Heritage Village (the "Museum") is an educational institution, chartered by the State of New York, whose purpose is to instill, educate and cultivate in a public audience an informed appreciation of the American past and its impact on current lifestyles, culture and historical development of the Town of Amherst. The chartered organization is legally responsible for the collections and is the fund-raising arm of the Museum. The artifacts and historical collections are property of the New York State Department of Education and are not included within the Town's financial statements. In 2010, the Town granted a revocable license to the Museum to use the Town property at 3755 Tonawanda Creek Road beginning January 1, 2011 until December 31, 2035. The Museum financial statements can be obtained from the Museum's Executive Director at Buffalo Niagara Heritage Village, 3755 Tonawanda Creek Road, Amherst, New York 14228-1599.

The Village of Williamsville and the Town of Amherst jointly own the Glen Park. The Boards of each municipality jointly act as the governing body for the joint venture. The Village and Town have created a Glen Park Joint Board to make studies and advise the Village and Town on the development and maintenance of the Park. Neither the Village nor the Town shall take any action with respect to Glen Park without submitting the matter to the Glen Park Joint Board for recommendation.

The Village and Town share equally in all expenses of development and maintenance of Glen Park. Such contribution is determined on an annual basis. The joint venture has not accumulated significant surpluses or deficits. The Treasurer of the Village of Williamsville has custody of all monies appropriated by the Town as its share of park maintenance on or about the 1<sup>st</sup> of June each year. The joint venture's financial statements can be obtained from the Village Administrator's office at 5565 Main Street, Williamsville, New York 14221.

### ***Basis of Presentation—Government-wide Financial Statements***

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the fiduciary funds are excluded from the government-wide financial statements.

As discussed earlier, the government reports a discretely presented component unit. The Town of Amherst Industrial Development Agency is shown in a separate column in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and sewer and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

### ***Basis of Presentation—Fund Financial Statements***

The fund financial statements provide information about the Town's funds. Separate statements for each fund category—governmental, proprietary and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and proprietary funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

- *General Fund*—The General Fund constitutes the principal operating fund of the Town and includes all operations not required to be recorded in other funds. The principal source of revenue for this fund is real property taxes.
- *Highway Fund*—The Highway Fund is used to record all revenues and expenditures related to road maintenance and construction throughout the Town. The major source of revenue for this fund is real property taxes.
- *Fire Protection Fund*—The Fire Protection Fund is used to record all revenues and expenditures related to fire protection in the Town. The principal source of revenue for the Fire Protection Fund is real property taxes.
- *Sewer Fund*—The Sewer Fund is used to record all revenues and expenditures related to operation and maintenance of the sewer districts. The major source of revenue for this fund is real property taxes.
- *Special Grant Fund*—The Special Grant Fund is used to record all activity related to the Federal Housing and Urban Development Community Development program. The major source of revenue for this fund is federal aid.
- *Capital Projects Fund*—The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

The Town reports the following proprietary funds:

- *Amherst Industrial Development Corporation (the "Corporation")*—Reported as an enterprise fund, the Corporation promotes economic diversity and exists as a conduit for issuance of tax-exempt financing for not-for-profit borrowers, such as colleges and universities and civic groups, such as the YMCA.

- *Internal Service Funds*—The Internal Service Funds are used to account for the Town’s insurance program. Internal service funds are an accounting device used to accumulate and allocate costs internally among the Town’s various functions.

Additionally, the Town reports the following fund type:

- *Fiduciary Fund*—The Custodial Fund is used to account for assets held by the Town in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds. Trust funds account for resources received and disbursements made in accordance with trust agreements or applicable legislative enactments for each particular fund. Fiduciary funds include the *Custodial Fund*. Activities reported in the fiduciary funds include monies from outside entities, controlled and administered by the Town for the benefit of others.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

### ***Measurement Focus and Basis of Accounting***

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, pensions, other postemployment benefits, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements and the amount is received during the period or within the availability period for this revenue source. Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source. All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds and fiduciary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

***Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance***

***Cash and Cash Equivalents***—The Town’s cash and cash equivalents consist of cash on hand, demand deposits, and time deposits and short-term, highly liquid investments with original maturities of three months or less from the date of acquisition.

***Restricted Cash and Cash Equivalents***—Restricted cash and cash equivalents represent cash from unearned revenue, deferred inflow of resources related to unavailable grant funding, amounts to support fund balance restrictions, unspent proceeds of debt, and amounts held on behalf of others.

***Restricted Investments***—The Town’s restricted investments consist of annuity contracts related to the Town’s Length of Service Award Program (“LOSAP”).

***Intergovernmental Receivables***—Receivables include amounts due from state and federal governments represent amounts owed to the Town to reimburse it for expenditures incurred pursuant to state and federally funded programs. Receivables are recorded and revenues recognized as earned. Allowances are recorded when appropriate.

***Prepaid Items***—Certain payments to vendors reflect costs applicable to future periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenses/expenditures when consumed rather than when purchased.

***Capital Assets***—Capital assets, which include property, buildings, equipment, infrastructure assets (e.g. roads, bridges, drainage systems and similar items), right-to-use leased assets and subscription assets are reported in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are incurred. Expenditures reported in the Capital Project Fund are classified as capital outlays. Routine capital expenditures in other funds are included in the appropriate functional category (i.e. purchase of new highway equipment as part of current expenditures—transportation). Additionally, from time to time the amount reported as capital outlays in the Capital Projects Fund includes certain non-capitalized costs (i.e. furnishings below the capitalization threshold). Right-to-use lease assets and subscription assets are initially measured as the initial amount of the lease liability/SBITA, adjusted for lease/SBITA payments made at or before the lease commencement date, plus certain initial direct costs and are amortized on a straight line basis over their useful lives.

Land and construction in progress are not depreciated. The other capital assets of the primary government are depreciated using a straight line method over the estimated useful lives presented below:

Assets	Years
Buildings	50
Building improvements	20
Land improvements	10-25
Infrastructure:	
Water and sewer systems	50
Traffic control systems	30
Bridges and culverts	30-40
Roads	10-30
Street lighting	25
Machinery and equipment:	
Office equipment and furniture	10
Heavy equipment	15
Vehicles	5-10
Computers	5
Furniture	10
Other	10
Ice rink facility	10-50
Right-to-use leased assets - buildings	15
Subscription assets - software and equipment	10

The *capital outlays* character classification is employed only for expenditures reported in the Capital Projects Fund. Routine capital expenditures in the General Fund and other governmental funds are included in the appropriate functional category (for example, the purchase of a new police vehicle included as part of *expenditures—public safety*). At times, amounts reported as *capital outlays* in the Capital Projects Fund will also include non-capitalized, project-related costs (for example, furnishings).

**Unearned Revenue**—Certain revenues have not met the revenue recognition criteria for financial statement purposes. At December 31, 2025, the Town reported unearned revenues in the General Fund and Sewer Fund in the amounts of \$33,686 and \$10,000, respectively, for cash received in advance for which the Town has not performed the related services.

**Deferred Outflows/Inflows of Resources**—In addition to assets, the statement of financial position and the balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. At December 31, 2025, the Town has two items that qualify for reporting in this category. The first item is related to pensions and is reported in the government-wide financial statements. This represents the effect of the net change in the Town's proportion of the collective net pension liability, the difference during the measurement period between the Town's contributions and its proportionate share of the total contribution to the pension systems not included in the pension expense, and any contributions to the pension system made subsequent to the measurement date. The second item represents the effects of the change in the Town's proportion of the collective OPEB liability and difference during the measurement period between certain employer's contributions and its proportionate share of the total of certain contributions from employers included in the collective OPEB liability, and is reported on the government-wide financial statements.

In addition to liabilities, the statement of financial position and the balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. At December 31, 2025, the Town has three items that qualify for reporting in this category. The first item represents the effect of the net change in the Town's proportion of the collective net pension liability and the difference during the measurement periods between the Town's contributions and its proportionate share of total contributions to the pension systems not included in pension expense and it is reported on the government-wide statements. The second item represents the effects of the change in the Town's proportion of the collective OPEB liability and difference during the measurement period between certain employer's contributions and its proportionate share of the total of certain contributions from employers included in the collective OPEB liability and is reported on the government-wide financial statements. The final item represents unavailable revenues. The Town reports unavailable revenues from three sources: leases payments to be received and grant funding reported on the fund financial statements and government-wide financial statements, and a mortgage receivable reported solely on the fund financial statements. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

***Net Position Flow Assumption***—Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

***Fund Balance Flow Assumptions***—Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

***Fund Balance Policies***—Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town Board is the highest level of decision-making authority for the government that can, by Town Board resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes, but do not meet the criteria to be classified as committed. The Town Board has by resolution authorized the Supervisor to assign fund balance. The Town Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be

taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

***Leases and Subscription-Based Information Technology Arrangements (“SBITAs”)***—The Town recognizes lease/SBITA liabilities when they are considered significant, individually or in the aggregate, to the financial statements. At the commencement of a lease/SBITA, the Town initially measures the lease/SBITA liability at the present value of any remaining payments expected to be made during the lease term. Subsequently, the lease/SBITA liability is reduced by the principal portion of the lease/SBITA payments made, as applicable.

The Town is a lessor for a noncancellable leases of buildings. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

### ***Revenues and Expenses/Expenditures***

***Program Revenues***—Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

***Property Taxes***—The Erie County Legislature prepares the levy in late December of each year and jointly bills the Town levy and Erie County real property taxes. Property taxes are levied and become a lien as of January 1 based on assessed property values as of that date.

In 2025, payments were due January 1<sup>st</sup> to February 18<sup>th</sup> without penalty; February 19<sup>th</sup> to February 28<sup>th</sup>, a 1.5% penalty; March 1<sup>st</sup> to 17<sup>th</sup> a 3.0% penalty; March 18<sup>th</sup> to March 31<sup>st</sup> a 4.5% penalty; April 1<sup>st</sup> to 15<sup>th</sup> a 6.0% penalty; April 16<sup>th</sup> to April 30<sup>th</sup> a 7.5% penalty; and 1.5% added each month thereafter.

The tax roll is returned to the Erie County Commissioner of Finance after June 30 at which time all unpaid taxes and penalties are payable to that office. The Town retains their full tax levies for all unpaid items that are returned to the County. Thus, the Town is assured of receiving 100% of its tax levy. The County enforces all liens.

The Town also bills and collects taxes for various school districts within Town limits. Collections of the school district taxes and remittances of them are accounted for by the Receiver of Taxes, independent of Town operations.

***Compensated Absences***—The Town labor agreements and Town Board rules and regulations provide for sick leave, vacations, and miscellaneous other paid absences. Upon retirement, certain eligible employees qualify for paid hospitalization insurance premiums and/or payment for fractional values of unused sick leave. These payments are budgeted annually without accrual.

Payment of sick leave and compensatory time is dependent upon many factors; therefore, timing of future payments is not readily determinable. However, management believes that sufficient resources will be made available for the payments of sick leave and compensatory time when such payment becomes due.

**Pension Plans**—The Town is mandated by New York State law to participate in the New York State Local Employees’ Retirement System (“ERS”) and the New York State Police and Fire Retirement System (“PFRS”). For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the defined benefit pension plans, and changes thereof, have been determined on the same basis as they are reported by the respective defined benefit pension plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value. More information regarding pensions is included in Note 6.

**Service Awards**—The Town has adopted a Service Award Program for firefighters that serve on a volunteer basis. The Program is administered by an outside agency, with the Town as trustee. More information is included in Note 7.

**Other Postemployment Benefits**—In addition to providing pension benefits, the Town provides health insurance coverage and/or payments for fractional values of unused sick leave for certain retired employees at the time of retirement as discussed in Note 8.

**Proprietary Funds Operating and Nonoperating Revenues and Expenses**—Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the internal service funds and the business-type activity are charges to other funds for judgements and claims and workers’ compensation costs and administrative fees, respectively. Operating expenses for internal service funds and the business-type activity include the cost of general and workers’ compensation claims and administrative expenses, respectively. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

#### **Other**

**Estimates**—The preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of revenues, expenditures/expenses, assets, liabilities, deferred outflows of resources, deferred inflows of resources and disclosure of contingent liabilities at the date of the financial statements and during the reported period. Actual results could differ from those estimates.

**Adoption of New Accounting Pronouncements**—During the year ended December 31, 2025, the Town implemented GASB Statement No. 102, *Certain Risk Disclosures*. GASB Statement No. 102 provides users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. The implementation of GASB Statement No. 102 did not have a material impact on the Town’s financial position or results from operations.

**Future Impacts of Accounting Pronouncements**—The Town has not completed the process of evaluating the impact that will result from adopting GASB Statements No. 103, *Financial Reporting Model Improvements*; and No. 104, *Disclosure of Certain Capital Assets*, effective for the year ending December 31, 2026, and No. 105, *Subsequent Events*, effective for the year ending December 31, 2027. The Town is, therefore, unable to disclose the impact that adopting GASB Statements No. 103, 104, and 105 will have on its financial position and results of operations when such statements are adopted.

## ***Stewardship, Compliance and Accountability***

***Legal Compliance—Budgets***—The Town follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to September 30, the Town Supervisor files a “tentative” budget with the Town Clerk for the following fiscal year to commence on January 1. This budget, which includes appropriations and estimated revenues, is then presented to the full Town Board by October 5.
- The full Town Board reviews the tentative budget and may adjust same before approving a “preliminary” budget and calling for a public hearing, which is generally held in October.
- Following the public hearing, revisions may again be made by the Town Board before filing an adopted budget with Erie County by November 20.
- Formal annual budgetary accounts are employed as a management control device for the General and all Special Revenue Funds, except the Special Grants Funds.
- During the fiscal year, the Town Board can legally amend the operating budgets and is empowered to implement supplemental appropriations. Budget amendments are required for the departmental budgetary control. All budget amendments and budget transfers require Town Board approval.
- Annual budgets for governmental funds, except the Special Grant Fund, the Capital Projects Fund, and the Special Purpose Fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America. A form of encumbrance accounting is employed as an extension of budgetary control in all governmental funds, under which certain contracts and other commitments outstanding at year-end for the expenditure of monies (encumbrances) are recorded as an assignment of fund balance. All unencumbered appropriations lapse at the end of the fiscal year. On January 1, encumbrance assignments outstanding at year-end are reappropriated to the ensuing year’s original budget.
- The Special Grant Fund, the Special Purpose Fund and the Capital Projects Fund appropriations are not included in the Town’s annual budget. Instead appropriations are approved through a Town Board resolution at the grant/funding/project’s inception and lapse upon completion/termination of the grant/funding/project.
- Total expenditures for each object classification within a department may not legally exceed the total appropriations for that object classification.

***Deficit Fund Balance and Net Position***—The Town’s Self Insurance Fund and Workers’ Compensation Fund had net positions of \$(182,946) and \$(606,286), respectively, at December 31, 2025. The Town anticipates that future transfers from other operating funds will remedy the deficit.

## **2. CASH, CASH EQUIVALENTS AND INVESTMENTS**

The Town’s investment policies are governed by State statutes. In addition, the Town has its own written investment policy. Town monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Town Comptroller is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. Agencies, repurchase agreements, and obligations of New York State or its localities.

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 100% of all deposits not covered by Federal deposit insurance. The Town has entered into custodial agreements with the various banks which hold their deposits. These agreements authorize the obligation that may be pledged as collateral. Obligations that may be pledged as collateral are outlined in Chapter 623 of the laws of the State of New York.

Total cash, cash equivalents and investments, including restricted cash and investments, reported by the Town at December 31, 2025 is presented below:

	Governmental Activities	Business-type Activity	Fiduciary Fund	Total
Petty cash (uncollateralized)	\$ 15,300	\$ -	\$ -	\$ 15,300
Deposits	96,972,124	9,205	1,596,931	98,578,260
Investments	21,012,952	-	-	21,012,952
Total	<u>\$ 118,000,376</u>	<u>\$ 9,205</u>	<u>\$ 1,596,931</u>	<u>\$ 119,606,512</u>

**Deposits with Financial Institutions**—All deposits are carried at fair value and are classified by custodial credit risk at December 31, 2025 as presented below.

	Bank Balance	Carrying Balance
FDIC insured	\$ 750,000	\$ 750,000
Uninsured:		
Collateral held by pledging bank's agent in the Town's name	96,523,420	97,062,365
Not collateralized*	<u>775,937</u>	<u>765,895</u>
Total	<u>\$ 98,049,357</u>	<u>\$ 98,578,260</u>

\*At December 31, 2025, deposits held by a third-party contractor for the Town's federally funded program were not collateralized.

**Custodial Credit Risk—Deposits**—Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. For investments, this is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments that are in the possession of an outside party. As noted above, by State statute all deposits in excess of FDIC insurance coverage must be collateralized. As of December 31, 2025, except as noted above, the Town's deposits were either FDIC insured or collateralized with securities held by the pledging bank's agent in the Town's name.

**Interest Rate Risk**—In accordance with its investment policy, the Town manages exposures by limiting investments to low risk type investments governed by New York State statute.

**Restricted Cash and Cash Equivalents**—The Town reports cash from unearned revenues and deferred inflows of resources related to unavailable grant funding, unspent proceeds of debt, cash to support restricted fund balances, cash held for self-insurance activities and amounts held on behalf of others as restricted cash and cash equivalents. At December 31, 2025, the Town reported \$64,616,828 of restricted cash and cash equivalents within its governmental funds, \$1,507,943 within its internal service funds, and \$1,596,931 within the Custodial Fund.

**Restricted Investments**—The Town restricted investments consist of annuity contracts related to the Town's Length of Service Award Program ("LOSAP"), a defined benefit volunteer firefighter award program (see Note 7). The cost and fair value of the contracts amounted to \$21,012,952 as of December 31, 2025, and are recorded within the Fire Protection Fund.

***Fair Value Measurements***—Accounting standards provide the framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the plan has the ability to access.

Level 2 Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The investments disclosed above consist of guaranteed fixed annuities, whereby the reported values are reported daily based on the valuation method disclosed in the annuity contract as calculated by the annuity provider and therefore are considered level 2 inputs for fair value measurement purposes. The interest on each annuity varies but they are all fixed rate with a guaranteed minimum rate for a specific period.

***Discretely Presented Component Unit***

***Town of Amherst Industrial Development Agency***—The Agency had unrestricted deposits of \$2,683,989 and restricted deposits of \$714,950 which were insured or collateralized by securities held by the pledging financial institution’s trust department or agent in the Agency’s name.

