REDEVELOPMENT AUTHORITY OF MONROE COUNTY

Financial Statements, Independent Auditor's Report and Supplementary Information

December 31, 2024

CAMPBELL, RAPPOLD & YURASITS LLP
Certified Public Accountants
1033 South Cedar Crest Boulevard Allentown, PA 18103

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
DECEMBER 31, 2024
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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Redevelopment Authority of Monroe County
Stroudsburg, PA

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Redevelopment Authority of Monroe County, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Redevelopment Authority of Monroe County's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Redevelopment Authority of Monroe County, as of December 31, 2024, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Redevelopment Authority of Monroe County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit 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 Redevelopment Authority of Monroe County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic and historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Redevelopment Authority of Monroe County's basic financial statements. The accompanying combining schedules on pages 28 - 37 and schedule of expenditures of federal awards on page 39, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates 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 combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 17, 2025 on our consideration of Redevelopment Authority of Monroe County'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 Redevelopment Authority of Monroe County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Redevelopment Authority of Monroe County's internal control over financial reporting and compliance.

Campbell, Rappold & Yurasits LLP

September 17, 2025

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
ASSETS	
Current Assets:	
Cash	$ 2,418,098
Receivables	
Grants	84,359
Loan	110,000
Accrued Interest	56,971
Inventory	3,749
Due from Other Funds	27,751
Total Current Assets	2,700,928
Noncurrent Assets:	
Leasehold Improvements	10,869
Machinery and Equipment	111,422
Right of Use Asset	80,211
Less: Accumulated Depreciation	(70,560)
Total Noncurrent Assets	131,942
TOTAL ASSETS	2,832,870
Deferred Outflows of Resources	
Prepaid Expenses	17,580
Total Deferred Outflows of Resources	17,580
LIABILITIES	
Current Liabilities:	
Accounts Payable	170,124
Due to Other Funds	42,978
Current Portion of Lease Obligation	14,579
Total Current Liabilities	227,681
Noncurrent Liabilities:	
Lease Obligations	63,457
Compensated Absences	8,988
Total Noncurrent Liabilities	72,445
TOTAL LIABILITIES	300,126
Deferred Inflows of Resources	
Deferred Revenue	1,312,771
Total Deferred Inflows of Resources	1,312,771
NET POSITION	
Invested in Capital Assets	131,942
Restricted	1,196,524
Unrestricted	(90,913)
TOTAL NET POSITION	$ 1,237,553

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities:				
Affordable Housing Act 137	$ 239,683	$ -	$ 243,174	$ 3,491
Boroughs' CDBG Funds	311,120	-	311,009	(111)
Home Program Funds	14,799	-	-	(14,799)
Land Bank	4,476	-	-	(4,476)
Local Share Program	9,238	-	-	(9,238)
Monroe County CDBG Funds	541,702	-	555,366	13,664
PHARE Fund	30,461	-	30,451	(10)
Revolving Fund	175,487	56,293	-	(119,194)
Weatherization Funds	1,136,404	38,321	996,482	(101,601)
Whole Home Repair Fund	383,501	-	383,501	-
Unallocated Depreciation Expense	15,424	-	-	(15,424)
Total Governmental Activities	2,862,295	94,614	2,519,983	(247,698)
General Revenues:				
Interest				38,910
Conditional Grant Repayments				1,825
Miscellaneous Income				105,104
Sale of Assets				6,422
Transfers In (Out)				-
Total General Revenues and Transfers				152,261
Change in Net Position				(95,437)
Net Position				1,332,990
Net Position - Ending				$ 1,237,553