### 3. RECEIVABLES

Major revenues accrued by the Town at December 31, 2025 consisted of the following:

*Accounts Receivable*—Represents franchise fees receivable and amounts due from other Town departments (e.g. Town Justice, Town Clerk and Receiver of Taxes, etc.) who are acting as intermediary collecting agents, collecting various fines, fees and other charges which are remitted to the Town in accordance with State statute. Other miscellaneous items are also included. Amounts due to the Town at December 31, 2025 are presented below:

General Fund:		
Franchise fees	\$ 1,113,496	
Town Justice	155,361	
Ice facility	259,785	
Community policing	51,750	
Senior Center	6,663	
Town Clerk/Tax Receiver	38,350	
Code violations	246,560	
Other	<u>51,468</u>	\$ 1,923,433
Highway Fund:		
Fuel purchases	128,626	
Snow removal	<u>233,638</u>	362,264
Sewer Fund:		
Town Clerk fees	6,875	
Inspections	<u>20,400</u>	27,275
Special Grant Fund:		
Program receivables		15,508
Nonmajor Funds:		
Town Clerk/Tax Receiver	338,030	
Mortgage receivable	<u>66,229</u>	<u>404,259</u>
Total governmental funds		<u>\$ 2,732,739</u>

*Mortgage Receivable*—Within the Community Environment Fund accounts receivable is a mortgage receivable totaling \$66,229 related to the sale of the compost facility. The mortgage receivable carries 5.84% interest rate and payments from the borrower are due monthly from the months of March through November. During the year ended December 31, 2025, the Town received \$80,519 of mortgage payments, consisting of \$76,761 and \$3,758 of principal and interest, respectively. This receivable is offset by deferred inflows in the balance sheet since the revenue recognition criteria has not been met.

***Intergovernmental Receivables***—Represents amounts due from other units of government, such as Federal, New York State, County of Erie or other local governments. Intergovernmental receivables at December 31, 2025 are presented below:

General Fund:		
Erie County - sales tax	\$ 3,551,898	
Erie County - grants	90,639	
Amherst IDA	647,486	
New York State	123,670	
Federal government	<u>109,400</u>	\$ 4,523,093
Highway Fund:		
New York State		1,321,029
Sewer Fund:		
Local municipalities		2,281,848
Special Grant Fund:		
Federal government		68,663
Capital Projects Fund:		
Erie County	258,715	
New York State	5,520,712	
Federal government	<u>496,936</u>	6,276,363
Nonmajor Funds:		
Local municipalities		<u>4,818</u>
Total governmental funds		<u>\$ 14,475,814</u>

***Leases Receivable***—The Town leases properties and office space to third parties. The leases have original maturities ranging from two to forty-five years and the Town receives variable annual payments annual payments. The Town recognized \$86,631 in lease revenue and \$53,771 in interest revenue during the current fiscal year related to this lease. As of December 31, 2025, the Town’s receivable for lease payments was \$1,733,766. Also, the Town has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of December 31, 2025, the balance of the deferred inflow of resources was \$1,136,727.

***Loans Receivable***—Loans receivable of \$6,901,317 within the Special Grant Fund consist of loans which were made by the Community Development Office of the Town through implementation of the Community Development Block Grant program. The funds received from repayments of such loans will be used towards future Community Development Block Grant expenditures and the related programs implemented through such grant.

#### 4. CAPITAL ASSETS

Capital asset activity for governmental activities for fiscal year ended December 31, 2025 was as follows:

	Balance 1/1/2025	Increases	Decreases	Balance 12/31/2025
Capital assets not being depreciated/amortized:				
Land	\$ 25,094,835	\$ -	\$ -	\$ 25,094,835
Construction in progress	81,362,493	25,033,614	11,100,107	95,296,000
Total capital assets not being depreciated/amortized	<u>106,457,328</u>	<u>25,033,614</u>	<u>11,100,107</u>	<u>120,390,835</u>
Capital assets, being depreciated/amortized:				
Infrastructure	269,779,202	6,910,742	1,157,892	275,532,052
Land improvements	27,310,881	249,489	-	27,560,370
Buildings	206,020,824	-	-	206,020,824
Building improvements	29,519,150	6,910,177	-	36,429,327
Machinery and equipment	87,702,652	2,858,215	1,272,739	89,288,128
Ice rink facility	19,521,718	6,183	-	19,527,901
Right-to-use leased asset - buildings	4,387,464	-	-	4,387,464
Subscription assets - software and equipment	2,998,219	-	28,531	2,969,688
Total capital assets, being depreciated/amortized	<u>647,240,110</u>	<u>16,934,806</u>	<u>2,459,162</u>	<u>661,715,754</u>
Less accumulated depreciation/amortization for:				
Infrastructure	128,550,180	8,416,628	1,154,398	135,812,410
Land improvements	13,892,252	1,648,871	-	15,541,123
Buildings	166,196,736	3,976,372	-	170,173,108
Building improvements	12,068,134	1,165,577	-	13,233,711
Machinery and equipment	62,936,282	4,062,081	1,263,567	65,734,796
Ice rink facility	10,456,934	415,409	-	10,872,343
Right-to-use leased asset - buildings	389,997	292,498	-	682,495
Subscription assets - software and equipment	1,688,139	127,823	28,531	1,787,431
Total accumulated depreciation/amortization	<u>396,178,654</u>	<u>20,105,259</u>	<u>2,446,496</u>	<u>413,837,417</u>
Total capital assets being depreciated/amortized, net	<u>251,061,456</u>	<u>(3,170,453)</u>	<u>12,666</u>	<u>247,878,337</u>
Governmental activities capital assets, net	<u>\$ 357,518,784</u>	<u>\$ 21,863,161</u>	<u>\$ 11,112,773</u>	<u>\$ 368,269,172</u>

Depreciation expense, for governmental activities, was charged to functions and programs of the primary government as follows:

Governmental activities:	
General government support	\$ 813,069
Public safety	1,264,302
Transportation	6,368,591
Economic assistance and opportunity	156,594
Culture and recreation	2,469,805
Home and community services	9,032,898
Total	<u>\$ 20,105,259</u>

**Discretely Presented Component Units**

**Town of Amherst Industrial Development Agency**—Capital asset activity for the Town of Amherst Industrial Development Agency was as follows:

	Balance 1/1/2025	Increases	Decreases	Balance 12/31/2025
Capital assets not being depreciated:				
Land	\$ 100,000	\$ -	\$ -	\$ 100,000
Total capital assets not being depreciated	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Capital assets, being depreciated:				
Leasehold improvements	27,735	25,703	-	53,438
Equipment	100,191	12,484	-	112,675
Buildings	<u>727,420</u>	<u>-</u>	<u>-</u>	<u>727,420</u>
Total capital assets, being depreciated	<u>855,346</u>	<u>38,187</u>	<u>-</u>	<u>893,533</u>
Less accumulated depreciation for:				
Leasehold improvements	22,905	960	-	23,865
Equipment	89,637	3,395	-	93,032
Buildings	<u>359,554</u>	<u>19,680</u>	<u>-</u>	<u>379,234</u>
Total accumulated depreciation	<u>472,096</u>	<u>24,035</u>	<u>-</u>	<u>496,131</u>
Total capital assets being depreciated, net	<u>383,250</u>	<u>14,152</u>	<u>-</u>	<u>397,402</u>
Capital assets, net	<u>\$ 483,250</u>	<u>\$ 14,152</u>	<u>\$ -</u>	<u>\$ 497,402</u>

**5. ACCRUED LIABILITIES**

Accrued liabilities include salary and other related liabilities. Accrued liabilities of the Town’s governmental funds and proprietary funds at December 31, 2025 are:

	Governmental Funds					Total Governmental Funds	Proprietary
	General Fund	Highway Fund	Sewer Fund	Special Grant Fund	Nonmajor Funds		Workers' Compensation
Salary and employee benefits	\$ 2,070,660	\$ 539,876	\$ 208,943	\$ 5,758	\$ 242,974	\$ 3,068,211	\$ -
Escrow deposits	-	-	67,500	-	-	67,500	-
Workers' compensation	-	-	-	-	-	-	2,148,803
Total	<u>\$ 2,070,660</u>	<u>\$ 539,876</u>	<u>\$ 276,443</u>	<u>\$ 5,758</u>	<u>\$ 242,974</u>	<u>\$ 3,135,711</u>	<u>\$ 2,148,803</u>

Liabilities for workers’ compensation are reported as a noncurrent liability in the government-wide financial statements.

## 6. RETIREMENT SYSTEM PENSION PLANS

### *Plan Descriptions and Benefits Provided*

***New York State and Local Police and Fire Retirement System (“PFRS”) and Employees’ Retirement System (“ERS”)—***The Town participates in the PFRS and ERS (the “Systems”), which are cost-sharing multiple employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. The net position of the Systems are held in the New York State Common Retirement Fund (the “Fund”), which was established to hold all assets and record changes in fiduciary net position allocated to the Systems. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the Systems. System benefits are established under the provisions of the New York State Retirement and Social Security Law (“NYSRSSL”). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Town also participates in the Public Employees’ Group Life Insurance Plan (“GLIP”), which provides death benefits in the form of life insurance. The Systems are included in the State’s financial report as a pension trust fund. That report, including information with regards to benefits provided, may be found at [www.osc.state.ny.us/retire/publications/index.php](http://www.osc.state.ny.us/retire/publications/index.php) or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The Systems are noncontributory, except for employees who joined the ERS after July 27, 1976 who contribute three percent (3%) of their salary for the first ten years of membership, and employees who joined on or after January 10, 2010 (ERS) or January 9, 2010 (PFRS), who generally contribute three percent (3%) to three and one half percent (3.5%) of their salary for their entire length of service. In addition, employee contribution rates under ERS Tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers’ contributions based on salaries paid during the System’s fiscal year ending March 31.

***Pension Liability, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions—***At December 31, 2025, the Town reported the following liabilities for its proportionate share of the net pension liability for PFRS and ERS. The net pension liabilities were measured as of March 31, 2025. The total pension liabilities used to calculate the net pension liabilities were determined by actuarial valuations as of April 1, 2024, with update procedures used to roll forward the total pension liabilities to the measurement date. The Town’s proportion of the net pension liabilities were based on projections of the Town’s long-term share of contributions to the System relative to the projected contributions of all participating members, actuarially determined. This information was provided by the System in reports provided to the Town.

	PFRS	ERS
Measurement date	March 31, 2025	March 31, 2025
Net pension liability	\$ 29,238,456	\$ 16,434,043
Town's portion of the Plan's total net pension liability	0.4811441%	0.0958492%

For the year ended December 31, 2025, the Town recognized pension expenses of \$7,439,295 and \$4,031,731 for PFRS and ERS, respectively. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources		Deferred Inflows of Resources	
	PFRS	ERS	PFRS	ERS
Differences between expected and actual experiences	\$ 9,738,942	\$ 4,079,040	\$ -	\$ 192,411
Changes of assumptions	4,390,488	689,211	-	-
Net difference between projected and actual earnings on pension plan investments	1,123,832	1,289,369	-	-
Changes in proportion and differences between the Town's contributions and proportionate share of contributions	737,152	976,034	298,825	252,125
Town contributions subsequent to the measurement date	5,508,536	4,308,039	-	-
Total	<u>\$ 21,498,950</u>	<u>\$ 11,341,693</u>	<u>\$ 298,825</u>	<u>\$ 444,536</u>

The Town's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	PFRS	ERS
2026	\$ 7,830,492	\$ 3,192,146
2027	4,816,570	4,443,590
2028	357,100	(1,239,642)
2029	1,866,459	193,024
2030	820,968	-

**Actuarial Assumptions**—The total pension liabilities as of the measurement date were determined by using actuarial valuations as noted in the table below, with update procedures used to roll forward the total pension liabilities to the measurement date. The actuarial valuations used the following actuarial assumptions:

	PFRS	ERS
Measurement date	March 31, 2025	March 31, 2025
Actuarial valuation date	April 1, 2024	April 1, 2024
Interest rate	5.9%	5.9%
Salary scale	5.7%	4.3%
Decrement tables	April 1, 2015- March 31, 2020	April 1, 2015- March 31, 2020
Inflation rate	2.9%	2.9%
Cost-of-living adjustments	1.5%	1.5%

Annuitant mortality rates are based on April 1, 2015 – March 31, 2020 System’s experience with adjustments for mortality improvements based on Society of Actuaries’ Scale MP-2021. The actuarial assumptions used in the April 1, 2023 valuation are based on the results of an actuarial experience study for the period April 1, 2015 – March 31, 2020.

The long-term rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by each the target asset allocation percentage and by adding expected inflation. Best estimates of the arithmetic real rates of return for each major asset class included in the target asset allocation are summarized below:

Measurement date	PFRS and ERS	
	Target Allocation	Long-Term Expected
		Real Rate of Return
	March 31, 2025	
Asset class:		
Domestic equities	25.0 %	3.5 %
International equities	14.0	6.6
Private equity	15.0	7.3
Real estate	12.0	5.0
Opportunistics/Absolute return strategies	3.0	5.3
Credit	4.0	5.4
Real assets	4.0	5.6
Fixed income	22.0	2.0
Cash	1.0	0.3
Total	<u>100 %</u>	

**Discount Rate**—The discount rate used to calculate the total pension liabilities was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the Systems’ fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liabilities.

**Sensitivity of the Proportionate Share of the Net Pension Liability to the Discount Rate Assumption**—The chart on the following page presents the Town’s proportionate share of the net pension liability calculated using the discount rate of 5.9%, as well as what the Town’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage-point lower (4.9%) or one percentage-point higher (6.9%) than the current assumption.

	1% Decrease (4.9%)	Current Assumption (5.9%)	1% Increase (6.9%)
Employer's proportionate share of the net pension liability—PFRS	\$ 61,650,521	\$ 29,238,456	\$ 2,486,956
Employer's proportionate share of the net pension liability/(asset)—ERS	47,562,189	16,434,043	(9,557,979)

**Pension Plan Fiduciary Net Position**—The components of the current-year net pension liability of the employers as of the valuation date, were as follows:

	(Dollars in Thousands)		
	PFRS	ERS	Total
Valuation date	April 1, 2024	April 1, 2024	
Employers' total pension liability	\$ 48,718,477	\$ 247,600,239	\$ 296,318,716
Plan fiduciary net position	42,641,620	230,454,512	273,096,132
Employers' net pension liability	<u>\$ 6,076,857</u>	<u>\$ 17,145,727</u>	<u>\$ 23,222,584</u>
System fiduciary net position as a percentage of total pension liability	87.5%	93.1%	92.2%

## 7. PENSION OBLIGATIONS—LOSAP

**Plan Description**—The Town established a defined benefit Length of Service Awards Program (the “LOSAP”) for the active volunteer firefighters of Ellicott Creek Fire Protection District No. 9, Getzville Fire Protection District No. 11, Main-Transit Fire Protection District No. 14, North Amherst Fire Protection District No. 10 and North Bailey Fire Protection District No. 18. The program took effect January 1, 1992. The Program was established pursuant to Article 11-A of the General Municipal Law. The Program provides municipally-funded pension-like benefits to facilitate the recruitment and retention of active volunteer firefighters. The Town is the sponsor of the program.

Certain information contained in this note is based on information for LOSAP as of December 31, 2024, which is the most recent valuation date for which complete information related to the year ended December 31, 2025 is available.

**Participation, Vesting and Service Credit**—Active volunteer firefighters who have reached the age of eighteen and who have completed one year of firefighting service are eligible to participate in the program. The program’s entitlement age is age fifty-five. In general, an active volunteer firefighter is credited with a year of firefighting service for each calendar year after the establishment of the program in which he or she accumulates fifty points. Points are granted for the performance of certain activities in accordance with a system established by the sponsor on the basis of a statutory list of activities and point values.

**Benefits**—A participant’s benefit under the program is the actuarial equivalent of a monthly payment for life equal to twenty dollars multiplied by the person’s total number of years of firefighting service. The number of years of firefighting service used to compute the benefit cannot exceed thirty. Except in the case disability or death, benefits are payable when a participant reaches entitlement age. The program provides statutorily mandated death and disability benefits.

***Fiduciary Investment and Control***—Service credit is determined by the governing board of the sponsor, based on information certified to the governing board by each fire company having members who participate in the program. Each fire company must maintain all required records on forms prescribed by the governing board. The governing board of the sponsor has retained and designated Penflex, Inc. to assist in the administration of the program.

Program assets are required to be held in trust by LOSAP legislation, for the exclusive purpose of providing benefits to participants and their beneficiaries or for the purpose of defraying the reasonable expenses of the operation and administration of the program.

Authority to invest program assets is vested in the Investment Committee. Subject to restrictions in the program document, program assets are invested in accordance with a statutory “prudent person” rule.

The sponsor is required to retain an actuary to determine the amount of the sponsor’s contributions to the plan. The actuary retained by the sponsor for this purpose is Penflex, Inc. Portions of the following information are derived from the most recent report prepared by the actuary, dated February 2, 2026.

***Contributions***—New York State General Municipal Law §219(d) requires the Town to contribute an actuarially determined contribution on an annual basis. The actuarially determined contribution shall be appropriated annually by the Town.

***Trust Assets***—Although assets have been accumulated in an irrevocable trust such that the assets are dedicated to providing pensions to plan members in accordance with benefit terms, the trust assets are not legally protected from creditors of the Town. As such, the trust assets do not meet the criteria in paragraph 4 of GASB Statement No. 73.

***Measurement of Total Pension Liability***

The total pension liability at the December 31, 2024 measurement date was determined using an actuarial valuation as of that date.

***Actuarial Assumptions***—The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method:	Entry Age Normal
Inflation:	2.25%
Salary Scale:	None assumed

Mortality rates were based on the RP-2014 Male Mortality Table without projection for mortality improvement.

***Discount Rate***—The discount rate used to measure the total pension liability was 4.28%. This was the yield to maturity of the S&P Municipal Bond 20 Year High Grade Rate Index as of December 31, 2024. In describing this index, S&P Dow Jones Indices notes that the index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years and with a rating of at least Aa2 by Moody’s Investors Service’s, AA by Fitch, or AA by Standard & Poor’s Rating Services.

**Participants Covered by the Benefit Terms**—At the December 31, 2024 measurement date, the following participants were covered by the benefit terms:

Inactive participants currently receiving benefit payments	260
Inactive participants entitled to but not yet receiving benefit payments	217
Active participants	<u>143</u>
Total	<u><u>620</u></u>

**Changes in the Total Pension Liability**—The following table presents the changes to the total pension liability during the fiscal year, by source:

	<u>Total Pension Liability</u>
Balance as of 12/31/2023 measurement date	<u>\$ 19,556,624</u>
Changes for the year:	
Service cost	277,050
Interest	772,149
Changes of assumptions or other inputs	(675,790)
Differences between expected and actual experience	229,531
Benefit payments	<u>(1,059,834)</u>
Net changes	<u>(456,894)</u>
Balance as of 12/31/2024 measurement date	<u>\$ 19,099,730</u>

**Sensitivity of the Total Pension Liability to changes in the discount rate**—The following presents the total pension liability of the Town as of the December 31, 2024 measurement date, calculated using the discount rate of 4.28 percent, as well as what the Town’s total pension liability would be if it were calculated using a discount rate that is one percentage point lower (3.28 percent) or one percentage point higher (5.28 percent) than the current rate:

	1%	Current	1%
	Decrease	Discount Rate	Increase
	<u>(3.28%)</u>	<u>(4.28%)</u>	<u>(5.28%)</u>
Total pension liability	\$ 21,705,774	\$ 19,099,730	\$ 16,973,912

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pension**—For the year ended December 31, 2025, the Town recognized pension expense of \$1,059,834. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the sources presented on the following page.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 414,680	\$ 100,185
Changes of assumptions or other inputs	831,154	3,023,933
Benefit payments and administrative expenses subsequent to the measurement date	<u>1,160,478</u>	<u>-</u>
Total	<u>\$ 2,406,312</u>	<u>\$ 3,124,118</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions resulting from Town transactions subsequent to the measurement date will be recognized as a reduction of the total pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	
2026	\$ (733,803)
2027	(555,940)
2028	(405,706)
2029	(151,257)
2030	(31,578)

## 8. OTHER POSTEMPLOYMENT BENEFITS OBLIGATION

**Plan Description**—The Town provides medical and prescription drug insurance benefits for retirees, spouses, and their covered dependents while contributing a portion of the expenses. Such postemployment benefits are an included value in the exchange of salaries and benefits for services rendered. An employee’s total compensation package includes not only the salaries and benefits received during service, but all compensation and benefits received for their services during postemployment. The Town provides two experience rated Preferred Provider Organization (“PPO”) plans and one experience rates traditional indemnity plan for its retirees and their dependents. In addition, the Town provides a Medicare Supplemental plan option for Medicare eligible retirees and dependents.

**Employees Covered by Benefit Terms**—At December 31, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	358
Active employees	<u>170</u>
Total	<u>528</u>

### **Total OPEB Liability**

The Town’s total OPEB liability of \$138,563,624 was measured as of January 1, 2025, and was determined by an actuarial valuation as of that date.

**Actuarial Methods and Assumptions**—Calculations are based on the types of benefits provided under the terms of the substantive plan, the plan as understood by the employer and the plan members, at the time of the valuation and on the pattern of cost sharing between the employee and plan members. Calculations reflect a long-term perspective, so methods and assumptions used include techniques that are designed to reduce short-term volatility.

In the January 1, 2025 actuarial valuation, the Entry Age Normal over a level percent of pay was used. The actuarial assumptions included a valuation and measurement date of January 1, 2025. The discount rate used is 4.08%. Mortality tables were updated to the sex-distinct and job category-specific headcount weighted Pub-2010 Public Retirement Plans Mortality Tables for employees and healthy retirees, adjusted for mortality improvements with scale MP-2021 mortality improvement scale on a generational basis. The rates of decrement due to turnover and retirement are based on the experience under the New York State & Local Retirement System as prepared by the Department of Civil Service’s actuarial consultant report entitled “Development of Recommended Actuarial Assumptions for New York State/SUNY GASB 45 Valuation.” Upon retirement it is assumed that 100% of eligible employees and their spouses will elect for post-employment health care benefits, while it is assumed that 70% of retirees will be married at the time of their retirement.

**Changes in the Total OPEB Liability**—The following table presents the changes to the total OPEB liability during the fiscal year, by source:

	Total OPEB Liability
Balances at 12/31/2024	\$ 207,593,406
Changes for the year:	
Service cost	4,622,719
Interest	6,812,636
Differences between expected and actual experience	(48,448,053)
Changes of assumptions	(25,537,941)
Benefit payments	(6,479,143)
Net changes	(69,029,782)
Balances at 12/31/2025	\$ 138,563,624

**Sensitivity of the Total OPEB Liability to the Change in the Discount Rate and Healthcare Cost Trend Rate**—The discount rate assumption can have an impact on the net OPEB liability. The following table presents the effect of a 1% change in the discount rate assumption would have on the net OPEB liability:

	1% Decrease (3.08%)	Current Discount Rate (4.08%)	1% Increase (5.08%)
Total OPEB liability	\$ 163,134,451	\$ 138,563,624	\$ 119,315,667

Additionally, healthcare costs can be subject to considerable volatility over time. The table on the following page presents the effect on the net OPEB liability of a 1% change in current health cost trend rates as reported by the Town’s actuary.

	1% Decrease (6.0%)	Current Healthcare Cost Trend (7.0%)	1% Increase (8.0%)
Total OPEB liability	\$ 118,350,663	\$ 138,563,624	\$ 164,712,379

**Funding Policy**—Authorization for the Town to pay a portion, or all, of retiree health insurance premiums was enacted by resolution of the Town Board or through union contracts, which are ratified by the Town Board. For an employee to be eligible for the Town’s postemployment health plan they must qualify for retirement as a member of the New York State retirement system. All current retirees, future eligible police retirees as well as future eligible non-police retirees (hired prior to January 1, 1977) receive full health care coverage with no contribution requirements for themselves, dependents, and surviving spouses. Eligible non-police retirees that were hired after January 1, 1977 will be required to pay 10% of the additional premium for spousal coverage, with surviving spouse being required to contribute 15% of the individual premium.

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**—The Town reports deferred outflows of resources due to differences during the measurement period between certain of the employer’s contributions and its proportionate share of the total of certain contributions from employers included in the collective net OPEB liability are required to be determined. The table below presents the Town’s deferred outflows and inflows of resources at December 31, 2025.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 778,724	\$ 38,139,957
Changes of assumptions	7,597,546	35,533,050
Town contributions subsequent to the measurement date	4,725,678	-
Total	<u>\$ 13,101,948</u>	<u>\$ 73,673,007</u>

The Town’s contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ending December 31,</u>	
2026	\$ (26,222,356)
2027	(12,425,765)
2028	(15,629,422)
2029	(11,019,194)

**9. RISK MANAGEMENT**

The Town is exposed to various risks of losses related to torts; theft of damage to, and destruction of assets; injuries to employees; and natural disasters. The Town purchases insurance for: property (fire, flood, earthquake and boiler); computer equipment; and, employee fidelity. The Town purchases excess coverage for workers’ compensation for claims in excess of \$1.25 million for firemen and first responders and \$1 million for all other employees. Workers’ compensation insurance coverage is limited to \$2 million per accident. The Town also purchases excess liability coverage for claims in excess of \$2 million limited to \$20 million per occurrence or wrongful act or employee benefit wrongful act. There is an aggregate \$20 million limit for products–completed operations hazards, errors and omissions liability and employee benefit liability aggregate.

There have been no significant reductions in the levels of commercial insurance from the prior year.

**Judgments and Claims**—The Town is exposed to various risks of losses related to torts, theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The Town reports all of its risk management activities in its Internal Service Fund. Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated.

At December 31, 2025, the judgments and claims liability and the workers’ compensation liability are recorded within the Town’s Internal Service Fund. This liability is the Town’s best estimate based on available information. Changes in the reported liabilities since January 1, 2024 resulted from the following:

	Liability, 1/1/2025	Claims	Payments	Liability, 12/31/2025
Judgments and claims	\$ 411,000	\$ 384,823	\$ 411,000	\$ 384,823
Workers' compensation	2,046,475	1,270,187	1,167,859	2,148,803

  

	Liability, 1/1/2024	Claims	Payments	Liability, 12/31/2024
Judgments and claims	\$ 525,000	\$ 411,000	\$ 525,000	\$ 411,000
Workers' compensation	1,868,586	1,636,631	1,458,742	2,046,475

There are outstanding claims in the range of \$36,500 to \$77,000 which are classified as reasonably possible which are not included in this liability.

**10. LEASES AND SUBSCRIPTION BASED INFORMATION TECHNOLOGY AGREEMENT (“SBITA”) LIABILITIES**

The Town is a lessee for a noncancellable lease of a building and an information technology agreement. Under GASB Statement No. 87, *Leases*, the Town recognizes a lease liability and an intangible right-to-use lease asset (least asset) in the financial statements. Under GASB Statement No. 96, *Subscription Based Information Technology Agreements*, the Town recognizes a SBITA liability and a SBITA asset in the government-wide financial statements.

At the commencement of a lease the Town initially measures the lease/SBITA liability at the present value of payments expected to be made during the lease/SBITA term. Subsequently, the lease/SBITA liability is reduced by the principal portion of lease/SBITA payments made. The lease/SBITA asset is initially measured as the initial amount of the lease/SBITA liability, adjusted for lease/SBITA

payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease/SBITA asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to lease/SBITA include how the Town determines (1) the discount rate it uses to discount the expected lease/SBITA payments to present value, (2) lease/SBITA term, and (3) lease/SBITA payments.

- The Town uses the interest rates charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease/SBITA terms include the noncancellable period of the lease/SBITA. Lease/SBITA payments included in the measurement of the liability are composed of fixed payments and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its lease/SBITA and will remeasure the asset and liability if certain changes occur that are expected to significantly affect the amount of the liability.

Lease/SBITA assets are reported with other capital assets and lease/SBITA liabilities are reported with long-term debt on the statement of net position.

As of December 31, 2025, the value of the lease liability was \$3,888,788 in governmental activities. The Town is required to make monthly principal and interest payments of \$31,646. The lease has an interest rate of 4.0 percent. The value of the right-to-use lease asset at the end of the current fiscal year was \$4,387,464 and had accumulated amortization of \$682,495.

As of December 31, 2025, the Town has entered into long-term SBITAs as the lessee for body cameras and associated software and design software. As of December 31, 2025, the value of the SBITA liability was \$2,185,698 in governmental activities. The Town is required to make annual principal and interest payments from \$11,469 to \$377,732. The lease has an interest rates from 4.8 to 5.3 percent. The value of the right-to-use SBITA asset at the end of the current fiscal year was \$2,969,688 and had accumulated amortization of \$1,787,431.

## 11. SHORT-TERM DEBT

Liabilities for bond anticipation notes (“BANs”) are generally accounted for in the Capital Projects Fund. Principal payments on BANs must be made annually. State law requires that BANs issued for capital purposes be converted to long-term obligations within five years after the original issue date. However, BANs used for assessable improvement projects may be renewed for periods equivalent to the life of the permanent financing provided that annual reductions of principal are made. The table below is a summary of the Town’s short-term debt for the year ended December 31, 2025:

	Issued	Maturity	Interest Rate	Balance 1/1/2025	Issues	Redemptions	Balance 12/31/2025
Bond anticipation notes:							
Various capital projects	10/30/24	10/30/25	4.00%	\$ 39,162,500	\$ -	\$ 39,162,500	\$ -
Various capital projects	10/15/25	10/28/26	4.00%	-	22,030,000	-	22,030,000
Total				<u>\$ 39,162,500</u>	<u>\$ 22,030,000</u>	<u>\$ 39,162,500</u>	<u>\$ 22,030,000</u>

The BANs issued during the year ended December 31, 2025 included premiums of \$320,095 included within governmental activities.

## 12. LONG-TERM LIABILITIES

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the fund financial statements, governmental funds recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Further, the unmatured principal of general long-term debt does not require current appropriation and expenditure of governmental fund financial resources.

The Town's outstanding long-term liabilities include bonds payable, lease liability, SBITA liability, compensated absences, judgments and claims, workers' compensation, OPEB obligation and net pension liabilities. The serial bonds of the Town are secured by its general credit and revenue raising powers, as per State statute.

A summary of the Town's long-term debt at December 31, 2025 is presented below:

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025	Due Within One Year
Governmental activities:					
Serial bonds	\$ 153,776,000	\$ 39,455,000	\$ 11,540,000	\$ 181,691,000	\$ 13,145,000
Premium on serial bonds	8,379,014	1,782,000	498,119	9,662,895	549,326
Net bonds payable	162,155,014	41,237,000	12,038,119	191,353,895	13,694,326
Lease liability	4,108,208	-	219,420	3,888,788	228,359
SBITA liability	2,452,831	122,068	389,201	2,185,698	268,447
Compensated absences*	14,983,367	1,258,136	-	16,241,503	1,173,857
Judgements and claims	411,000	384,823	411,000	384,823	384,823
Workers' compensation	2,046,475	1,270,187	1,167,859	2,148,803	1,074,402
OPEB obligation	207,593,406	11,435,355	80,465,137	138,563,624	-
Net pension liability*	37,640,665	8,031,834	-	45,672,499	-
Total pension liability—LOSAP	19,556,624	1,278,730	1,735,624	19,099,730	-
Total governmental activities	<u>\$ 450,947,590</u>	<u>\$ 65,018,133</u>	<u>\$ 96,426,360</u>	<u>\$ 419,539,363</u>	<u>\$ 16,824,214</u>

(\*Additions to compensated absences and the net pension liability are shown net of reductions.)

**Serial Bonds**—The Town issues general obligation bonds to provide funds for the acquisition, construction, and renovation of major capital facilities. General obligation bonds have been issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the government.

In the current year, the Town issued \$39,455,000 in Public Improvement Serial Bonds for various purposes and received a premium of \$1,782,000. The interest rate ranges between 4.0% and 5.0% and the bonds will mature on October 15, 2054.

A summary of bonded indebtedness transactions for the year ended December 31, 2025 is presented on the following pages.

Description	Issue/ Maturity Date	Interest Rate	Principal Outstanding 1/1/2025	Issues	Redemptions	Principal Outstanding 12/31/2025
<b>General Fund:</b>						
Traffic Signals	2015/2030	2.000-3.000%	\$ 16,000	\$ -	\$ 4,000	\$ 12,000
Replacement of Traffic Signal Equipment at Various Intersections	2015/2030	2.000-3.000%	20,000	-	4,000	16,000
Various Improvements to Fetto Park	2015/2030	2.000-3.000%	5,482	-	5,482	-
Recreation Dept. Facility and Park Improvements	2016/2039	3.000-3.125%	55,000	-	14,000	41,000
Recreation Dept. Facility and Park Improvements	2016/2039	3.000-3.125%	55,000	-	14,000	41,000
Various Traffic Signal Upgrades	2016/2039	3.000-3.125%	49,000	-	6,000	43,000
Northtown Center Dasher Board Replacements	2016/2039	3.000-3.125%	89,000	-	22,000	67,000
Harlem Rd. Community Center Building Improvements	2016/2039	3.000-3.125%	42,000	-	10,000	32,000
Bike Path and Trailway Repaving	2016/2039	3.000-3.125%	32,000	-	8,000	24,000
Improvements to Service Lifts HWY Garage A5132	2016/2039	3.000-3.125%	49,000	-	9,000	40,000
Traffic Signal Controls Replacements	2016/2039	3.000-3.125%	8,000	-	8,000	-
Town Park Improvements	2016/2039	3.000-3.125%	165,000	-	32,000	133,000
Amherst Justice Facility Addition	2016/2039	3.000-3.125%	681,000	-	41,000	640,000
Clearfield Pool Liner Replacement	2016/2039	3.000-3.125%	27,000	-	5,000	22,000
Northtown Center Ice Resurfacer	2016/2039	3.000-3.125%	48,000	-	12,000	36,000
Ballfield Canopy Backstops	2017/2035	2.000-3.000%	40,000	-	6,000	34,000
Police Secure Storage Building	2017/2035	2.000-3.000%	231,000	-	19,000	212,000
Veterans Park Improvements	2017/2035	2.000-3.000%	25,000	-	5,000	20,000
Maplemere Traffic Signal	2017/2035	2.000-3.000%	69,000	-	7,000	62,000
Egbertsville Youth Center Gym Roof Replacement	2017/2035	2.000-3.000%	4,000	-	4,000	-
Recreation & Park Area Improvements	2017/2035	2.000-3.000%	14,000	-	3,000	11,000
Bike Path & Trailway Repaving Phase II	2017/2035	2.000-3.000%	41,000	-	8,000	33,000
Maple & Culppeper Traffic Signal Installation	2017/2035	2.000-3.000%	84,000	-	7,000	77,000
Highway HVAC Improvements	2017/2035	2.000-3.000%	23,000	-	23,000	-
Amherst State Park Improvements	2018/2040	4.0000%	132,000	-	17,000	115,000
Town Park Shelter Improvements	2018/2040	4.0000%	3,000	-	3,000	-
Amherst Sidewalks for Safty Transportation Enhancement	2018/2040	4.0000%	36,000	-	19,000	17,000
Central Amherst Little League Parking Lot Reconstruction	2018/2040	4.0000%	13,000	-	7,000	6,000
Northtown Center at Amherst Safety Updates	2018/2040	4.0000%	19,000	-	9,000	10,000
Amherst Police / Court ADA Restrooms & Entranceway	2018/2040	4.0000%	66,000	-	9,000	57,000
Town Facility Parking Lot Maintenance	2018/2040	4.0000%	124,000	-	64,000	60,000
Police & Court HVAC Systems Improvements	2018/2040	4.0000%	140,000	-	72,000	68,000
Bassett Park Accessibility & Pond Improvements	2018/2040	4.0000%	73,000	-	10,000	63,000
Northtown Center Softball Field Improvements	2018/2040	4.0000%	53,000	-	7,000	46,000
Traffic Signal Controls	2018/2040	4.0000%	47,000	-	4,000	43,000
Recreational Facility and Park Area Improvements	2018/2040	4.0000%	65,000	-	9,000	56,000
Police, Fire & Emergency Operations Center Radio	2018/2040	4.0000%	161,000	-	84,000	77,000
Museum Buildings & Grounds Improvements	2018/2040	4.0000%	21,000	-	11,000	10,000
Amherst State Park Improvements II	2019/2037	3.0000%	58,000	-	19,000	39,000
Police Court emergency Generator	2019/2037	3.0000%	48,000	-	15,000	33,000
Police Court HVAC & Lighting Phase II	2019/2037	3.0000%	120,000	-	40,000	80,000
Town Parking Lots	2019/2037	3.0000%	128,000	-	42,000	86,000
Pool Improvements	2019/2037	3.0000%	115,000	-	14,000	101,000
Recreation Equipment B	2019/2037	3.0000%	45,000	-	5,000	40,000
Highway Building Improvements	2019/2037	3.0000%	261,000	-	30,000	231,000
Amherst State Park Stariway Restoration	2019/2037	3.0000%	87,000	-	10,000	77,000
Bassett Park Accessibility & Pond Improvements II	2019/2037	3.0000%	58,000	-	7,000	51,000
Dann Lake Park Improvements	2019/2037	3.0000%	129,000	-	15,000	114,000
Traffic Signal Improvements	2019/2037	3.0000%	45,000	-	3,000	42,000
Harlem Rd. Community Center Improvements	2019/2037	3.0000%	59,000	-	20,000	39,000
General Fund Equipment B	2019/2037	3.0000%	18,464	-	6,020	12,444
Northtown Center Ice Resurfacer	2019/2037	3.0000%	162,000	-	19,000	143,000
ADP Interior Space Reallocation	2020/2043	2.000-5.000%	401,000	-	40,000	361,000
Police Court HVAC & Lighting Phase III	2020/2043	2.000-5.000%	60,000	-	14,000	46,000
Town Parking Lot Maintenance	2020/2043	2.000-5.000%	124,000	-	30,000	94,000
ECO Park Improvements	2020/2043	2.000-5.000%	47,000	-	4,000	43,000
Building Maintenance Equipment	2020/2043	2.000-5.000%	13,000	-	3,000	10,000
Highway Equipment	2020/2043	2.000-5.000%	27,776	-	2,778	24,998
NARC Roof Replacement	2020/2043	2.000-5.000%	91,000	-	22,000	69,000

(continued)