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
BALANCE SHEET – GOVERNMENTAL FUNDS
AS OF DECEMBER 31, 2024

	Revolving Fund	Land Bank Fund	Economic Development Fund	Affordable Housing/ Act 137 Funds	Stroudsburg Main Street Fund	Monroe County CDBG Funds	Boroughs' CDBG Funds
ASSETS							
Cash	$ 172,755	$ 90,139	$ 453,641	$ 2,913	$ 110,901	$ 97,913	$ 25,713
Receivables							
Grants	-	-	-	2,910	-	45,206	10,130
Loan	-	-	110,000	-	-	-	-
Accrued Interest	-	-	56,971	-	-	-	-
Inventory	-	-	-	-	-	-	-
Due from Other Funds	2,091	-	-	-	-	-	-
TOTAL ASSETS	$ 174,846	$ 90,139	$ 620,612	$ 5,823	$ 110,901	$ 143,119	$ 35,843
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts Payable	$ 23,328	$ -	$ -	$ -	$ -	$ 38,129	$ 9,396
Due to Other Funds	9,612	-	-	-	-	-	-
TOTAL LIABILITIES	32,940	-	-	-	-	38,129	9,396
Deferred Inflows of Resources							
Unearned Revenues	80,000	-	-	-	-	355	25
Total Deferred Inflows of Resources	80,000	-	-	-	-	355	25
FUND BALANCES							
Restricted	-	90,139	620,612	5,823	110,901	104,635	25,688
Unassigned	61,906	-	-	-	-	-	734
TOTAL FUND BALANCES	61,906	90,139	620,612	5,823	110,901	104,635	26,422
TOTAL LIABILITIES AND FUND BALANCES	$ 174,846	$ 90,139	$ 620,612	$ 5,823	$ 110,901	$ 143,119	$ 35,843

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
BALANCE SHEET – GOVERNMENTAL FUNDS (CONTINUED)
AS OF DECEMBER 31, 2024

	Local Share Program Fund	Weatherization Funds	Whole Home Repairs Fund	Home Program Funds	RDS Rehab Fund	PHARE Fund	PDA Funds	Total Governmental Funds
ASSETS								
Cash	$ 76,367	$ 134,446	$ 1,091,077	$ 158	$ 12,021	$ 150,000	$ 54	$ 2,418,098
Receivables								
Grants	-	26,113	-	-	-	-	-	84,359
Loan	-	-	-	-	-	-	-	110,000
Accrued Interest	-	-	-	-	-	-	-	56,971
Inventory	-	3,749	-	-	-	-	-	3,749
Due from Other Funds	-	23,877	-	1,707	-	76	-	27,751
TOTAL ASSETS	$ 76,367	$ 188,185	$ 1,091,077	$ 1,865	$ 12,021	$ 150,076	$ 54	$ 2,700,928
LIABILITIES AND FUND BALANCES								
LIABILITIES								
Accounts Payable	$ -	$ 97,529	$ 1,742	$ -	$ -	$ -	$ -	$ 170,124
Due to Other Funds	-	33,366	-	-	-	-	-	42,978
TOTAL LIABILITIES	-	130,895	1,742	-	-	-	-	213,102
Deferred Inflows of Resources								
Unearned Revenues	-	41,313	1,040,678	-	400	150,000	-	1,312,771
Total Deferred Inflows of Resources	-	41,313	1,040,678	-	400	150,000	-	1,312,771
FUND BALANCES								
Restricted	76,367	100,086	48,657	1,865	11,621	76	54	1,196,524
Unassigned	-	(84,109)	-	-	-	-	-	(21,469)
TOTAL FUND BALANCES	76,367	15,977	48,657	1,865	11,621	76	54	1,175,055
TOTAL LIABILITIES AND FUND BALANCES	$ 76,367	$ 188,185	$ 1,091,077	$ 1,865	$ 12,021	$ 150,076	$ 54	$ 2,700,928

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2024

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS		$ 1,175,055
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is $122,292 and the accumulated depreciation is $69,803.		52,489
Right of use assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the asset is $80,211 and the accumulated amortization is $758.		79,453
Prepaid insurance is not recorded on the governmental balance sheet because it is not completely expensed within the sixty days using the modified accrual basis of accounting.		17,580
Long-term liabilities, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:		
Right of Use Lease Obligation	(78,036)	
Compensated Absences	(8,988)	
		(87,024)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 1,237,553