Description	Issue/ Maturity	Interest Rate	Principal			Principal
	Date		Outstanding 1/1/2025	Issues	Redemptions	Outstanding 12/31/2025
Police - Court Security & Building Improvements	2020/2043	2.000-5.000%	60,000	-	6,000	54,000
HRCC Building Improvements	2020/2043	2.000-5.000%	61,000	-	15,000	46,000
West Royal Park Rehabilitation	2020/2043	2.000-5.000%	178,000	-	11,000	167,000
Renewable Energy Town Building	2020/2043	2.000-5.000%	29,000	-	3,000	26,000
Playground Safety Surface Improvements	2020/2043	2.000-5.000%	51,000	-	5,000	46,000
Acquisition of 4220 Bailey Ave A	2020/2043	2.000-5.000%	218,000	-	22,000	196,000
Acquisition of 4220 Bailey Ave B	2020/2043	2.000-5.000%	1,281,000	-	56,000	1,225,000
Highway Building Improvements	2020/2043	2.000-5.000%	143,000	-	10,000	133,000
Bassett Park Accessibility and Pond Improvements II	2021/2039	2.000-5.000%	37,000	-	3,000	34,000
Northtown Center Improvements	2021/2039	2.000-5.000%	58,000	-	12,000	46,000
Pathway Safety Enhancement	2021/2039	2.000-5.000%	52,000	-	11,000	41,000
Steffen Building Improvements	2021/2039	2.000-5.000%	67,000	-	4,000	63,000
Youth & Recreation Equipment A	2021/2039	2.000-5.000%	12,000	-	2,000	10,000
Youth & Recreation Equipment B	2021/2039	2.000-5.000%	28,000	-	3,000	25,000
Building Vehicles	2021/2039	2.000-5.000%	32,000	-	6,000	26,000
Town Parking Lots	2021/2039	2.000-5.000%	71,000	-	14,000	57,000
Booking Safety and Improvements	2021/2039	2.000-5.000%	378,000	-	34,000	344,000
Town Hall Generator	2021/2039	2.000-5.000%	70,000	-	13,000	57,000
Pool Heaters Replacement	2021/2039	2.000-5.000%	69,000	-	7,000	62,000
Amherst Canalway Trail Pedestrian Bridge	2021/2039	2.000-5.000%	277,000	-	15,000	262,000
ENG Facilities Rehabilitation	2021/2039	2.000-5.000%	50,000	-	4,000	46,000
Engineering Roof Replacement	2021/2039	2.000-5.000%	53,000	-	10,000	43,000
Engineering HVAC Improvements	2021/2039	2.000-5.000%	96,000	-	18,000	78,000
Niagara Falls Blvd Lighting	2021/2039	2.000-5.000%	157,000	-	30,000	127,000
Radio System Upgrades	2021/2039	2.000-5.000%	247,000	-	46,000	201,000
Town Athletic Facility Improvements - Parking & Signage	2021/2039	2.000-5.000%	175,000	-	32,000	143,000
Billy Wilson Park Improvements	2021/2039	2.000-5.000%	88,000	-	8,000	80,000
Reconstruction of 5005 Sheridan Drive	2021/2039	2.000-5.000%	146,000	-	14,000	132,000
Purchase of 5005 Sheridan Drive	2021/2039	2.000-5.000%	551,000	-	32,000	519,000
Traffic Signals	2021/2039	2.000-5.000%	76,000	-	5,000	71,000
Playground Safety Surface Improvements	2021/2039	2.000-5.000%	53,000	-	5,000	48,000
NARC Roof Restoration	2021/2039	2.000-5.000%	248,000	-	20,000	228,000
Police Headquarters Roof Restoration	2021/2039	2.000-5.000%	310,000	-	25,000	285,000
Police Training Center Improvements	2021/2039	2.000-5.000%	124,000	-	10,000	114,000
Police Radio Systems Upgrades	2021/2039	2.000-5.000%	190,000	-	29,000	161,000
Town Parking Lot Maintenance	2021/2039	2.000-5.000%	102,000	-	16,000	86,000
Fire Radio Simplex Upgrade & Microwave Equipment	2022/2042	4.000-5.000%	256,000	-	42,000	214,000
Facility & Park Area Improvements	2022/2042	4.000-5.000%	44,000	-	4,000	40,000
Clearfield Splash Park Replacement	2022/2042	4.000-5.000%	429,000	-	39,000	390,000
Police & Court HVAC System Improvements Phase VI	2022/2042	4.000-5.000%	330,000	-	55,000	275,000
Police Training Center Shooting Range	2022/2042	4.000-5.000%	2,040,000	-	125,000	1,915,000
Townwide Signal Upgrades	2022/2042	4.000-5.000%	795,000	-	45,000	750,000
Playground Safety Surface Improvements	2022/2042	4.000-5.000%	81,000	-	7,000	74,000
Main Library Expansion Phase 2	2022/2042	4.000-5.000%	690,000	-	37,000	653,000
Dann Lake Improvements	2022/2042	4.000-5.000%	37,000	-	4,000	33,000
Townwide Tree Planting & Restoration	2022/2042	4.000-5.000%	38,000	-	19,000	19,000
Golf Course Maintenance Equipment	2022/2042	4.000-5.000%	190,000	-	95,000	95,000
Audubon Library Expansion	2023/2048	4.000-6.000%	2,335,000	-	90,000	2,245,000
Recreation Area Improvements	2023/2048	4.000-6.000%	1,495,000	-	120,000	1,375,000
Recreation Area Improvements B	2023/2048	4.000-6.000%	430,000	-	30,000	400,000
ADP Bailey Avenue Training Center Improvements	2023/2048	4.000-6.000%	215,000	-	15,000	200,000
Amherst Gateway Park	2023/2048	4.000-6.000%	88,000	-	6,000	82,000
Multiple Project Bond Traffic Control	2023/2048	4.000-6.000%	315,000	-	45,000	270,000
APD Radio Systems Upgrade	2023/2048	4.000-6.000%	245,000	-	35,000	210,000
Town Parking Lot Maintenance	2023/2048	4.000-6.000%	125,000	-	15,000	110,000
Athletic Fields Replacement Project	2023/2048	4.000-6.000%	1,835,000	-	140,000	1,695,000
NCAA Baseball Diamond	2023/2048	4.000-6.000%	1,150,000	-	95,000	1,055,000
TOA Streetlighting A Fund (B)	2023/2048	4.000-6.000%	4,280,000	-	220,000	4,060,000
Police Maintenance Garage & Town Court Building	2023/2048	4.000-6.000%	154,000	-	10,000	144,000
Amherst Central Park Acquisition	2023/2048	4.000-6.000%	7,555,000	-	300,000	7,255,000

(continued)

Description	Issue/ Maturity	Interest	Principal	Issues	Redemptions	Principal
	Date	Rate	Outstanding			12/31/2025
30 S Cayuga Acquisition	2023/2048	4.000-6.000%	1,440,000	-	60,000	1,380,000
Amherst Gateway Park (B)	2023/2048	4.000-6.000%	94,000	-	6,000	88,000
TOA Streetlighting A Fund	2023/2048	4.000-6.000%	2,305,000	-	105,000	2,200,000
Northtown Center Parking Lot Expansion	2023/2048	4.000-6.000%	550,000	-	45,000	505,000
Northtown Center Heating Repair	2023/2048	4.000-6.000%	80,000	-	10,000	70,000
Bedford Park Improvements	2024/2037	3.900-5.000%	104,000	-	7,000	97,000
Mathewson/McCarthy Ballfield Lighting Improvements	2024/2037	3.900-5.000%	446,000	-	31,000	415,000
Recreation Complexes Concessions Restroom Improvements	2024/2037	3.900-5.000%	1,714,000	-	134,000	1,580,000
Town Facility Parking Lot Paving	2024/2037	3.900-5.000%	89,000	-	10,000	79,000
Youth and Recreation Equipment	2024/2037	3.900-5.000%	323,000	-	25,000	298,000
NARC Fieldhouse Synthetic Turf	2024/2037	3.900-5.000%	131,000	-	10,000	121,000
Town Wide Park Improvements	2024/2037	3.900-5.000%	171,000	-	12,000	159,000
Reconstruction of Town Bike Paths	2024/2037	3.900-5.000%	189,000	-	14,000	175,000
Town Wide Smart Signal Upgrades	2024/2042	3.900-5.000%	179,000	-	9,000	170,000
Museum Improvements	2024/2037	3.900-5.000%	424,000	-	24,000	400,000
Pathway Safety Enhancement Project	2024/2032	3.900-5.000%	46,000	-	7,000	39,000
Traffic Calming Installations	2024/2037	3.900-5.000%	214,000	-	14,000	200,000
Mathewson McCarthy Ballfield Lighting Improvements	2025/2034	4.000-5.000%	-	71,000	-	71,000
Royal Park Improvements	2025/2037	4.000-5.000%	-	5,700,000	-	5,700,000
Casey Rd Pedestrian & Bike Safety Improvements	2025/2037	4.000-5.000%	-	324,000	-	324,000
Reconstruction of Town Bike Paths	2025/2037	4.000-5.000%	-	163,000	-	163,000
Townwide Park Improvements	2025/2037	4.000-5.000%	-	162,000	-	162,000
Town Facility Parking Lot Maintenance	2025/2032	4.000-5.000%	-	74,000	-	74,000
Northtown Center Ice Plant Renovations	2025/2053	4.000-5.000%	-	3,031,000	-	3,031,000
Transportation Safety & Mobility Projects	2025/2038	4.000-5.000%	-	723,000	-	723,000
Townwide Centralized Security	2025/2033	4.000-5.000%	-	84,000	-	84,000
Senior Center Improvements	2025/2033	4.000-5.000%	-	490,000	-	490,000
Dellwood Park Inclusive Field & Park Improvements	2025/2038	4.000-5.000%	-	315,000	-	315,000
Amherst Central Park Clubhouse	2025/2038	4.000-5.000%	-	88,000	-	88,000
Playground Safety Equipment & Surface Improvements	2025/2038	4.000-5.000%	-	319,000	-	319,000
CALL Ballfield Lighting Improvements	2025/2038	4.000-5.000%	-	221,000	-	221,000
Senior Center Café & Giftshop	2025/2038	4.000-5.000%	-	169,000	-	169,000
Electric Vehicle Charging Station	2025/2033	4.000-5.000%	-	168,000	-	168,000
<b>Total General Fund</b>			<u>44,411,722</u>	<u>12,102,000</u>	<u>3,634,280</u>	<u>52,879,442</u>
<b>Highway Fund:</b>						
Various Town Road Pavements	2016/2039	3.000-3.125%	309,000	-	76,000	233,000
Higway Dept. Asphalt Paver	2016/2039	3.000-3.125%	105,000	-	26,000	79,000
Various Town Road Pavements 2013	2016/2039	3.000-3.125%	362,000	-	91,000	271,000
Paving & Curbing Improvements	2016/2039	3.000-3.125%	402,000	-	77,000	325,000
Improvements to Kings Highway	2016/2039	3.000-3.125%	111,000	-	21,000	90,000
Rehab Northledge Drive	2017/2035	2.000-3.000%	85,000	-	16,000	69,000
Town Road & Curbing Improvements	2017/2035	2.000-3.000%	408,000	-	79,000	329,000
Town Road Pavement & Curbing Improvements	2018/2040	4.0000%	1,038,000	-	140,000	898,000
Town Paving and Curbing	2019/2037	3.0000%	1,211,000	-	133,000	1,078,000
Highway Equipment	2019/2037	3.0000%	326,000	-	37,000	289,000
Townwide Guide Rail Replacement	2019/2037	3.0000%	34,000	-	10,000	24,000
Highway Equipment A	2019/2037	3.0000%	347,738	-	39,774	307,964
Highway Equipment B	2019/2037	3.0000%	17,370	-	5,664	11,706
Pedestrian Safety Improvements at Signalized Intersections	2020/2043	2.000-5.000%	82,000	-	5,000	77,000
Town Road Pavement & Curbing Improvements	2020/2043	2.000-5.000%	1,229,000	-	124,000	1,105,000
Guide Rail Replacement	2020/2043	2.000-5.000%	43,000	-	10,000	33,000
Highway Equipment	2020/2043	2.000-5.000%	423,695	-	42,370	381,325
Highway Equip Snow Relief Districts	2020/2043	2.000-5.000%	38,000	-	4,000	34,000
JJ Audubon Bridge Replacement	2021/2039	2.000-5.000%	170,000	-	11,000	159,000
Highway Vehicles	2021/2039	2.000-5.000%	660,000	-	60,000	600,000
2019 Paving & Curbing	2021/2039	2.000-5.000%	1,311,000	-	116,000	1,195,000
Town Guide Rail Replacements	2021/2039	2.000-5.000%	53,000	-	10,000	43,000
Highway Building Improvements	2021/2039	2.000-5.000%	201,000	-	18,000	183,000
JJ Audubon Bridge Replacement	2021/2039	2.000-5.000%	124,000	-	7,000	117,000

(continued)

Description	Issue/ Maturity	Interest Rate	Principal			Principal Outstanding 12/31/2025
	Date		Outstanding 1/1/2025	Issues	Redemptions	
Town Road Paving & Curbing	2021/2039	2.000-5.000%	1,406,000	-	113,000	1,293,000
Townwide Guide Rails	2022/2042	4.000-5.000%	35,000	-	5,000	30,000
Dann Road Reconstruction	2022/2042	4.000-5.000%	330,000	-	30,000	300,000
ADA Transition Plan	2022/2042	4.000-5.000%	140,000	-	20,000	120,000
Flashing Warning Beacon Installation & Replacement	2022/2042	4.000-5.000%	85,000	-	5,000	80,000
Town Road Paving & Curbing Improvements	2022/2042	4.000-5.000%	1,500,000	-	125,000	1,375,000
Town Road Pavement Improvements	2022/2042	4.000-5.000%	1,740,000	-	130,000	1,610,000
Morningside Subdivision Roadway Reconstruction	2022/2042	4.000-5.000%	195,000	-	15,000	180,000
Townwide Curbing Replacement	2022/2042	4.000-5.000%	61,000	-	7,000	54,000
Maplemere Roadway Extension Improvements	2023/2048	4.000-6.000%	3,250,000	-	210,000	3,040,000
Townwide Curbing Repair	2023/2048	4.000-6.000%	50,000	-	5,000	45,000
Highway Vehicles and Equipment (15 yr. PPU)	2023/2048	4.000-6.000%	505,000	-	40,000	465,000
Gas Pump Repairs	2023/2048	4.000-6.000%	490,000	-	35,000	455,000
Gas Pump Repairs 2	2023/2048	4.000-6.000%	420,000	-	30,000	390,000
Town Road Pavement Improvements 2023	2023/2048	4.000-6.000%	1,860,000	-	140,000	1,720,000
Highway Equipment	2024/2037	3.900-5.000%	576,000	-	41,000	535,000
Frankhauser Guide Rail Reconstruction	2024/2033	3.900-5.000%	27,000	-	3,000	24,000
Morningside Subdivision Road Reconstruction	2024/2037	3.900-5.000%	224,000	-	14,000	210,000
Townwide Road Striping	2025/2037	4.000-5.000%	-	81,000	-	81,000
Highway Equipment	2025/2038	4.000-5.000%	-	575,240	-	575,240
Town Road Paving Improvements 2024	2025/2039	4.000-5.000%	-	935,000	-	935,000
Town Road Paving Improvements 2025	2025/2040	4.000-5.000%	-	1,050,000	-	1,050,000
Reconstruction of Burroughs Road	2025/2040	4.000-5.000%	-	473,000	-	473,000
<b>Total Highway Fund</b>			<b>21,984,803</b>	<b>3,114,240</b>	<b>2,126,808</b>	<b>22,972,235</b>

**Sewer District Fund:**

Grit Collector/ Plant 16 Equipment	2014/2039	2.000-5.000%	85,000	-	5,000	80,000
Sewage Pump Motor Replacement	2014/2039	2.000-5.000%	238,000	-	15,000	223,000
Oxygen Deck Stage II Repairs	2014/2039	2.000-5.000%	113,000	-	7,000	106,000
Lift Station Control Panel	2014/2039	2.000-5.000%	45,000	-	3,000	42,000
Pump House Recovery	2014/2039	2.000-5.000%	60,000	-	5,000	55,000
Sanitary Sewers 16 Generators	2014/2039	2.000-5.000%	109,000	-	7,000	102,000
New Motor Control Center	2014/2039	2.000-5.000%	87,000	-	5,000	82,000
Improv. to Sanitary Sewer District No.1 & 16	2015/2030	2.000-3.000%	171,000	-	28,000	143,000
Improv. to Sanitary Sewer District No.1 & 16	2015/2030	2.000-3.000%	13,000	-	3,000	10,000
Improv. to Sanitary Sewer District No.1 & 16	2015/2030	2.000-3.000%	144,000	-	23,000	121,000
Improv. to Sanitary Sewer District No.1 & 16	2015/2030	2.000-3.000%	77,000	-	13,000	64,000
SS Dist. No. 1 & 16 WPCF Digester Rehab	2015/2030	2.000-3.000%	66,000	-	11,000	55,000
Incr. and Impr. of Sanitary Sewer District 1	2015/2030	2.000-3.000%	108,471	-	18,237	90,234
Incr. and Impr. of Sanitary Sewer District 1	2015/2030	2.000-3.000%	52,000	-	8,000	44,000
Incr. and Impr. of Sanitary Sewer District 16	2015/2030	2.000-3.000%	128,000	-	20,000	108,000
Main Sewage Pump Motors	2016/2039	3.000-3.125%	244,000	-	34,000	210,000
Oxygen Plant Optimization	2016/2039	3.000-3.125%	90,000	-	15,000	75,000
WPCF Solids Handling	2016/2039	3.000-3.125%	412,000	-	56,000	356,000
Underground Feeders / MMC	2016/2039	3.000-3.125%	35,000	-	20,000	15,000
HVAC Facility Improvements	2016/2039	3.000-3.125%	108,000	-	58,000	50,000
Hydraulic Actuators & Valve Replacement	2016/2039	3.000-3.125%	68,000	-	36,000	32,000
Scum Systems Replacement	2016/2039	3.000-3.125%	31,000	-	31,000	-
WPCF Basic, Scum System, Polymer, Hydraulic	2016/2039	3.000-3.125%	1,840,000	-	111,000	1,729,000
WPCF Roof Replacement	2016/2039	3.000-3.125%	32,000	-	9,000	23,000
WPCF Multiple Project Upgrades Phase II	2016/2039	3.000-3.125%	828,000	-	274,000	554,000
Allenhurst, Eggertsville, Capin Sanitary Sewer II & III	2016/2039	3.000-3.125%	718,000	-	44,000	674,000
WPCF EQ Basic	2016/2039	3.000-3.125%	382,000	-	23,000	359,000
WPCF Multiple Projects	2016/2039	3.000-3.125%	4,575,000	-	50,000	4,525,000
Brantwood, N. French, Harlem, Hancock Sanitary Sewer	2016/2039	3.000-3.125%	681,000	-	41,000	640,000
WPCF Oxygen System Rehabilitation	2016/2039	3.000-3.125%	1,947,000	-	117,000	1,830,000
WPCF Electric Upgrades Phase 5	2016/2039	3.000-3.125%	432,000	-	26,000	406,000
WPCF HVAC Facility Improvements	2016/2039	3.000-3.125%	145,000	-	9,000	136,000
WPCF Building Infrastructure Reconstruction	2016/2039	3.000-3.125%	158,000	-	10,000	148,000
Sanitary Sewer Lift Station Reconstruction	2016/2039	3.000-3.125%	7,000	-	7,000	-

(continued)