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Revolving Fund	Land Bank Fund	Economic Development Fund	Affordable Housing/ Act 137 Funds	Stroudsburg Main Street Fund	Monroe County CDBG Funds	Boroughs' CDBG Funds
REVENUES							
Intergovernmental Revenues							
Federal Funding	$ -	$ -	$ -	$ -	$ -	$ 513,649	$ 311,009
State Funding	-	-	-	-	-	-	-
Local Funding	-	-	-	243,174	-	41,717	-
Interest	-	-	3,064	-	-	-	-
Sale of Assets	-	6,422	-	-	-	-	-
Conditional Grant Repayments	-	-	-	-	-	-	-
Administrative Fees	56,293	-	-	-	-	-	-
Miscellaneous Revenue	-	1,764	-	-	-	47,855	-
TOTAL REVENUES	56,293	8,186	3,064	243,174	-	603,221	311,009
EXPENDITURES							
Program Expenses	166,759	-	-	218,013	-	450,413	257,359
Administrative Expenses	15,601	4,476	-	21,670	-	91,289	53,761
TOTAL EXPENDITURES	182,360	4,476	-	239,683	-	541,702	311,120
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(126,067)	3,710	3,064	3,491	-	61,519	(111)
OTHER FINANCING SOURCES (USES)							
Transfers In	-	-	-	-	-	793,786	-
Transfers Out	(1,214)	-	-	-	-	(792,572)	-
Total Other Financing Sources (Uses)	(1,214)	-	-	-	-	1,214	-
Net Change in Fund Balances	(127,281)	3,710	3,064	3,491	-	62,733	(111)
Fund Balances, January 1	189,187	86,429	617,548	2,332	110,901	41,902	26,533
FUND BALANCES, DECEMBER 31	$ 61,906	$ 90,139	$ 620,612	$ 5,823	$ 110,901	$ 104,635	$ 26,422

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2024

	Local Share Program Fund	Weatherization Funds	Whole Home Repairs Fund	Home Program Funds	RDS Rehab Fund	PHARE Fund	PDA Funds	Total Governmental Funds
REVENUES								
Intergovernmental Revenues								
Federal Funding	$ -	$ 996,482	$ 383,501	$ -	$ -	$ -	$ -	$ 2,204,641
State Funding	-	-	-	-	-	30,451	-	30,451
Local Funding	-	-	-	-	-	-	-	284,891
Interest	-	2,434	33,412	-	-	-	-	38,910
Sale of Assets	-	-	-	-	-	-	-	6,422
Conditional Grant Repayments	-	-	-	-	1,825	-	-	1,825
Administrative Fees	-	38,321	-	-	-	-	-	94,614
Miscellaneous Revenue	55,485	-	-	-	-	-	-	105,104
TOTAL REVENUES	55,485	1,037,237	416,913	-	1,825	30,451	-	2,766,858
EXPENDITURES								
Program Expenses	9,238	1,051,359	373,827	14,799	-	29,846	-	2,571,613
Administrative Expenses	-	81,660	9,674	-	-	615	-	278,746
TOTAL EXPENDITURES	9,238	1,133,019	383,501	14,799	-	30,461	-	2,850,359
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	46,247	(95,782)	33,412	(14,799)	1,825	(10)	-	(83,501)
OTHER FINANCING SOURCES (USES)								
Transfers In	-	22,474	-	-	-	-	-	816,260
Transfers Out	-	(22,474)	-	-	-	-	-	(816,260)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-
Net Change in Fund Balances	46,247	(95,782)	33,412	(14,799)	1,825	(10)	-	(83,501)
Fund Balances, January 1	30,120	111,759	15,245	16,664	9,796	86	54	1,258,556
FUND BALANCES, DECEMBER 31	$ 76,367	$ 15,977	$ 48,657	$ 1,865	$ 11,621	$ 76	$ 54	$ 1,175,055

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Net Change in Fund Balances - Governmental Funds		$ (83,501)
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		
Capital Outlay	$ 6,629	
Less: Depreciation Expense	(15,424)	
		(8,795)
Repayment of lease obligations is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		2,176
Change in prepaid insurance that is not accrued for the modified accrual basis of accounting		(7,813)
In the statement of activities, certain operating expenses -- compensated absences (vacations) and special termination benefits (early retirement) and pensions -- are measured by the amount of benefit earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used. This amount represents the difference between the amount earned versus the amount used.		2,496
Change in Net Position of Governmental Activities		$ (95,437)

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF NET POSITION
FIDUCIARY FUND
AS OF DECEMBER 31, 2024

	Escrow Account
ASSETS	
Cash and Cash Equivalents	$ 118,819
Interfund Receivable	15,227
Total Assets	$ 134,046
LIABILITIES AND NET POSITION	
Liabilities	
Accounts Payable	$ -
Total Liabilities	-
Deferred Inflows of Resources	
Unearned Revenues	-
Total Deferred Inflows of Resources	-
Net Position	
Assigned	134,046
Total Net Position	134,046
Total Liabilities and Net Position	$ 134,046

The accompanying notes are an integral part of these financial statements.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

	Escrow Account
REVENUES	
Interest	$ 4,286
Miscellaneous	73
Total Revenues	4,359
EXPENDITURES	
Program Expenses	-
Administrative Expenses	-
Total Expenditures	-
Excess of Revenue over Expenditures	4,359
OTHER FINANCING SOURCES AND USES	
Transfers In (Out)	-
Total Other Financing Sources and Uses	-
Change in Net Position	4,359
Net Position, January 1	129,687
Net Position, December 31	$ 134,046

The accompanying notes are an integral part of these financial statements.

1. Entity

The Redevelopment Authority of Monroe County (the "Authority") is a separate state entity authorized to acquire, construct, improve, maintain and operate projects within the Commonwealth of Pennsylvania, the County of Monroe and its municipalities which receive federal, state, and local funds. The Authority was incorporated December 6, 1955 under the Urban Redevelopment Law, Act No. 385.

The criteria for including organizations as component units within the Authority's reporting entity, as set forth in Section 2100 of GASB's Codification of Governmental Accounting and Financial Reporting Standards, include whether:

- The Authority is legally separate (can sue and be sued in their own name)
- The Authority holds the corporate powers of the organization
- The Monroe County Commissioners appoint a voting majority of the organization's board
- The Authority is able to impose its will on the organization
- The Authority has the potential to impose a financial benefit/burden on the organization
- There is fiscal dependency by the organization on the Authority

Based on the aforementioned criteria, the Authority has no component units.

The Authority is included as a component unit in the County of Monroe's financial statements.

2. Summary of Significant Accounting Policies

The financial statements of the Redevelopment Authority of Monroe County have been prepared in conformity with 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 Redevelopment Authority of Monroe County's accounting policies are described below:

Fund Accounting

The accounts of the Redevelopment Authority of Monroe County are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, and other financing sources and uses, as appropriate. Resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent.

Basis of Presentation

The Authority's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

2. Summary of Significant Accounting Policies (Continued)

Basis of Presentation (Continued)

Government-wide Statements: Government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Authority as a whole. As a general rule the effect of interfund activity has been eliminated from these statements. Governmental activities which normally are supported by intergovernmental revenues and other non-exchange transactions, are reported separately in the government-wide financial statements.

The statement of net position presents the financial condition of the governmental activity of the Authority at year end. The statement of activities presents a comparison between direct expenses and program revenues for each fund of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular fund. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular fund. Revenues that are not classified as program revenues, including mortgage and grant payoffs, are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental fund is self-financing or draws from the general fund of the Authority.

Fund Financial Statements

The Authority segregates transactions related to certain functions or activities to separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements are presented for governmental activities. These statements present each major fund as a separate column on the fund financial statements.

Governmental funds are those funds through which most governmental functions typically are financed. The measurement focus of governmental funds is on the sources, uses and balance of current financial resources.

The Authority has presented the following major governmental funds:

General Fund - (Revolving Fund) – is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds - (Project Funds) - used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects) that are legally restricted to expenditures for specified purposes.

The Authority's major special revenue funds includes the Economic Development Fund, Monroe County CDBG Funds, Boroughs' CDBG Funds, Weatherization Funds, Whole Home Repair Fund and PHARE Fund.

Additionally, the Authority's non-major special revenue funds includes the Affordable Housing/Act 137 Funds, Stroudsburg Main Street Fund, Local Share Program Fund, Home Program Funds, Land Bank Fund, RDS Rehab Fund and PDA Funds.

2. Summary of Significant Accounting Policies (Continued)

Fund Financial Statements (Continued)

The Authority's Fiduciary Fund accounts for the RDA – Line of Credit:

RDA – Line of Credit – (Escrow Account) – is used to account for all transfers associated with grant revenue used to cover related expenses in respective funds.