Description	Issue/ Maturity	Interest Rate	Principal			Principal
	Date		Outstanding 1/1/2025	Issues	Redemptions	Outstanding 12/31/2025
WPCF Stage 1 & 2 Activated Sludge	2016/2039	3.000-3.125%	1,462,000	-	88,000	1,374,000
WPCF Dewatering Process Phase II	2016/2039	3.000-3.125%	747,000	-	45,000	702,000
Delta Rd./ Eggert Rd., Sanitary Sewer Upgrade	2017/2035	2.000-3.000%	730,000	-	61,000	669,000
Chestnut Ridge Sanitary Sewer Upgrade	2017/2035	2.000-3.000%	139,000	-	12,000	127,000
Capen Blvd Sanitary Sewer Upgrade	2017/2035	2.000-3.000%	46,000	-	4,000	42,000
WPCF Lift Station Pump Control Improvements	2017/2035	2.000-3.000%	217,000	-	18,000	199,000
WPCF Asset Management	2017/2035	2.000-3.000%	88,000	-	8,000	80,000
WPCF Air Scrubber Building No. 4	2017/2035	2.000-3.000%	37,000	-	3,000	34,000
WPCF Claridier Grit Air Rehab	2017/2035	2.000-3.000%	3,540,000	-	295,000	3,245,000
Sanitary Sewer Bondcroft / Danebrock	2018/2040	4.0000%	551,000	-	32,000	519,000
WPCF RAS/WAS System Rehab, Phase II	2018/2040	4.0000%	523,000	-	29,000	494,000
WPCF Facility Various Projects	2018/2040	4.0000%	3,677,000	-	203,000	3,474,000
Maple Road Sanitary Sewer Upgrades	2018/2040	4.0000%	287,000	-	17,000	270,000
Maple Road Sanitary Sewer Upgrades II	2019/2037	3.0000%	72,000	-	8,000	64,000
Engineering Sewer Equipment A	2019/2037	3.0000%	172,000	-	20,000	152,000
Water Pollution Control Facility Multiple Projects	2019/2037	3.0000%	3,179,000	-	220,000	2,959,000
Sewer Equipment A	2019/2037	3.0000%	166,342	-	19,026	147,316
Sewer Equipment B	2019/2037	3.0000%	10,166	-	3,315	6,851
Maple Road Sanitary Trunk Sewer Upgrades II	2020/2043	2.000-5.000%	57,000	-	7,000	50,000
Maple Road SS Trunk Sewer Upgrades IB	2020/2043	2.000-5.000%	405,000	-	26,000	379,000
Engineering Equipment A	2020/2043	2.000-5.000%	37,000	-	9,000	28,000
Engineering Equipment B	2020/2043	2.000-5.000%	264,000	-	27,000	237,000
Eggert LeBrun Sanitary Sewer	2020/2043	2.000-5.000%	155,000	-	10,000	145,000
Ransom Oaks Lift Station	2020/2043	2.000-5.000%	50,000	-	3,000	47,000
WPCF Clarifier - Grit System Rehab	2021/2039	2.000-5.000%	62,000	-	4,000	58,000
2018 WPCF Multiple Project Bond	2021/2039	2.000-5.000%	1,483,000	-	86,000	1,397,000
WPCF - Solids Handling Study	2021/2039	2.000-5.000%	198,000	-	18,000	180,000
WPCF - Micro screen Additions	2021/2039	2.000-5.000%	1,274,000	-	72,000	1,202,000
2019 Sanitary Sewer Upgrades and Rehabilitation Projects	2021/2039	2.000-5.000%	208,000	-	12,000	196,000
Engineering Vehicles	2021/2039	2.000-5.000%	207,000	-	17,000	190,000
WPCF Laboratory Equipment	2022/2042	4.000-5.000%	48,000	-	8,000	40,000
WPCF Multiple Project Bond	2022/2042	4.000-5.000%	1,615,000	-	105,000	1,510,000
Sanitary Sewer Upgrades and Rehab	2022/2042	4.000-5.000%	594,000	-	37,000	557,000
Sanitary Sewer Vehicles	2022/2042	4.000-5.000%	17,000	-	8,000	9,000
Sanitary Sewer Equipment	2022/2042	4.000-5.000%	165,000	-	13,000	152,000
Sanitary Sewer Rehabilitation Projects	2022/2042	4.000-5.000%	545,000	-	30,000	515,000
WPCF Multiple Projects	2023/2048	4.000-6.000%	800,000	-	30,000	770,000
WPCF Multiple Projects (B)	2023/2048	4.000-6.000%	175,000	-	15,000	160,000
WPCF Building & Equipment Infrastructure	2023/2048	4.000-6.000%	1,915,000	-	100,000	1,815,000
Sewer Maintenance Roof Restoration	2023/2048	4.000-6.000%	100,000	-	7,000	93,000
Sanitary Sewer Projects 2023	2023/2048	4.000-6.000%	1,425,000	-	75,000	1,350,000
Engineering Equipment	2024/2037	3.900-5.000%	290,000	-	25,000	265,000
Town Facility Parking Lot Maintenance WPCF	2024/2032	3.900-5.000%	73,000	-	10,000	63,000
Engineering & WPCF Vehicle Bond	2025/2038	4.000-5.000%	-	371,000	-	371,000
Engineering Sewer Building Improvements & Demolition	2025/2034	4.000-5.000%	-	162,000	-	162,000
Sanitary Sewer Relining & Manhole Replacement	2025/2044	4.000-5.000%	-	480,000	-	480,000
Boulevard Central District Sanitary Sewer Improvements	2025/2054	4.000-5.000%	-	10,768,000	-	10,768,000
Sanitary Sewer Repairs	2025/2045	4.000-5.000%	-	1,900,000	-	1,900,000
WPCF Oxygen Separation System Replacement	2025/2045	4.000-5.000%	-	3,820,000	-	3,820,000
WPCF Treatment Systems Component Replacement	2025/2045	4.000-5.000%	-	1,384,000	-	1,384,000
<b>Total Sewer District Fund</b>			<u>42,034,979</u>	<u>18,885,000</u>	<u>2,981,578</u>	<u>57,938,401</u>
<b>Special Purpose Fund:</b>						
Highway Equipment Snow Relief Districts	2020/2043	2.000-5.000%	<u>38,000</u>	<u>-</u>	<u>4,000</u>	<u>34,000</u>
<b>Total Special Purpose Fund</b>			<u>38,000</u>	<u>-</u>	<u>4,000</u>	<u>34,000</u>
<b>Town Outside Village Fund:</b>						
Highway Equipment	2020/2043	2.000-5.000%	27,776	-	2,778	24,998
Highway Equipment	2020/2043	2.000-5.000%	49,464	-	4,911	44,553
Highway Equipment	2025/2038	4.000-5.000%	-	212,760	-	212,760
<b>Total Town Outside Village Fund</b>			<u>77,240</u>	<u>212,760</u>	<u>7,689</u>	<u>282,311</u>

(continued)

(concluded)

Description	Issue/ Maturity Date	Interest Rate	Principal			Principal Outstanding 12/31/2025
			Outstanding 1/1/2025	Issues	Redemptions	
<b>Lighting Fund:</b>						
TOA Streetlighting E Fund	2023/2048	4.000-6.000%	25,219,000	-	1,291,000	23,928,000
Evergreen Landing Subdivision Streetlighting	2025/2043	4.000-5.000%	-	1,219,000	-	1,219,000
<b>Total Lighting Fund</b>			<u>25,219,000</u>	<u>1,219,000</u>	<u>1,291,000</u>	<u>25,147,000</u>
<b>Community Environment Fund:</b>						
Equipment	2020/2043	2.000-5.000%	80,752	-	8,075	72,677
Totes	2022/2042	4.000-5.000%	110,000	-	15,000	95,000
<b>Total Community Environment Fund</b>			<u>190,752</u>	<u>-</u>	<u>23,075</u>	<u>167,677</u>
<b>Water District Fund:</b>						
Water District 15 Improvements	2014/2039	2.000-5.000%	883,000	-	53,000	830,000
Improvement of Facilities of Water District No. 15	2015/2030	2.000-3.000%	413,047	-	67,281	345,766
Increase and Improvement of Facilities Water District No. 15	2015/2030	2.000-3.000%	286,000	-	46,000	240,000
Increase and Improvement of Facilities Water District No. 15	2015/2030	2.000-3.000%	140,000	-	22,000	118,000
Increase and Improvement of Facilities Water District No. 15	2015/2030	2.000-3.000%	20,000	-	5,000	15,000
Increase and Improvement of Facilities Water District No. 15	2015/2030	2.000-3.000%	290,000	-	47,000	243,000
Increase and Improvement of Facilities Water District No. 15	2015/2030	2.000-3.000%	113,000	-	18,000	95,000
Indian Trail Waterline Replacement	2016/2039	3.000-3.125%	77,000	-	13,000	64,000
Indian Lakeside Drive Waterline	2016/2039	3.000-3.125%	41,000	-	7,000	34,000
Indian Smith Road Waterline	2016/2039	3.000-3.125%	98,000	-	16,000	82,000
2012 Waterline Replacement Projects	2016/2039	3.000-3.125%	772,000	-	46,000	726,000
Waterline Replacements	2016/2039	3.000-3.125%	1,956,000	-	118,000	1,838,000
Sheridan Dr. & Transit Waterline Ext./ Connection	2016/2039	3.000-3.125%	43,000	-	5,000	38,000
Muegel Rd. Waterline Replacement	2016/2039	3.000-3.125%	283,000	-	17,000	266,000
Meadowview Lane Waterline Replacements	2016/2039	3.000-3.125%	343,000	-	21,000	322,000
Presidents Walk Waterline Replacement	2016/2039	3.000-3.125%	267,000	-	16,000	251,000
Dodge Road Waterlines	2017/2035	2.000-3.000%	89,000	-	7,000	82,000
Waterline Replacement Robin Hill Road	2017/2035	2.000-3.000%	305,000	-	26,000	279,000
Waterline Replacement Northington Drive	2017/2035	2.000-3.000%	185,000	-	16,000	169,000
Waterline Replacement Clearfield Drive	2017/2035	2.000-3.000%	159,000	-	13,000	146,000
Waterline Replacement Odessa Srive & Lily Brooke Ct.	2017/2035	2.000-3.000%	187,000	-	16,000	171,000
Various Waterlines	2018/2040	4.0000%	1,247,000	-	69,000	1,178,000
Old Oak Post, Millbrook, & Park	2019/2037	3.0000%	1,438,000	-	98,000	1,340,000
2018 Waterlines - Maple Rd II	2020/2043	2.000-5.000%	1,537,000	-	96,000	1,441,000
2019 Waterlines Replacements	2021/2039	2.000-5.000%	1,381,000	-	82,000	1,299,000
Red Oak Drive Waterlines	2022/2042	4.000-5.000%	560,000	-	50,000	510,000
Red Oak/Robin Hill & Swanson Terrace/Sweet Home Waterlines	2022/2042	4.000-5.000%	895,000	-	50,000	845,000
2019 Waterlines Replacements	2022/2042	4.000-5.000%	370,000	-	20,000	350,000
Waterline Replacements 2023	2023/2048	4.000-6.000%	900,000	-	50,000	850,000
Waterline Replacement Projects 2024	2025/2044	4.000-5.000%	-	667,000	-	667,000
Waterline Replacement Projects 2024	2025/2045	4.000-5.000%	-	3,255,000	-	3,255,000
<b>Total Water District Fund</b>			<u>15,278,047</u>	<u>3,922,000</u>	<u>1,110,281</u>	<u>18,089,766</u>
<b>Drainage Fund:</b>						
Drainage 16 Harding/McKinley/Caesar	2014/2039	2.000-5.000%	278,000	-	18,000	260,000
Drainage 26 Rambling Culvert	2014/2039	2.000-5.000%	87,000	-	5,000	82,000
Drainage 16 Bassett Park	2014/2039	2.000-5.000%	269,000	-	17,000	252,000
Drainage 26 Chapel Wood Culvert	2014/2039	2.000-5.000%	161,000	-	10,000	151,000
Improv. of SWD District 4, 16 & 26	2015/2030	2.000-3.000%	22,000	-	22,000	-
Amherston, Oakwood, Bellingham Drainage	2016/2039	3.000-3.125%	60,000	-	32,000	28,000
Oakwood, Amherston, Bellingham Improve Phase II	2016/2039	3.000-3.125%	434,000	-	27,000	407,000
Ditch 9-A Weir Replacement	2016/2039	3.000-3.125%	49,000	-	3,000	46,000
Oakwood, Amherston, Bellingham Improve Phase III	2016/2039	3.000-3.125%	305,000	-	19,000	286,000
Bramblewood Lane Drainage Stormwater	2016/2039	3.000-3.125%	221,000	-	14,000	207,000
Glenn Oak Culvert Replacement	2017/2035	2.000-3.000%	224,000	-	19,000	205,000
Drainage Equipment A	2019/2037	3.0000%	97,920	-	11,200	86,720
Highway Equipment	2020/2043	2.000-5.000%	91,537	-	9,089	82,448
Longmeadow Dr Drainage Improvements	2020/2043	2.000-5.000%	392,000	-	39,000	353,000
Ditch 5 Culvert Extension	2021/2039	2.000-5.000%	109,000	-	21,000	88,000
Sattler Dellwood Park Stormwater Project	2021/2039	2.000-5.000%	76,000	-	5,000	71,000
Longmeadow Dellwood Drainage	2022/2042	4.000-5.000%	530,000	-	30,000	500,000
Drainage Improvements	2022/2042	4.000-5.000%	340,000	-	20,000	320,000
Sattler Dellwood Park Stormwater Project	2022/2042	4.000-5.000%	795,000	-	40,000	755,000
<b>Total Drainage Fund</b>			<u>4,541,457</u>	<u>-</u>	<u>361,289</u>	<u>4,180,168</u>
<b>Total governmental activities</b>			<u>\$ 153,776,000</u>	<u>\$ 39,455,000</u>	<u>\$ 11,540,000</u>	<u>\$ 181,691,000</u>

**Premiums on Serial Bonds**—Governmental funds report the effect of premiums when the debt is first issued, whereas these amounts are deferred and amortized within governmental activities.

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025
Premium on serial bonds	\$ 8,379,014	\$ 1,782,000	\$ 498,119	\$ 9,662,895

**Lease Liability**—During the year ended December 31, 2023, the Town entered into a long-term lease for a building. The outstanding balance at December 31, 2025 was \$3,888,788. Refer to Note 10 for additional information related to the Town’s leases.

**SBITA Liability**—During prior years, the Town entered into a long-term SBITA. The outstanding balance at December 31, 2025 was \$2,185,698. Refer to Note 10 for additional information related to the Town’s SBITA liability.

**Compensated Absences**—As explained in Note 1, the Town records the value of governmental fund type compensated absences. The annual budgets of the operating funds provide funding for these benefits as they become payable. The value recorded in the financial statements at December 31, 2025 for governmental activities is \$16,241,503. Management estimates that \$1,173,857 is due within one year. Since payments of compensated absences are dependent upon many factors, the timing of future payments is not readily determinable.

**Judgments and Claims**—As explained in Note 9, the Town considers a liability for general liability claims in the government-wide financial statements. The Town’s outstanding judgments and claims liability as of the year ended December 31, 2025 totals \$384,823.

**Workers’ Compensation**—Accrued workers’ compensation, which totals \$2,148,803 represents the Town’s estimate of both asserted and unasserted workers’ compensation losses. The payments related to these liabilities are dependent upon many factors and, therefore, timing of future payments are not readily determinable. The Town has estimated that \$1,074,402 will be paid in the next fiscal year. Refer to Note 9 for additional information related to workers’ compensation.

**OPEB Obligation**—As explained in Note 8, the Town provides medical and prescription drug insurance benefits for retirees, spouses, and their covered dependents while contributing a portion of the expenses. Such postemployment benefits are an included value in the exchange of salaries and benefits for services rendered. An employee’s total compensation package includes not only the salaries and benefits received during service, but all compensation and benefits received for their services during postemployment. The Town’s annual postemployment benefit (“OPEB”) cost is measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees’ past periods of service (total OPEB liability). The long-term OPEB obligation is estimated to be \$138,563,624 at December 31, 2025.

**Net Pension Liability**—The Town reports a liability for its proportionate share of the net pension liability for the Employee Retirement System and the Police and Fire Retirement System. The total net pension liability is estimated to be \$45,672,499 in the governmental activities. Refer to Note 6 additional information related to the Town’s net pension liability.

**Total Pension Liability—LOSAP**—The Town reports a liability for the Length of Service Awards Program. The pension liability is estimated to be \$19,099,730 in the governmental activities. Refer to Note 7 additional information related to the Town’s total pension liability.

A maturity schedule of the Town’s indebtedness is shown on the following page.

Year Ending December 31,	Serial Bonds	Premium on Serial Bonds	Lease Liability	SBITA Liability	Compensated Absences
2026	\$ 13,145,000	\$ 549,326	\$ 228,359	\$ 268,447	\$ 1,173,857
2027	13,485,000	549,326	237,663	281,869	-
2028	13,440,000	549,326	250,423	295,963	-
2029	13,200,000	549,326	266,905	310,761	-
2030	12,810,000	548,552	277,779	326,299	-
2031-2035	58,056,000	2,723,610	1,606,145	702,359	-
2036-2040	38,810,000	2,348,181	1,021,514	-	-
2041-2045	13,145,000	1,039,143	-	-	-
2046-2050	3,785,000	570,554	-	-	-
2051-thereafter	1,815,000	235,551	-	-	15,067,646
Total	<u>\$ 181,691,000</u>	<u>\$ 9,662,895</u>	<u>\$ 3,888,788</u>	<u>\$ 2,185,698</u>	<u>\$ 16,241,503</u>

Year Ending December 31,	Judgments and Claims	Workers' Compensation	OPEB Obligation	Net Pension Liability	Total Pension Liability	
					LOSAP	Total
2026	\$ 384,823	\$ 1,074,402	\$ -	\$ -	\$ -	\$ 16,824,214
2027	-	-	-	-	-	14,553,858
2028	-	-	-	-	-	14,535,712
2029	-	-	-	-	-	14,326,992
2030	-	-	-	-	-	13,962,630
2031-2035	-	-	-	-	-	63,088,114
2036-2040	-	-	-	-	-	42,179,695
2041-2045	-	-	-	-	-	14,184,143
2046-2050	-	-	-	-	-	4,355,554
2051-thereafter	-	1,074,401	138,563,624	45,672,499	19,099,730	221,528,451
Total	<u>\$ 384,823</u>	<u>\$ 2,148,803</u>	<u>\$ 138,563,624</u>	<u>\$ 45,672,499</u>	<u>\$ 19,099,730</u>	<u>\$ 419,539,363</u>

Interest requirements on long-term debt is presented below:

Year ending December 31,	Serial Bonds	Lease Liability	SBITA Liability	Total
2026	\$ 7,251,792	\$ 151,395	\$ 109,285	\$ 7,512,472
2027	6,753,818	142,091	95,863	6,991,772
2028	6,171,453	132,393	81,769	6,385,615
2029	5,553,309	122,036	66,971	5,742,316
2030	4,981,197	111,162	51,433	5,143,792
2031-2035	17,368,477	374,861	53,105	17,796,443
2036-2040	7,732,795	57,149	-	7,789,944
2041-2045	2,462,594	-	-	2,462,594
2046-2050	772,376	-	-	772,376
2051-thereafter	177,076	-	-	177,076
Total	<u>\$ 59,224,887</u>	<u>\$ 1,091,087</u>	<u>\$ 458,426</u>	<u>\$ 60,774,400</u>

***Discretely Presented Component Unit***

***Town of Amherst Industrial Development Agency***

The Agency's mortgage with KeyBank amounted to \$261,918 at December 31, 2025. The mortgage is a direct borrowing. The original mortgage agreement stated that the mortgage bore interest at 6% per year and was payable in 60 monthly installments of \$6,225 comprising of principal and interest through December 31, 2014. At January 1, 2015, the interest rate adjusted daily to 2% above the Regular Fixed Advance Rate offered by the Federal Home Loan Bank of New York for instruments having a term of five years. The rate was never to fall below 6%. Payments were to be made in 60 monthly installments based on a 10-year amortization of the outstanding balance at January 1, 2015. A balloon payment for the remaining balance was due in January 2020 per the original agreement; however, in January 2020, the Agency refinanced its mortgage, extending the maturity date to January 1, 2040 with the remaining balance to be paid in 240 monthly installments of \$2,121 comprising both principal and interest. The interest rate is 4.75% until January 1, 2025, the first adjustment date, upon which time the interest rate will be adjusted to 7.65%, which will remain the applicable rate until January 1, 2030, the second adjustment date.