Fund Balance Reserves

The fund balance of Governmental Fund Types and the Fiduciary Fund are classified in three separate categories. The categories, and their general meanings, are as follows:

- Restricted fund balance – indicates the portion of the fund balance that is constrained to specific purposes by their providers (such as grantors, bondholders, and higher level of government), through constitutional provisions, or by enabling legislation.

- Assigned fund balance – indicates the portion of the fund balance that has been appropriated for specific purposes.

- Unassigned fund balance – indicates the portion of the fund balance that is available for appropriation and expenditures, in future periods.

Measurement Focus and Basis of Accounting

The Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as are the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Net position (total assets less total liabilities) are used as a practical measure of economic resources and the operating statement includes all transactions and events that increased or decreased net position. Depreciation is charged as expense against current operations and accumulated depreciation is reported on the statement of net position.

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. Revenue from federal, state and other grants designated for payment of specific Authority expenditures are recognized when the related expenditures are incurred; accordingly, when such funds are received, they are recorded as deferred revenues until earned. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences are recorded only when payment is due.

2. Summary of Significant Accounting Policies (Continued)

Cash

Cash on the Statement of Net Position is considered to be cash on hand, demand deposits, and cash with fiscal agent.

Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivables balances for governmental activities include grants. If accounts become uncollectible, they will be charged to operations when that determination is made.

Mortgage Receivable

The Authority receives federal funding to issue grants and loans to refurbish blighted properties. The Authority places a lien on the property to collateralize the loan portion. Repayment of loan principal occurs at the time title changes prior to the seven-year forgiveness period, the homeowner must repay a prorated amount of the grant back to the Authority. Repayment of grant and loan amount are recorded as revenue when the payment occurs and monies are reused in the program, therefore the balance is not recorded on the financial statements. The receivable at December 31, 2024 was $1,909,127.

Interfund Transactions

Flows of cash or goods from one fund to another without a requirement for repayment are reported as Inter-fund transfers. Inter-fund transfers are reported as other financing sources/uses in governmental funds and after non-operating revenues/expenses in the enterprise fund.

On fund financial statements, short-term inter-fund loans are classified as due from other funds and due to other funds. These amounts are eliminated in the statement of net position, except for amounts due between governmental and business-type activities or governmental and agency funds, which are presented as internal balances.

Inventory

Inventory consists of parts and supplies within the weatherization programs and is valued at cost. Total inventory as of December 31, 2024 was $3,749.

Prepaid Expenses

In the government-wide financial statements, prepaid expenses are recorded as assets in the specific governmental fund in which future benefits will be derived.

2. Summary of Significant Accounting Policies (Continued)

Capital Assets Being Depreciated

Capital assets, which include leasehold improvements and equipment, are reported in the applicable governmental activity column in the government-wide financial statements. Capital assets are defined by the Authority as assets with the initial, individual cost of more than $1,000 and an estimated useful life in excess of one year. Donated capital assets are recorded at estimated fair market value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Leasehold Improvement	15 - 27 years
Machinery and equipment	3 - 5 years
Vehicles and transportation equipment	5 years

Right of Use Assets

In government-wide financial statements, right of use assets are reported net of amortization and valued at the future minimum lease payments. Amortization is based on the contract and/or estimated replacement of the assets.

Leases

The Authority recognizes a lease liability and intangible right of use asset on the Statement of Financial Position for lease asset and liabilities with an initial individual value of $10,000 or more.

At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. Key estimates and judgments related to leases included how the Authority determined the discount rate it used to discount the expected lease payments to present value, lease term and lease payments.

The Authority as a lessee will use the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Authority will use the 10-year treasury rate.

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

2. Summary of Significant Accounting Policies (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of net position 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 and so will not be recognized as an inflow of resources (revenue) until then.

Compensated Absences

The Authority accounts for compensated absences (e.g., unused vacation, sick leave) as directed by Governmental Accounting Standards Board Statement No. 101 (GASB 101), *Compensated Absences*. A liability for compensated absences attributable to services already rendered and not contingent on a specific event that is outside the control of the employer and employee is accrued as employees earn the rights to the benefits.