The terms of the mortgage require the Agency to maintain a restricted deposit with the bank which amounted to \$67,161 and \$66,902 at December 31, 2025 and 2024.

***Compensated Absences***—The Agency provides for sick days that are attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Agency and its employees. As of December 31, 2025, the Agency reported a compensated absences liability of \$53,043, which is based on employees' rates of pay as of the end of the fiscal year.

**13. NET POSITION AND FUND BALANCE**

The government wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- ***Net Investment in Capital Assets***—This category groups all capital assets including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category. A reconciliation of the Town's governmental activities net investment in capital assets is presented below:

Capital assets, net of accumulated depreciation/amortization		\$ 368,269,172
Related debt, net:		
Serial bonds issued	\$ (181,691,000)	
Unamortized bond issue premium	(9,662,895)	
Bond anticipation notes payable	(22,030,000)	
Lease liability	(3,888,788)	
SBITA liability	(2,185,698)	
Retainages payable	(311,914)	
Accounts payable—Capital Projects Fund	(5,544,088)	
Unspent proceeds of debt	<u>48,448,358</u>	
Debt issued and used for capital assets, net:		<u>(176,866,025)</u>
Net investment in capital assets		<u>\$ 191,403,147</u>

- **Restricted Net Position**—This category presents external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted Net Position**—This category represents net position of the Town not restricted for any project or other purpose.

In the fund financial statements, nonspendable amounts represent net current financial resources that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Nonspendable fund balance maintained by the Town at December 31, 2025 includes:

	General Fund	Highway Fund	Sewer Fund	Special Grant Fund	Nonmajor Funds	Total
Prepaid items	\$ 5,388,415	\$ 575,599	\$ 639,620	\$ 11,698	\$ 673,189	\$ 7,288,521
Long-term receivable - leases	597,039	-	-	-	-	597,039
<b>Total</b>	<b>\$ 5,985,454</b>	<b>\$ 575,599</b>	<b>\$ 639,620</b>	<b>\$ 11,698</b>	<b>\$ 673,189</b>	<b>\$ 7,885,560</b>

- **Prepaid Items**—Represents the portion of fund balance composed of prepaid assets. This balance is nonspendable as the asset does not represent an available resource.
- **Long-Term Receivable – Leases**—Represents the year-end balance of the lease receivable in excess of the deferred inflow of resources for the lease receivable, which is not a spendable resource.

In the fund financial statements, restricted fund balances are amounts constrained to specific purposes (such as grantors, bondholders, and higher levels of government) through constitutional provisions or by enabling legislation. Restricted fund balances of the Town at December 31, 2025 are presented below:

	General Fund	Highway Fund	Fire Protection Fund	Sewer Fund	Special Grant Fund	Capital Projects Fund	Nonmajor Funds	Total
Loans receivable	\$ -	\$ -	\$ -	\$ -	\$ 6,901,317	\$ -	\$ -	\$ 6,901,317
Capital projects	-	-	-	-	-	20,874,270	-	20,874,270
LOSAP	-	-	21,012,952	-	-	-	-	21,012,952
Special purpose	-	-	-	-	-	-	6,310,697	6,310,697
Debt service	2,312,493	608,867	-	1,070,097	-	-	1,142,569	5,134,026
<b>Total</b>	<b>\$ 2,312,493</b>	<b>\$ 608,867</b>	<b>\$ 21,012,952</b>	<b>\$ 1,070,097</b>	<b>\$ 6,901,317</b>	<b>\$ 20,874,270</b>	<b>\$ 7,453,266</b>	<b>\$ 60,233,262</b>

- **Restricted for Loans Receivable**—Represent community development loans within the Special Grant Fund, which are required to be maintained intact.
- **Restricted for LOSAP**—Represents monies held in trust for the administration of the Town’s LOSAP.
- **Restricted for Special Purpose**—Represents tree planting deposits, ditch escrows and public improvement permit deposits within the General Fund and monies for various purposes as accounted for in special purpose special revenue funds.
- **Restricted for Debt Service**—Represents resources within the General Fund, Highway Fund, Sewer Fund and Nonmajor Funds legally restricted for the payment of debt service.

In the fund financial statements, commitments are amounts that are subject to a purpose constraint imposed by a formal action of the Town’s highest level of decision-making authority, or by its designated body or official. As of December 31, 2025, the Town reported no committed fund balance.

In the fund financial statements, assignments are not legally required segregations, but are segregated for a specific purpose by the Town. At December 31, 2025, the following balances were considered to be assigned:

	General Fund	Highway Fund	Fire Protection Fund	Sewer Fund	Nonmajor Funds	Total
Subsequent year's expenditures	\$ 2,900,000	\$ 2,500,000	\$ -	\$ 1,200,000	\$ 1,900,000	\$ 8,500,000
Encumbrances	1,649,952	61,544	-	251,136	544,703	2,507,335
Community benefits	650,000	-	-	-	-	650,000
Specific use:						
Highway expenditures	-	2,707,488	-	-	-	2,707,488
Fire protection expenditures	-	-	153,272	-	-	153,272
Sewer expenditures	-	-	-	4,724,174	-	4,724,174
Town outside village expenditures	-	-	-	-	2,532,692	2,532,692
Lighting expenditures	-	-	-	-	1,548,061	1,548,061
Community environment expenditures	-	-	-	-	1,280,980	1,280,980
Water district expenditures	-	-	-	-	338,452	338,452
Drainage district expenditures	-	-	-	-	688,898	688,898
Total assigned fund balance	<u>\$ 5,199,952</u>	<u>\$ 5,269,032</u>	<u>\$ 153,272</u>	<u>\$ 6,175,310</u>	<u>\$ 8,833,786</u>	<u>\$ 25,631,352</u>

- **Assigned to Subsequent Year’s Expenditures**—Represents funds to be used to assist in supporting the subsequent year’s authorized appropriations.
- **Assigned to Encumbrances**—Represents authorizations related to unperformed contracts or purchase orders for goods or services.
- **Assigned for Community Benefits**—Represents funds set aside to be used for costs of providing public services to new developments benefitting the community.
- **Assigned for Specific Use**—Represents remaining fund balance of special revenue funds to be used for each fund’s specific use.

Unassigned fund balance represents the residual classification of the government’s General Fund surplus, and Special Grant and Capital Projects Fund deficits.

The Town will spend the most restricted dollars before less restricted where such spending is appropriate and the legal restriction does not limit the use of such restricted amount for the particular purpose in question in the following order: 1) nonspendable (if funds become spendable), 2) restricted, 3) committed, 4) assigned, and 5) unassigned.

#### 14. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables of the Town at December 31, 2025 consisted of the following:

Fund	Receivables	Payables
Governmental funds:		
General Fund	\$ 7,510,647	\$ 199,946
Highway Fund	-	32,279
Sewer Fund	-	396,565
Capital Projects Fund	207,762	6,853,464
Other nonmajor funds	-	195,476
Total governmental funds	7,718,409	7,677,730
Internal service funds:		
Self-insurance Fund	-	40,679
Total internal service funds	-	40,679
Total	\$ 7,718,409	\$ 7,718,409

The balances outstanding between funds are the result of transfers made to the proprietary funds to cover operating costs. Other balances result from payments made on behalf of other funds or temporary advances. All of these other balances are expected to be collected/paid within the subsequent year.

The Town made the transfers presented below during the year ended December 31, 2025.

Fund	In	Out
Governmental funds:		
General Fund	\$ 5,721,051	\$ 3,163,812
Highway Fund	55,070	441,976
Sewer Fund	133,721	4,009,143
Capital Projects Fund	4,906,396	1,729,002
Nonmajor funds	22,168	1,494,473
Total	\$ 10,838,406	\$ 10,838,406

Transfers are used primarily to pay debt service expenditures, charge back allocations and to support capital projects. A summary of the transfers out made during the year ended December 31, 2025 is follows:

	BAN Redemption	Capital and Other	Total
Governmental funds:			
General Fund	\$ 2,794,522	\$ 369,290	\$ 3,163,812
Highway Fund	192,786	249,190	441,976
Sewer Fund	904,871	3,104,272	4,009,143
Capital Projects Fund	-	1,729,002	1,729,002
Nonmajor funds	108,826	1,385,647	1,494,473
Total	\$ 4,001,005	\$ 6,837,401	\$ 10,838,406

## 15. LABOR CONTRACTS

Town employees are represented by five bargaining units with the balance governed by Town Board rules and regulations. All bargaining unit contracts were settled as of December 31, 2025.

## 16. COMMITMENTS

**Encumbrances**—Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expended in the next year) are re-appropriated and become part of the subsequent year’s budget pursuant to state regulations.

The Town considers encumbrances to be significant for amounts that are encumbered in excess of \$50,000. Significant encumbrances as of December 31, 2025, are as listed below:

<u>Fund</u>	<u>Purpose</u>	<u>Amount</u>
General	Communication equipment	\$ 900,000
General	Construction services	105,750
General	Accounting software	82,257
Nonmajor funds:		
Lighting	Construction services	303,129
Lighting	Utility repair	83,260
Community Environment	Totes	59,775

## 17. SERVICE CONCESSION ARRANGEMENT

The Town has a contract for services that meets the criteria of a service concession arrangement (“SCA”) under GASB. In accordance with the contract entered into during March 2021, Antares Golf, LLC (the “Operator”) will manage and operate all golf related aspects of the Courses; Audubon, Par 3, and Oakwood Golf Courses (the “Courses”). The agreement expires during March 2026, with an option for renewal for two successive period of three years. The agreement stipulates that the Operator will provide operational services related to the Courses including, without limitation the following; hiring of employees, inventory for re-sale, equipment, consultation to the Town, marketing, accounting and reporting, annual budgeting, payment of vendors and IT services. The Town maintains certain responsibilities such as overseeing significant purchases through our procurement policy, and reviewing capital improvements through the Town’s capital improvement plan process. The Town also approves the annual budget, along with the golf and cart fees. The Operator will be compensated monthly from golf fees and has an incentive fee on positive net operating income. Any balance of operating income shall be retained by the Town.

During fiscal year 2025, the Operator’s monthly fees totaled \$92,325 and a year-end incentive fee of \$46,261. The Town recognized net golf revenue from this agreement of \$201,123. This revenue is included with departmental income of the General Fund on the statement of revenues, expenditures, and changes in fund balances (deficit), governmental funds.

## 18. TAX ABATEMENTS

The Town is subject to tax abatements granted by the Amherst Industrial Development Agency (“AIDA”) and the Town of Amherst under New York State private housing finance law. These programs have the stated purpose of increasing business activity and employment in the region and providing housing for senior citizens and disabled citizens with low to moderate income. Economic development agreements entered into by the AIDA includes the abatement of state, county, local and school district taxes, in addition to other assistance. In the case of the Town the abatements have resulted in reduction in the assessed value of the property involved. The abatement agreements stipulate a percentage reduction of property taxes, which can be as much as 100 percent. Under the agreements entered into by the AIDA and the Town, the Town collected \$837,028 during 2025 in payments in lieu of taxes (“PILOT”); these collections were made in lieu of \$1,177,427 in property taxes.

## 19. CONTINGENCIES

**Assessments**—The Town is a defendant in various litigation under Article 7 of the Real Property Tax Law of the State of New York to review tax assessments. While the Town vigorously defends assessments, the likelihood of success is on a case-by-case basis, and is dependent upon many factors including market values and appraised amounts. No potential amount or potential range of loss is determinable. However, management believes that level of such potential loss, if any, would be immaterial and no provisions have been made within the financial statements.

**Grants**—In the normal course of operations, the Town receives grant funds from various Federal and State agencies. These grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any disallowed expenditures resulting from such audits could become a liability of the governmental funds. While the amount of any expenditure that may be disallowed cannot be determined at this time, management expects any amounts to be immaterial.

**Pollution Remediation Obligations**—On February 13, 2007, the Town was issued a consent order by the New York State Department of Environmental Conservation. As part of the consent order the Town submitted a plan for the abatement of the overflow of sanitary sewer discharge in February 2011. The NYSDEC approved the plan in September 2011. As of December 31, 2025, the Town has issued debt to remediate the notice of consent and additional liabilities will be financed as remediation progresses.

## 20. SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 27, 2026, which is the date the financial statements are available for issuance, and have determined that there are no subsequent events that require disclosure under generally accepted accounting principles.

## REQUIRED SUPPLEMENTARY INFORMATION



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**TOWN OF AMHERST, NEW YORK**  
**Schedule of the Town's Proportionate Share of the Net Pension Liability—**  
**Police and Fire Retirement System**  
**Last Ten Fiscal Years**

	Year Ended December 31,									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Measurement date	March 31, 2025	March 31, 2024	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016
Town's proportion of the net pension liability	0.4811441%	0.4879236%	0.4869740%	0.4874363%	0.4860308%	0.5009199%	0.5124932%	0.5318793%	0.5764179%	0.5741059%
Town's proportionate share of the net pension liability	<u>\$ 29,238,456</u>	<u>\$ 23,141,362</u>	<u>\$ 26,834,565</u>	<u>\$ 2,768,855</u>	<u>\$ 8,438,836</u>	<u>\$ 26,773,857</u>	<u>\$ 8,594,835</u>	<u>\$ 5,376,006</u>	<u>\$ 11,325,341</u>	<u>\$ 16,998,055</u>
Town's covered payroll	\$ 19,398,090	\$ 18,673,490	\$ 18,896,874	\$ 18,843,762	\$ 17,715,872	\$ 17,411,186	\$ 16,851,145	\$ 16,614,053	\$ 16,834,399	\$ 17,032,680
Town's proportionate share of the net pension liability as a percentage of its covered payroll	150.7%	123.9%	142.0%	14.7%	47.6%	153.8%	51.0%	32.4%	67.3%	99.8%
Plan fiduciary net position as a percentage of the total pension liability	87.5%	89.7%	87.4%	98.7%	95.8%	84.9%	95.1%	96.9%	93.5%	90.2%

**TOWN OF AMHERST, NEW YORK**  
**Schedule of the Town's Contributions—**  
**Police and Fire Retirement System**  
**Last Ten Fiscal Years**

	Year Ended December 31,									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 7,149,954	\$ 6,433,112	\$ 5,971,296	\$ 5,802,111	\$ 5,646,272	\$ 4,887,906	\$ 4,619,015	\$ 4,607,107	\$ 4,805,801	\$ 4,975,907
Contributions in relation to the contractually required contribution	<u>(7,149,954)</u>	<u>(6,433,112)</u>	<u>(5,971,296)</u>	<u>(5,802,111)</u>	<u>(5,646,272)</u>	<u>(4,887,906)</u>	<u>(4,619,015)</u>	<u>(4,607,107)</u>	<u>(4,805,801)</u>	<u>(4,975,907)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 21,409,373	\$ 19,863,846	\$ 18,432,143	\$ 18,379,031	\$ 18,264,626	\$ 18,032,773	\$ 17,358,513	\$ 16,761,253	\$ 16,465,208	\$ 16,072,173
Contributions as a percentage of covered payroll	33.4%	32.4%	32.4%	31.6%	30.9%	27.1%	26.6%	27.5%	29.2%	31.0%

**TOWN OF AMHERST, NEW YORK**  
**Schedule of the Town's Proportionate Share of the Net Pension Liability/(Asset)—**  
**Employees' Retirement System**  
**Last Ten Fiscal Years**

	<b>Year Ended December 31,</b>									
	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
Measurement date	March 31, 2025	March 31, 2024	March 31, 2023	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016
Town's proportion of the net pension liability/(asset)	0.0958492%	0.0984736%	0.0966774%	0.0935539%	0.0903560%	0.0931356%	0.0947778%	0.1002319%	0.0924143%	0.0964040%
Town's proportionate share of the net pension liability/(asset)	<u>\$ 16,434,043</u>	<u>\$ 14,499,303</u>	<u>\$ 20,731,540</u>	<u>\$ (7,647,643)</u>	<u>\$ 89,971</u>	<u>\$ 24,662,836</u>	<u>\$ 6,715,292</u>	<u>\$ 3,234,929</u>	<u>\$ 8,683,451</u>	<u>\$ 15,473,115</u>
Town's covered payroll	\$ 34,823,677	\$ 33,405,813	\$ 32,153,046	\$ 31,415,158	\$ 30,254,567	\$ 29,834,281	\$ 29,718,225	\$ 29,546,930	\$ 30,348,302	\$ 27,434,989
Town's proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	47.2%	43.4%	64.5%	(25.3%)	0.3%	82.7%	22.6%	10.9%	28.6%	56.4%
Plan fiduciary net position as a percentage of the total pension liability	93.1%	93.9%	90.8%	103.7%	100.0%	86.4%	96.3%	98.2%	94.7%	90.7%

**TOWN OF AMHERST, NEW YORK**  
**Schedule of the Town's Contributions—**  
**Employees' Retirement System**  
**Last Ten Fiscal Years**

	Year Ended December 31,									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 5,571,450	\$ 4,821,912	\$ 3,964,813	\$ 3,773,027	\$ 4,581,512	\$ 4,352,120	\$ 4,330,347	\$ 4,411,549	\$ 4,220,001	\$ 4,794,259
Contributions in relation to the contractually required contribution	(5,571,450)	(4,821,912)	(3,964,813)	(3,773,027)	(4,581,512)	(4,352,120)	(4,330,347)	(4,411,549)	(4,220,001)	(4,794,259)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town's covered payroll	\$ 39,315,465	\$ 37,196,536	\$ 31,190,426	\$ 30,449,103	\$ 29,092,410	\$ 29,977,061	\$ 30,328,975	\$ 29,505,213	\$ 29,362,605	\$ 28,857,463
Contributions as a percentage of covered payroll	14.2%	13.0%	12.7%	12.4%	15.7%	14.5%	14.3%	15.0%	14.4%	16.6%

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Changes in the Town's Total OPEB Liability and Related Ratios**  
**Last Seven Fiscal Years\***