The Authority's policy for accrual of compensated absences is to allow full-time employees to accrue sick leave and vacation leave based on their tenure at the Authority as explained in the employee manual. The value of compensated absences at the end of the year is calculated by multiplying the number of accumulated hours by each employee pay rate as of the end of the year.

In accordance with GAAP, for the governmental funds, in the Fund Financial Statements, all of the compensated absences are considered long-term and therefore, are not a fund liability and represents a reconciling item between the fund level and government-wide presentations.

Deferred Revenue

Deferred revenue arises as a result from revenues being collected in advance of the fiscal year to which they apply.

Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority's policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Budgets and Budgetary Accounting

The Authority's budget is prepared primarily on a cash basis and includes appropriations to cover prior and anticipated current encumbrances. Budgets are approved by the Authority's Board of Directors which contains estimated revenues adequate to fully fund appropriations. Annual operating budgets are legally adopted for each fund respectively.

2. Summary of Significant Accounting Policies (Continued)

Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America required management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

New Accounting Standard

In June 2022, the Governmental Accounting Standards Board issued GASB Statement No. 101, *Compensated Absences*, which updated the recognition and measurement guidance for compensated absences under a unified model. This statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled through noncash means and establishes guidance for measuring a liability for leave that has not been used. It is also updated disclosure requirements for compensated absences.

The Authority has determined that the implementation of the accounting standard update does not impact the financial statements. Therefore, there were no required prior period adjustments.

3. Cash

The Pennsylvania Legislature enacted a specific provision of the Municipal Authorities Act (the “Act”) to cover the investment of authorities’ funds. The Act authorizes specific types of investments for authorities, including U.S. Government securities and bank accounts such as savings accounts, time deposits, or shared accounts. Bank accounts must, however, either be insured by the Federal Deposit Insurance Corporation (FDIC), or, any balances exceeding the FDIC’s coverage amount must be collateralized by the Authority and depositary institutions.

The deposit and investment policy of the Authority adheres to the statutes of the Commonwealth. Deposits of the Authority are either maintained in demand deposits or are held in bank money market accounts. There were no deposit or investment transactions during the year that were in violation of either the Commonwealth’s statutes or the policy of the Authority.

At December 31, 2024, the carrying amount of the Authority’s book balances totaled $2,536,817 and the corresponding bank balances were $2,587,421 of which $500,000 was insured by the Federal Deposit Insurance Corporation (“FDIC”); the uninsured bank balances of $2,087,421 were collateralized, as described below.

3. Cash (Continued)

Under Act No. 72 of the 1972 Session of the Pennsylvania General Assembly (the "Act of 72"), financial institutions were granted the authority to secure the deposits of public bodies by pledging a pool of assets, as defined in the Act of 72, to cover all public funds deposited in excess of FDIC limits. The uninsured bank balances of the Authority in the amount of $2,087,421 were collateralized by this pool of assets maintained by the Authority's depository institutions.

In addition, the Authority included in cash, amounts held on hand in petty cash. At December 31, 2024, the petty cash balance was $100.

4. Loan Receivable

One of the functions of the Authority is to receive federal and state grants for the subsequent disbursement to local businesses for the purpose of economic development. The businesses are selected by the form of application by the local businesses and subsequent approval by the Monroe County Commissioners. The following is the activity of current economic development loans:

	Balance Jan. 1, 2024	Increases	Decreases	Balance Dec. 31, 2024
PM Economic Development Corporation	$ 110,000	$ -	$ -	$ 110,000

The following table lists the interest rates and maturity dates of the economic loans receivable:

Company	Interest Rate	Maturity
PM Economic Development Corporation	2.75%	3/1/2027

Accrued interest, at December 31, 2024 was $56,971.