	Year Ended December 31,							
	2025	2024	2023	2022	2021	2020	2019	2018
<b>Total OPEB Liability</b>								
Service cost	\$ 4,622,719	\$ 4,011,246	\$ 6,374,092	\$ 6,274,941	\$ 5,480,388	\$ 3,472,989	\$ 4,289,006	\$ 3,862,403
Interest	6,812,636	7,014,164	5,001,664	4,968,100	6,447,225	7,365,643	7,536,995	7,580,098
Changes of assumptions	(25,537,941)	15,082,814	(60,366,709)	2,756,639	21,612,724	48,894,293	(31,665,697)	12,614,433
Differences between expected and actual experience	(48,448,053)	-	3,046,850	-	(29,411,867)	-	(8,315,741)	-
Change in benefit terms	-	-	-	-	-	-	(4,527,725)	-
Benefit payments	(6,479,143)	(6,112,742)	(5,766,211)	(5,521,637)	(6,236,109)	(5,943,820)	(5,955,612)	(5,877,430)
Net change in total OPEB liability	(69,029,782)	19,995,482	(51,710,314)	8,478,043	(2,107,639)	53,789,105	(38,638,774)	18,179,504
Total OPEB liability—beginning	207,593,406	187,597,924	239,308,238	230,830,195	232,937,834	179,148,729	217,787,503	199,607,999
Total OPEB liability—ending	<u>\$ 138,563,624</u>	<u>\$ 207,593,406</u>	<u>\$ 187,597,924</u>	<u>\$ 239,308,238</u>	<u>\$ 230,830,195</u>	<u>\$ 232,937,834</u>	<u>\$ 179,148,729</u>	<u>\$ 217,787,503</u>
<b>Plan Fiduciary Net Position</b>								
Contributions—employer	\$ 6,479,143	\$ 6,112,742	\$ 5,766,211	\$ 5,521,637	\$ 6,236,109	\$ 5,943,820	\$ 5,955,612	\$ 5,877,430
Benefit payments	(6,479,143)	(6,112,742)	(5,766,211)	(5,521,637)	(6,236,109)	(5,943,820)	(5,955,612)	(5,877,430)
Net change in plan fiduciary net position	-	-	-	-	-	-	-	-
Plan fiduciary net position—beginning	-	-	-	-	-	-	-	-
Plan fiduciary net position—ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's net OPEB liability—ending	<u>\$ 138,563,624</u>	<u>\$ 207,593,406</u>	<u>\$ 187,597,924</u>	<u>\$ 239,308,238</u>	<u>\$ 230,830,195</u>	<u>\$ 232,937,834</u>	<u>\$ 179,148,729</u>	<u>\$ 217,787,503</u>
Plan's fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Covered-employee payroll	\$ 26,630,732	\$ 25,855,080	\$ 18,642,001	\$ 18,366,628	\$ 18,246,282	\$ 18,125,935	\$ 17,927,849	\$ 18,360,280
Town's net OPEB liability as a percentage of covered-employee payroll	520%	803%	1006%	1303%	1265%	1285%	999%	1186%

\*Information prior to the year ended December 31, 2018 is not available.

The notes to the Required Supplementary Information are an integral part of this schedule.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Changes in the Town's Total Pension Liability—LOSAP**  
**Last Eight Fiscal Years\***

	Year Ended December 31,								
	2025	2024	2023	2022	2021	2020	2019	2018	2017
<b>Total Pension Liability</b>									
Service cost	\$ 277,050	\$ 255,810	\$ 465,190	\$ 440,358	\$ 321,154	\$ 290,864	\$ 372,403	\$ 338,367	\$ 397,324
Interest	772,149	790,952	547,763	471,983	639,874	670,885	613,353	645,513	587,498
Changes of assumptions or other inputs	(675,790)	747,276	(6,068,264)	(1,120,698)	4,334,843	1,006,261	(1,285,680)	1,448,727	(1,314,183)
Differences between expected and actual experience	229,531	203,956	207,682	82,987	323,690	58,451	211,783	300,779	148,264
Plan change	-	-	-	1,076,497	-	-	-	-	-
Benefit payments	(1,059,834)	(1,074,243)	(1,016,143)	(938,431)	(884,937)	(834,306)	(784,284)	(729,348)	(710,703)
Net changes in total pension liability	(456,894)	923,751	(5,863,772)	12,696	4,734,624	1,192,155	(872,425)	2,004,038	(891,800)
Total pension liability—beginning	<u>19,556,624</u>	<u>18,632,873</u>	<u>24,496,645</u>	<u>24,483,949</u>	<u>19,749,325</u>	<u>18,557,170</u>	<u>19,429,595</u>	<u>17,425,557</u>	<u>18,317,357</u>
Total pension liability—ending	<u>\$19,099,730</u>	<u>\$19,556,624</u>	<u>\$18,632,873</u>	<u>\$24,496,645</u>	<u>\$24,483,949</u>	<u>\$19,749,325</u>	<u>\$18,557,170</u>	<u>\$19,429,595</u>	<u>\$17,425,557</u>
Covered-employee payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total pension liability as a percentage of covered-employee payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*Information prior to the year ended December 31, 2017 is not available.

The notes to the required supplementary information is an integral part of this schedule.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—General Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 42,763,474	\$ 42,763,474	\$ 42,763,474	\$ -
Other property tax items	2,172,902	2,172,902	2,333,778	160,876
Non property tax items	27,096,257	27,096,257	26,855,780	(240,477)
Departmental income	5,125,700	5,135,700	5,212,839	77,139
Use of money and property	640,672	674,872	945,161	270,289
Licenses and permits	40	40	70	30
Fines and forfeitures	1,500,000	1,500,000	1,338,455	(161,545)
Sale of property and compensation for loss	-	64,940	71,189	6,249
Miscellaneous	1,315,215	1,343,518	1,978,499	634,981
State aid	3,926,949	5,260,946	4,947,209	(313,737)
Federal aid	190,000	406,141	552,583	146,442
Total revenues	<u>84,731,209</u>	<u>86,418,790</u>	<u>86,999,037</u>	<u>580,247</u>
<b>EXPENDITURES</b>				
Current:				
General government support	19,917,801	19,820,787	16,787,181	3,033,606
Public safety	46,925,421	47,520,488	45,919,901	1,600,587
Transportation	2,260,112	1,998,127	1,820,055	178,072
Economic assistance and opportunity	3,153,941	3,161,962	3,119,544	42,418
Culture and recreation	11,072,934	11,613,995	10,413,145	1,200,850
Home and community services	1,459,612	1,532,092	1,456,507	75,585
Debt service:				
Principal	3,337,281	4,120,833	4,120,833	-
Interest and other fiscal charges	<u>2,586,428</u>	<u>2,766,448</u>	<u>2,676,658</u>	<u>89,790</u>
Total expenditures	<u>90,713,530</u>	<u>92,534,732</u>	<u>86,313,824</u>	<u>6,220,908</u>
Excess (deficiency) of revenues over expenditures	<u>(5,982,321)</u>	<u>(6,115,942)</u>	<u>685,213</u>	<u>6,801,155</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	5,724,010	5,747,685	5,721,051	(26,634)
Transfers out	<u>(3,269,941)</u>	<u>(3,171,812)</u>	<u>(3,163,812)</u>	<u>8,000</u>
Total other financing sources (uses)	<u>2,454,069</u>	<u>2,575,873</u>	<u>2,557,239</u>	<u>(18,634)</u>
Net change in fund balances*	(3,528,252)	(3,540,069)	3,242,452	6,782,521
Fund balances—beginning	<u>25,567,403</u>	<u>25,567,403</u>	<u>25,567,403</u>	<u>-</u>
Fund balances—ending	<u>\$ 22,039,151</u>	<u>\$ 22,027,334</u>	<u>\$ 28,809,855</u>	<u>\$ 6,782,521</u>

\* The net change in fund balances was included in the budget as an appropriation of fund balance and a re-appropriation of prior year encumbrances.

The notes to the required supplementary information are an integral part of this schedule.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Highway Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 9,766,358	\$ 9,766,358	\$ 9,766,358	\$ -
Departmental income	512,750	512,750	459,890	(52,860)
Use of money and property	127,092	127,092	165,381	38,289
Sale of property and compensation for loss	22,000	22,000	48,686	26,686
Miscellaneous	822,048	823,340	931,348	108,008
State aid	857,507	1,443,054	1,443,054	-
Total revenues	<u>12,107,755</u>	<u>12,694,594</u>	<u>12,814,717</u>	<u>120,123</u>
<b>EXPENDITURES</b>				
Current:				
General government support	-	8,900	8,900	-
Transportation	13,020,929	13,572,085	12,450,209	1,121,876
Debt service:				
Principal	2,068,808	2,126,808	2,126,808	-
Interest and other fiscal charges	968,256	982,996	982,994	2
Total expenditures	<u>16,057,993</u>	<u>16,690,789</u>	<u>15,568,911</u>	<u>1,121,878</u>
Excess (deficiency) of revenues over expenditures	<u>(3,950,238)</u>	<u>(3,996,195)</u>	<u>(2,754,194)</u>	<u>1,242,001</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	891,560	891,560	55,070	(836,490)
Transfers out	(486,946)	(440,989)	(441,976)	(987)
Total other financing sources (uses)	<u>404,614</u>	<u>450,571</u>	<u>(386,906)</u>	<u>(837,477)</u>
Net change in fund balances*	(3,545,624)	(3,545,624)	(3,141,100)	404,524
Fund balances—beginning	<u>9,594,598</u>	<u>9,594,598</u>	<u>9,594,598</u>	<u>-</u>
Fund balances—ending	<u>\$ 6,048,974</u>	<u>\$ 6,048,974</u>	<u>\$ 6,453,498</u>	<u>\$ 404,524</u>

\* The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance and re-appropriation of prior year encumbrances.

The notes to the required supplementary information are an integral part of this schedule.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Fire Protection Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Real property taxes	\$ 6,956,795	\$ 6,956,795	\$ 6,956,795	\$ -
Use of money and property	800	800	2,896,240	2,895,440
Miscellaneous	<u>27,455</u>	<u>107,473</u>	<u>111,163</u>	<u>3,690</u>
Total revenues	<u>6,985,050</u>	<u>7,065,068</u>	<u>9,964,198</u>	<u>2,899,130</u>
<b>EXPENDITURES</b>				
Current:				
Public safety	<u>7,002,583</u>	<u>7,082,601</u>	<u>7,084,730</u>	<u>(2,129)</u>
Total expenditures	<u>7,002,583</u>	<u>7,082,601</u>	<u>7,084,730</u>	<u>(2,129)</u>
Net change in fund balances*	(17,533)	(17,533)	2,879,468	2,897,001
Fund balances—beginning	<u>18,286,756</u>	<u>18,286,756</u>	<u>18,286,756</u>	<u>-</u>
Fund balances—ending	<u>\$ 18,269,223</u>	<u>\$ 18,269,223</u>	<u>\$ 21,166,224</u>	<u>\$ 2,897,001</u>

\* The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance and re-appropriation of prior year encumbrances.

The notes to the required supplementary information are an integral part of this schedule.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Sewer Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 22,555,691	\$ 22,555,691	\$ 22,555,691	\$ -
Departmental income	446,551	446,551	457,538	10,987
Intergovernmental revenues	2,920,000	2,920,000	2,912,521	(7,479)
Use of money and property	168,655	168,655	244,606	75,951
Sale of property and compensation for loss	-	-	61,358	61,358
Miscellaneous	224,934	224,934	952,694	727,760
State aid	-	-	25,940	25,940
Total revenues	<u>26,315,831</u>	<u>26,315,831</u>	<u>27,210,348</u>	<u>894,517</u>
<b>EXPENDITURES</b>				
Current:				
Home and community services	18,953,115	18,888,137	17,355,595	1,532,542
Debt service:				
Principal	2,946,578	2,981,578	2,981,578	-
Interest and other fiscal charges	2,311,168	2,335,093	2,033,291	301,802
Total expenditures	<u>24,210,861</u>	<u>24,204,808</u>	<u>22,370,464</u>	<u>1,834,344</u>
Excess of revenues over expenditures	<u>2,104,970</u>	<u>2,111,023</u>	<u>4,839,884</u>	<u>2,728,861</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	568,531	568,531	133,721	(434,810)
Transfers out	<u>(3,641,589)</u>	<u>(4,012,946)</u>	<u>(4,009,143)</u>	<u>3,803</u>
Total other financing sources (uses)	<u>(3,073,058)</u>	<u>(3,444,415)</u>	<u>(3,875,422)</u>	<u>(431,007)</u>
Net change in fund balances*	(968,088)	(1,333,392)	964,462	2,297,854
Fund balances—beginning	<u>6,920,565</u>	<u>6,920,565</u>	<u>6,920,565</u>	<u>-</u>
Fund balances—ending	<u>\$ 5,952,477</u>	<u>\$ 5,587,173</u>	<u>\$ 7,885,027</u>	<u>\$ 2,297,854</u>

\* The net change in fund balances was included in the budget as a an appropriation (i.e., spenddown) of fund balance and re-appropriation of prior year encumbrances.

The notes to the required supplementary information are an integral part of this schedule.

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**TOWN OF AMHERST, NEW YORK**  
**Notes to the Required Supplementary Information**  
**Year Ended December 31, 2025**

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**1. OPEB LIABILITY**

*Changes of Assumptions*—The actuarial cost method used as of January 1, 2025 was the Entry Age Normal Level Percent of Pay method as prescribed under GASB Statement No. 75. The rate used to discount future plan cash flows decreased from 3.26% to 4.08% as of January 1, 2025 based on a review of a 20-year high-quality tax-exempt municipal bond index as of each measurement date. The mortality assumption was revised to the sex-distinct and job category-specific headcount weighted Pub-2010 Public Retirement Plans Mortality Tables for employees and healthy retirees, adjusted for mortality improvements with scale MP-2021 mortality improvement scale on a generational basis.

**2. PENSION LIABILITY—LOSAP**

*Changes of Assumptions or Other Inputs*—The discount rate used to measure the total pension liability was based on yield to maturity of the S&P Municipal Bond 20 Year High Grade Rate Index and was as follows:

December 31, 2024	4.28%
December 31, 2023	4.00%

*Trust Assets*—There are no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 73 to pay related benefits.

**3. BUDGETARY INFORMATION**

*Budgetary Basis of Accounting*—Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds, except the Special Grant Fund, the Special Purpose Fund, and the Capital Projects Fund. The Special Grant Fund, the Special Purpose Fund and the Capital Projects Fund appropriations are not included in the Town’s annual budget. Instead appropriations are approved through a Town Board resolution at the grant/funding/project’s inception and lapse upon completion/termination of the grant/funding/project.

The appropriated budget is prepared by fund, function, and department. The Town’s department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the Town Board. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year’s budget pursuant to state regulations.

*Exceeding Authorized Appropriations*—The Town’s Highway and Fire Protection funds appropriations for the year ended December 31, 2025 exceeded the final budget as follows:

- **Highway Fund**—Transfers out exceeded the budget by \$987 mainly due to transfers to the General Fund for chargebacks.
- **Fire Protection Fund**—Public safety expenditures exceeded the budget by \$2,129 mainly due to greater than anticipated LOSAP expenditures.

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## SUPPLEMENTARY INFORMATION



# COMBINING STATEMENTS OF NONMAJOR GOVERNMENTAL FUNDS

## **Special Revenue Funds**

**Special Purpose Special Revenue Fund**—maintains funds that are handled by the Town, deposited on behalf of another party and designated for a specified purpose.

**Town Outside Village Special Revenue Fund**—accounts for selected services which by New York State statute cannot be charged to residents of the Village located within the Town.

**Nonmajor Special Districts Special Revenue Funds**—funds that maintain various systems throughout the Town but are not considered a major fund.

- **Lighting District**—accounts for lighting services provided to areas within the Town.
- **Community Environment**—accounts for sanitation services provided within the Town.
- **Water District**—accounts for water services provided to areas within the Town.
- **Drainage District**—accounts for drainage services provided to areas within the Town.



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**TOWN OF AMHERST, NEW YORK**  
**Combining Balance Sheet—Nonmajor Governmental Funds**  
**December 31, 2025**

	<u>Special Revenue</u>			<u>Total Nonmajor Funds</u>
	<u>Special Purpose Fund</u>	<u>Town Outside Village Fund</u>	<u>Nonmajor Special Districts</u>	
<b>ASSETS</b>				
Cash and cash equivalents	\$ -	\$ 3,524,199	\$ 7,267,204	\$ 10,791,403
Restricted cash and cash equivalents	6,294,557	18,688	1,123,881	7,437,126
Receivables	48,540	286,533	69,186	404,259
Intergovernmental receivables	-	4,818	-	4,818
Prepaid items	-	329,773	343,416	673,189
Total assets	<u>\$ 6,343,097</u>	<u>\$ 4,164,011</u>	<u>\$ 8,803,687</u>	<u>\$ 19,310,795</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 22,520	\$ 236,904	\$ 1,586,451	\$ 1,845,875
Accrued liabilities	389	139,356	103,229	242,974
Due to other funds	9,491	6,148	179,837	195,476
Total liabilities	<u>32,400</u>	<u>382,408</u>	<u>1,869,517</u>	<u>2,284,325</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Mortgage receivable	-	-	66,229	66,229
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>66,229</u>	<u>66,229</u>
<b>FUND BALANCES</b>				
Nonspendable	-	329,773	343,416	673,189
Restricted	6,310,697	18,688	1,123,881	7,453,266
Assigned	-	3,433,142	5,400,644	8,833,786
Total fund balances	<u>6,310,697</u>	<u>3,781,603</u>	<u>6,867,941</u>	<u>16,960,241</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 6,343,097</u>	<u>\$ 4,164,011</u>	<u>\$ 8,803,687</u>	<u>\$ 19,310,795</u>

**TOWN OF AMHERST, NEW YORK**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances—**  
**Nonmajor Governmental Funds**  
**Year Ended December 31, 2025**

	<u>Special Revenue</u>			<u>Total Nonmajor Funds</u>
	<u>Special Purpose Fund</u>	<u>Town Outside Village Fund</u>	<u>Nonmajor Special Districts</u>	
<b>REVENUES</b>				
Real property taxes	\$ 44,951	\$ 2,915,952	\$ 19,460,897	\$ 22,421,800
Departmental income	43,042	15,514	118,531	177,087
Use of money and property	30,795	47,283	239,998	318,076
Licenses and permits	-	5,285,793	-	5,285,793
Sale of property and compensation for loss	-	18,270	96,702	114,972
Miscellaneous	1,833,511	229,606	253,178	2,316,295
State aid	-	-	12,194	12,194
Total revenues	<u>1,952,299</u>	<u>8,512,418</u>	<u>20,181,500</u>	<u>30,646,217</u>
<b>EXPENDITURES</b>				
Current:				
Public safety	-	4,324,050	-	4,324,050
Health	-	8,718	12,562	21,280
Transportation	-	-	993,477	993,477
Culture and recreation	1,477	-	-	1,477
Home and community services	150,608	1,652,635	12,977,085	14,780,328
Debt service:				
Principal	4,000	7,689	2,785,645	2,797,334
Interest and other fiscal charges	1,410	16,627	1,891,426	1,909,463
Total expenditures	<u>157,495</u>	<u>6,009,719</u>	<u>18,660,195</u>	<u>24,827,409</u>
Excess of revenues over expenditures	<u>1,794,804</u>	<u>2,502,699</u>	<u>1,521,305</u>	<u>5,818,808</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	311	884	20,973	22,168
Transfers out	<u>(104,161)</u>	<u>(56,849)</u>	<u>(1,333,463)</u>	<u>(1,494,473)</u>
Total other financing sources (uses)	<u>(103,850)</u>	<u>(55,965)</u>	<u>(1,312,490)</u>	<u>(1,472,305)</u>
Net change in fund balances	1,690,954	2,446,734	208,815	4,346,503
Fund balances—beginning	<u>4,619,743</u>	<u>1,334,869</u>	<u>6,659,126</u>	<u>12,613,738</u>
Fund balances—ending	<u>\$ 6,310,697</u>	<u>\$ 3,781,603</u>	<u>\$ 6,867,941</u>	<u>\$ 16,960,241</u>