5. Inter-fund Receivables and Payables

Inter-fund receivable and payable balances as of December 31, 2024 are follows:

	Due From Other Funds	Due to Other Funds
Governmental Funds		
County Home Program 2013	$ 1,707	$ -
Weatherization		
County Weatherization	2,456	9,466
DOE BIL	3,571	-
LIHEAP 2022 - 2023	17,850	-
LIHEAP 2023 - 2024	-	8,944
LIHEAP 2024 - 2025	-	14,956
PHARE Funds	76	-
Revolving Fund	2,091	9,612
Fiduciary Funds		
Escrow Account	15,227	-
	$ 42,978	$ 42,978

Transfers between funds for year ended December 31, 2024 are as follows:

	Transfers from Other Funds	Transfers to Other Funds
Governmental Funds		
Monroe County CDBG Programs		
Deposit Account	$ 792,572	$ 792,572
CDBG 2015	375	-
CDBG 2016	389	-
CDBG 2017	450	-
Weatherization		
County Weatherization	-	15,647
DOE 2022 - 2023	-	4,949
DOE 2024 - 2025	19,646	-
LIHEAP 2020 - 2021	-	2,828
LIHEAP CARES	2,828	-
Revolving Fund	-	264
	$ 816,260	$ 816,260

6. Capital Asset

Capital asset activity for the year ended December 31, 2024 was as follows:

	Balance Jan. 1, 2024	Additions	Retirements	Balance Dec. 31, 2024
Governmental Activities:				
Capital Assets Being Depreciated				
Leasehold Improvements	$ 10,869	$ -	$ -	$ 10,869
Machinery and Equipment	117,652	6,628	(12,858)	111,422
Vehicles	21,798	-	(21,798)	-
Intangible Right of Use Equipment	-	80,211	-	80,211
Total Capital Assets Being Depreciated	150,319	86,839	(34,656)	202,502
Total Historical Cost	150,319	86,839	(34,656)	202,502
Less Accumulated Depreciation for:				
Land Improvements	(2,433)	(395)	-	(2,828)
Machinery and Equipment	(65,561)	(14,271)	12,858	(66,974)
Vehicles	(21,798)	-	21,798	-
Intangible Right of Use Equipment	-	(758)	-	(758)
Total Accumulated Depreciation	(89,792)	(15,424)	34,656	(70,560)
Government Activity Capital Assets, Net	$ 60,527	$ 71,415	$ -	$ 131,942

Depreciation expense for revolving fund was $15,424 in 2024.

7. Noncurrent Liabilities

The Authority incurs lease obligations to provide the right to use several vehicles.

The Authority also incurs noncurrent liabilities for compensated absences. The Authority incurs an obligation to pay employees compensation at some future time, retirement or termination of employment.

The following is a summary of changes in noncurrent liabilities for the year ended December 31, 2024:

	Balance 1/1/2024	Additions	Reductions	Balance 12/31/2024	Amount Due Within One Year
Lease Obligations	$ -	$ 80,211	$ (2,175)	$ 78,036	$ 14,579
Compensated Absences	11,489		(2,501)	8,988	-
	$ 11,489	$ 80,211	$ (4,676)	$ 87,024	$ 14,579

7. Noncurrent Liabilities (Continued)

Lease Obligations

The Authority has entered into several lease obligations summarized below:

Description	Date	Payment Terms	Payment Amount	Interest Rate	Total Lease Liability	Balance 12/31/2024
Truck	11/30/2024	60 Months	$ 847	4.63%	$ 45,481	$ 43,958
Truck	12/30/2024	60 Months	652.53	4.99%	34,730	34,078
						$ 78,036

The future principal and interest lease payments as of December 31, 2024, are as follows:

	Principal	Interest	Total
Year Ending December 31,			
2025	$ 14,579	$ 3,418	$ 17,997
2026	15,292	2,706	17,998
2027	16,041	1,958	17,999
2028	16,826	1,173	17,999
2029	15,298	353	15,651
	$ 78,036	$ 9,608	$ 87,644

See note 6 for value associated with the right of use asset and accumulated depreciation as of December 31, 2024.

8. Defined Contribution Pension Plan

Plan Description

The Authority participates in a cash balance, defined contribution pension plan controlled by the provisions of Resolution No. 3/13/13 adopted pursuant to Act 15 of 1974 and administered by the Pennsylvania Municipal Retirement System (PMRS). The PMRS is an agency created by the Commonwealth of Pennsylvania and administered in accordance with the Pennsylvania Municipal Retirement Law (PMRL), 53 P.S. 881.101 et seq. (Retirement Law) for its municipal employees. The Redevelopment Authority is bound by all the requirements and provisions of the Retirement Law and the Municipal Pension Plan Funding Standard and Recovery Act, 53 P.S. 895.101 et seq., and assumes all obligations, financial and otherwise, placed upon member municipalities. PMRS is a tax-qualified multiple employer retirement system in which the PMRS permits each municipality to establish and maintain a tax-qualified retirement plan pursuant to IRC Section 401(a). PMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.pmrs.state.pa.us.