**TOWN OF AMHERST, NEW YORK**  
**Combining Balance Sheet—Nonmajor Special District Funds**  
**December 31, 2025**

	<u>Special Revenue</u>				<u>Total Nonmajor</u>
	<u>Lighting District</u>	<u>Community Environment</u>	<u>Water District</u>	<u>Drainage District</u>	<u>Special Districts</u>
<b>ASSETS</b>					
Cash and cash equivalents	\$ 2,162,258	\$ 3,463,391	\$ 585,900	\$ 1,055,655	\$ 7,267,204
Restricted cash and cash equivalents	693,049	-	245,830	185,002	1,123,881
Receivables	-	68,746	-	440	69,186
Prepaid items	15,389	75,755	-	252,272	343,416
Total assets	<u>\$ 2,870,696</u>	<u>\$ 3,607,892</u>	<u>\$ 831,730</u>	<u>\$ 1,493,369</u>	<u>\$ 8,803,687</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 158,937	\$ 1,203,486	\$ 142,396	\$ 81,632	\$ 1,586,451
Accrued liabilities	10,859	12,445	1,978	77,947	103,229
Due to other funds	1,537	9,222	3,074	166,004	179,837
Total liabilities	<u>171,333</u>	<u>1,225,153</u>	<u>147,448</u>	<u>325,583</u>	<u>1,869,517</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Mortgage receivable	-	66,229	-	-	66,229
Total deferred inflows of resources	<u>-</u>	<u>66,229</u>	<u>-</u>	<u>-</u>	<u>66,229</u>
<b>FUND BALANCES</b>					
Nonspendable	15,389	75,755	-	252,272	343,416
Restricted	693,049	-	245,830	185,002	1,123,881
Assigned	1,990,925	2,240,755	438,452	730,512	5,400,644
Total fund balances	<u>2,699,363</u>	<u>2,316,510</u>	<u>684,282</u>	<u>1,167,786</u>	<u>6,867,941</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,870,696</u>	<u>\$ 3,607,892</u>	<u>\$ 831,730</u>	<u>\$ 1,493,369</u>	<u>\$ 8,803,687</u>

**TOWN OF AMHERST, NEW YORK**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balance—**  
**Nonmajor Special District Funds**  
**Year Ended December 31, 2025**

	<u>Special Revenue</u>				<u>Total Nonmajor Special Districts</u>
	<u>Lighting District</u>	<u>Community Environment</u>	<u>Water District</u>	<u>Drainage District</u>	
<b>REVENUES</b>					
Real property taxes	\$ 3,564,035	\$ 8,000,759	\$ 1,660,532	\$ 6,235,571	\$ 19,460,897
Departmental income	-	95,994	-	22,537	118,531
Use of money and property	56,985	104,037	25,126	53,850	239,998
Sale of property and compensation for loss	-	73,332	-	23,370	96,702
Miscellaneous	41,678	29,545	67,948	114,007	253,178
State aid	-	12,194	-	-	12,194
Total revenues	<u>3,662,698</u>	<u>8,315,861</u>	<u>1,753,606</u>	<u>6,449,335</u>	<u>20,181,500</u>
<b>EXPENDITURES</b>					
Current:					
Health	-	-	-	12,562	12,562
Transportation	723,172	-	270,305	-	993,477
Home and community services	-	8,360,845	-	4,616,240	12,977,085
Debt service:					
Principal	1,291,000	23,075	1,110,281	361,289	2,785,645
Interest and other fiscal charges	1,172,435	8,505	538,233	172,253	1,891,426
Total expenditures	<u>3,186,607</u>	<u>8,392,425</u>	<u>1,918,819</u>	<u>5,162,344</u>	<u>18,660,195</u>
Excess of revenues over expenditures	<u>476,091</u>	<u>(76,564)</u>	<u>(165,213)</u>	<u>1,286,991</u>	<u>1,521,305</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	3,945	-	9,983	7,045	20,973
Transfers out	(79,278)	(63,544)	(21,948)	(1,168,693)	(1,333,463)
Total other financing sources (uses)	<u>(75,333)</u>	<u>(63,544)</u>	<u>(11,965)</u>	<u>(1,161,648)</u>	<u>(1,312,490)</u>
Net change in fund balances	400,758	(140,108)	(177,178)	125,343	208,815
Fund balances—beginning	<u>2,298,605</u>	<u>2,456,618</u>	<u>861,460</u>	<u>1,042,443</u>	<u>6,659,126</u>
Fund balances—ending	<u>\$ 2,699,363</u>	<u>\$ 2,316,510</u>	<u>\$ 684,282</u>	<u>\$ 1,167,786</u>	<u>\$ 6,867,941</u>

**TOWN OF AMHERST, NEW YORK**  
**Combining Statement of Net Position—Internal Service Funds**  
**December 31, 2025**

	<b>Governmental Activities— Internal Service Funds</b>		
	<b>Self Insurance Fund</b>	<b>Workers' Compensation Fund</b>	<b>Total</b>
<b>ASSETS</b>			
Current assets:			
Restricted cash and cash equivalents	\$ -	\$ 1,507,943	\$ 1,507,943
Prepaid items	-	100,000	100,000
Total current assets	-	1,607,943	1,607,943
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	142,267	65,426	207,693
Accrued liabilities	-	2,148,803	2,148,803
Due to other funds	40,679	-	40,679
Total current liabilities	182,946	2,214,229	2,397,175
<b>NET POSITION</b>			
Unrestricted	(182,946)	(606,286)	(789,232)
Net position	\$ (182,946)	\$ (606,286)	\$ (789,232)

**TOWN OF AMHERST, NEW YORK**  
**Combining Statement of Revenues, Expenses, and**  
**Changes in Net Position—Internal Service Funds**  
**Year Ended December 31, 2025**

	<b>Governmental Activities— Internal Service Funds</b>		
	<b>Self Insurance Fund</b>	<b>Workers' Compensation Fund</b>	<b>Total</b>
Operating revenues:			
Contributions	\$ 2,124,188	\$ 1,866,582	\$ 3,990,770
Total operating revenues	2,124,188	1,866,582	3,990,770
Operating expenses:			
Administrative expenses	811,598	53,400	864,998
Judgments and claim expenses	1,274,796	1,167,859	2,442,655
Total operating expenses	2,086,394	1,221,259	3,307,653
Operating income	37,794	645,323	683,117
Nonoperating revenues:			
Interest income	2,229	8,748	10,977
Total nonoperating revenues	2,229	8,748	10,977
Change in net position	40,023	654,071	694,094
Net position—beginning	(222,969)	(1,260,357)	(1,483,326)
Net position—ending	\$ (182,946)	\$ (606,286)	\$ (789,232)

**TOWN OF AMHERST, NEW YORK**  
**Combining Statement of Cash Flows—Internal Service Funds**  
**Year Ended December 31, 2025**

	<b>Governmental Activities— Internal Service Funds</b>		
	<b>Self Insurance Fund</b>	<b>Workers' Compensation Fund</b>	<b>Total</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from participating funds	\$ 2,124,188	\$ 1,866,582	\$ 3,990,770
Payments for administrative fees, supporting services and judgments and claims	<u>(2,235,918)</u>	<u>(1,157,621)</u>	<u>(3,393,539)</u>
Net cash (used for) provided by operating activities	<u>(111,730)</u>	<u>708,961</u>	<u>597,231</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Receipts from other funds	<u>40,679</u>	<u>-</u>	<u>40,679</u>
Net cash provided by noncapital financing activities	<u>40,679</u>	<u>-</u>	<u>40,679</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Interest earnings	<u>2,229</u>	<u>8,748</u>	<u>10,977</u>
Net cash provided by investing activities	<u>2,229</u>	<u>8,748</u>	<u>10,977</u>
Net change in cash and cash equivalents	(68,822)	717,709	648,887
Cash and cash equivalents—beginning	<u>68,822</u>	<u>790,234</u>	<u>859,056</u>
Cash and cash equivalents—ending	<u>\$ -</u>	<u>\$ 1,507,943</u>	<u>\$ 1,507,943</u>
<b>Reconciliation of operating income to net cash (used for) provided by operating activities:</b>			
Operating income	\$ 37,794	\$ 645,323	\$ 683,117
Adjustments to reconcile operating income to net cash (used for) provided by operations:			
(Decrease) in accounts payable	(149,524)	(38,690)	(188,214)
Increase in accrued liabilities	<u>-</u>	<u>102,328</u>	<u>102,328</u>
Total adjustments	<u>(149,524)</u>	<u>63,638</u>	<u>(85,886)</u>
Net cash (used for) provided by operating activities	<u>\$ (111,730)</u>	<u>\$ 708,961</u>	<u>\$ 597,231</u>

## OTHER INFORMATION



**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Town Outside Village Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 2,915,952	\$ 2,915,952	\$ 2,915,952	\$ -
Departmental income	15,000	15,000	15,514	514
Use of money and property	11,523	11,523	47,283	35,760
Licenses and permits	3,135,000	3,135,000	5,285,793	2,150,793
Sale of property and compensation for loss	-	-	18,270	18,270
Miscellaneous	157,054	157,054	229,606	72,552
Total revenues	<u>6,234,529</u>	<u>6,234,529</u>	<u>8,512,418</u>	<u>2,277,889</u>
<b>EXPENDITURES</b>				
Current:				
General government support	219,624	24,676	-	24,676
Public safety	4,188,631	4,410,174	4,324,050	86,124
Health	8,612	8,718	8,718	-
Home and community services	1,749,423	1,721,568	1,652,635	68,933
Debt service:				
Principal	7,689	7,689	7,689	-
Interest and other fiscal charges	14,863	16,952	16,627	325
Total expenditures	<u>6,188,842</u>	<u>6,189,777</u>	<u>6,009,719</u>	<u>180,058</u>
Excess (deficiency) of revenues over expenditures	<u>45,687</u>	<u>44,752</u>	<u>2,502,699</u>	<u>2,457,947</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	12,000	12,000	884	(11,116)
Transfers out	<u>(58,357)</u>	<u>(57,422)</u>	<u>(56,849)</u>	<u>573</u>
Total other financing sources (uses)	<u>(46,357)</u>	<u>(45,422)</u>	<u>(55,965)</u>	<u>(10,543)</u>
Net change in fund balances*	(670)	(670)	2,446,734	2,447,404
Fund balances—beginning	<u>1,334,869</u>	<u>1,334,869</u>	<u>1,334,869</u>	<u>-</u>
Fund balances—ending	<u>\$ 1,334,199</u>	<u>\$ 1,334,199</u>	<u>\$ 3,781,603</u>	<u>\$ 2,447,404</u>

\* The net change in fund balances was included in the budget as a re-appropriation of prior year encumbrances.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Lighting District Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 3,564,035	\$ 3,564,035	\$ 3,564,035	\$ -
Use of money and property	38,342	38,342	56,985	18,643
Miscellaneous	<u>4,521</u>	<u>4,521</u>	<u>41,678</u>	<u>37,157</u>
Total revenues	<u>3,606,898</u>	<u>3,606,898</u>	<u>3,662,698</u>	<u>55,800</u>
<b>EXPENDITURES</b>				
Current:				
Transportation	1,568,473	1,563,883	723,172	840,711
Debt service:				
Principal	1,291,000	1,291,000	1,291,000	-
Interest and other fiscal charges	<u>1,165,685</u>	<u>1,172,435</u>	<u>1,172,435</u>	<u>-</u>
Total expenditures	<u>4,025,158</u>	<u>4,027,318</u>	<u>3,186,607</u>	<u>840,711</u>
Excess of revenues over expenditures	<u>(418,260)</u>	<u>(420,420)</u>	<u>476,091</u>	<u>896,511</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	312,838	312,838	3,945	(308,893)
Transfers out	<u>(81,053)</u>	<u>(78,893)</u>	<u>(79,278)</u>	<u>(385)</u>
Total other financing sources (uses)	<u>231,785</u>	<u>233,945</u>	<u>(75,333)</u>	<u>(309,278)</u>
Net change in fund balances*	(186,475)	(186,475)	400,758	587,233
Fund balances—beginning	<u>2,298,605</u>	<u>2,298,605</u>	<u>2,298,605</u>	<u>-</u>
Fund balances—ending	<u>\$ 2,112,130</u>	<u>\$ 2,112,130</u>	<u>\$ 2,699,363</u>	<u>\$ 587,233</u>

\* The net change in fund balances was included in the budget as an appropriation of fund balance and a re-appropriation of prior year encumbrances.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Community Environment Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 8,000,759	\$ 8,000,759	\$ 8,000,759	\$ -
Departmental income	60,000	60,000	95,994	35,994
Use of money and property	63,420	63,420	104,037	40,617
Sale of property and compensation for loss	76,761	76,761	73,332	(3,429)
Miscellaneous	26,395	26,395	29,545	3,150
State aid	-	82,277	12,194	(70,083)
Total revenues	<u>8,227,335</u>	<u>8,309,612</u>	<u>8,315,861</u>	<u>6,249</u>
<b>EXPENDITURES</b>				
Current:				
Health	41,282	37,831	-	37,831
Home and community services	8,694,258	8,807,411	8,360,845	446,566
Debt service:				
Principal	23,075	23,075	23,075	-
Interest and other fiscal charges	8,505	8,505	8,505	-
Total expenditures	<u>8,767,120</u>	<u>8,876,822</u>	<u>8,392,425</u>	<u>484,397</u>
Excess (deficiency) of revenues over expenditures	<u>(539,785)</u>	<u>(567,210)</u>	<u>(76,564)</u>	<u>490,646</u>
<b>OTHER FINANCING USES</b>				
Transfers in	1,785	1,785	-	(1,785)
Transfers out	<u>(62,000)</u>	<u>(62,000)</u>	<u>(63,544)</u>	<u>(1,544)</u>
Total other financing uses	<u>(60,215)</u>	<u>(60,215)</u>	<u>(63,544)</u>	<u>(3,329)</u>
Net change in fund balances*	(600,000)	(627,425)	(140,108)	487,317
Fund balances—beginning	<u>2,456,618</u>	<u>2,456,618</u>	<u>2,456,618</u>	<u>-</u>
Fund balances—ending	<u>\$ 1,856,618</u>	<u>\$ 1,829,193</u>	<u>\$ 2,316,510</u>	<u>\$ 487,317</u>

\* The net change in fund balances was included in the budget as an appropriation of fund balance.

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Water District Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<b>REVENUES</b>				
Real property taxes	\$ 1,660,532	\$ 1,660,532	\$ 1,660,532	\$ -
Use of money and property	17,361	17,361	25,126	7,765
Miscellaneous	-	-	67,948	67,948
Total revenues	<u>1,677,893</u>	<u>1,677,893</u>	<u>1,753,606</u>	<u>75,713</u>
<b>EXPENDITURES</b>				
Current:				
Home and community services	246,082	241,815	270,305	(28,490)
Debt service:				
Principal	1,110,281	1,110,281	1,110,281	-
Interest and other fiscal charges	<u>534,733</u>	<u>538,233</u>	<u>538,233</u>	<u>-</u>
Total expenditures	<u>1,891,096</u>	<u>1,890,329</u>	<u>1,918,819</u>	<u>(28,490)</u>
Excess of revenues over expenditures	<u>(213,203)</u>	<u>(212,436)</u>	<u>(165,213)</u>	<u>47,223</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	233,703	233,703	9,983	(223,720)
Transfers out	<u>(20,500)</u>	<u>(21,267)</u>	<u>(21,948)</u>	<u>(681)</u>
Total other financing sources (uses)	<u>213,203</u>	<u>212,436</u>	<u>(11,965)</u>	<u>(224,401)</u>
Net change in fund balances	-	-	(177,178)	(177,178)
Fund balances—beginning	<u>861,460</u>	<u>861,460</u>	<u>861,460</u>	<u>-</u>
Fund balances—ending	<u>\$ 861,460</u>	<u>\$ 861,460</u>	<u>\$ 684,282</u>	<u>\$ (177,178)</u>

**TOWN OF AMHERST, NEW YORK**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances—**  
**Budget and Actual—Drainage District Fund**  
**Year Ended December 31, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Real property taxes	\$ 6,235,571	\$ 6,235,571	\$ 6,235,571	\$ -
Departmental income	12,000	12,000	22,537	10,537
Use of money and property	36,476	36,476	53,850	17,374
Sale of property and compensation for loss	-	-	23,370	23,370
Miscellaneous	84,716	84,716	114,007	29,291
Total revenues	<u>6,368,763</u>	<u>6,368,763</u>	<u>6,449,335</u>	<u>80,572</u>
<b>EXPENDITURES</b>				
Current:				
Health	26,000	38,850	12,562	26,288
Home and community services	4,858,316	4,845,081	4,616,240	228,841
Debt service:				
Principal	361,289	361,289	361,289	-
Interest and other fiscal charges	171,754	172,253	172,253	-
Total expenditures	<u>5,417,359</u>	<u>5,417,473</u>	<u>5,162,344</u>	<u>255,129</u>
Excess of revenues over expenditures	<u>951,404</u>	<u>951,290</u>	<u>1,286,991</u>	<u>335,701</u>
<b>OTHER FINANCING USES</b>				
Transfers in	37,561	37,561	7,045	(30,516)
Transfers out	(1,128,000)	(1,127,886)	(1,168,693)	(40,807)
Total other financing uses	<u>(1,090,439)</u>	<u>(1,090,325)</u>	<u>(1,161,648)</u>	<u>(71,323)</u>
Net change in fund balances*	(139,035)	(139,035)	125,343	264,378
Fund balances—beginning	<u>1,042,443</u>	<u>1,042,443</u>	<u>1,042,443</u>	<u>-</u>
Fund balances—ending	<u>\$ 903,408</u>	<u>\$ 903,408</u>	<u>\$ 1,167,786</u>	<u>\$ 264,378</u>

\* The net change in fund balances was included in the budget as an appropriation of fund balance and a re-appropriation of prior year encumbrances.

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### **INDEPENDENT AUDITORS' 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**

Honorable Town Board  
Town of Amherst, 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 governmental activities, the business-type activity, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Amherst, New York (the "Town") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated April 27, 2026. Our report includes a reference to other auditors who audited the financial statements of the Town of Amherst Industrial Development Agency and the Town of Amherst Development Corporation, as described in our report on the Town's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

#### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting ("internal control") as a basis of 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 Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town'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 Town's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town'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 Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Drescher & Malecki LLP*

April 27, 2026