The plan provides retirement, disability and death benefits to all employees after one year of service.

The plan requires contributions by the Authority in an amount equal to 5% of the employee's compensation as defined by the plan regardless if the employee contributes to the plan. The Authority contributed $19,175 for the year ended December 31, 2024.

9. Contingencies

The Authority receives Federal and State Grants for specific purposes that are subject to review and audit by Federal and State agencies. Such audits could result in a request for reimbursement by the Federal and State agencies for expenditures disallowed under the terms and conditions of the appropriate agency. In the opinion of the Authority's management, such disallowances, if any, will not be significant to the Authority's basic purpose financial statements.

10. Commitments

The Authority leases office space under a long-term lease agreement expiring 2027 with a yearly lease payment of $1. Additionally, the Authority leases garage space on a yearly basis with monthly payments of $1,085. Lease payments are recognized as expenditures when paid.

11. Fund Balance

The fund balances have been categorized based on the relative strength of the spending constraints placed on the purpose for which the resources can be used, as follows:

	Restricted	Assigned	Unassigned
Affordable Housing Act 137Funds	$ 5,823	$ -	$ -
Boroughs' CDBG Funds	25,688	-	734
Economic Development Fund	620,612	-	-
Escrow Account Fund	-	134,046	-
Home Program Funds	1,865	-	-
Land Bank Fund	90,139	-	-
Local Share Program Funds	76,367	-	-
Monroe County CDBG Funds	104,635	-	-
PHARE Fund	76	-	-
PDA Funds	54	-	-
RDS Rehab Fund	11,621	-	-
Revolving Fund	-	-	61,906
Stroudsburg Main Street Fund	110,901	-	-
Weatherization Funds	100,086	-	(84,109)
Whole Home Repair Fund	48,657	-	-
Totals	$ 1,196,524	$ 134,046	$ (21,469)

12. Subsequent Events

In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition for disclosure through September 17, 2025, the date the financial statements were available to be issued, and has determined that with the exception of the item noted below, no material subsequent events exist that require recognition or disclosure.

Effective February 2025, the Authority entered into a lease obligation agreement for a vehicle. The lease obligation price was $50,559 with an interest rate of 4.18%. The first payment was due February 2025 with monthly payments through the maturity date of January 2030.

OTHER SUPPLEMENTARY INFORMATION

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING BALANCE SHEET - MONROE COUNTY CDBG FUNDS
AS OF DECEMBER 31, 2024

	Deposit Account	Demolition Fund	CDBG Fund	2015	2016	2017	2019	2020	2021	2022	2023	Total
ASSETS												
Cash	$ 10,611	$ 355	$ 86,947	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 97,913
Grant Receivable	-	-	-	-	-	-	-	-	43,907	1,299	-	45,206
Total Assets	$ 10,611	$ 355	$ 86,947	$ -	$ -	$ -	$ -	$ -	$ 43,907	$ 1,299	$ -	$ 143,119
LIABILITIES AND FUND BALANCES												
Liabilities												
Accounts Payable	$ 10,340	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,789	$ -	$ -	$ 38,129
Total Liabilities	10,340	-	-	-	-	-	-	-	27,789	-	-	38,129
Deferred Inflows of Resources												
Unearned Revenues	-	355	-	-	-	-	-	-	-	-	-	355
Total Deferred Inflows of Resources	-	355	-	-	-	-	-	-	-	-	-	355
Fund Balances												
Restricted	271	-	86,947	-	-	-	-	-	16,118	1,299	-	104,635
Unassigned	-	-	-	-	-	-	-	-	-	-	-	-
Total Fund Balances	271	-	86,947	-	-	-	-	-	16,118	1,299	-	104,635
Total Liabilities and Fund Balances	$ 10,611	$ 355	$ 86,947	$ -	$ -	$ -	$ -	$ -	$ 43,907	$ 1,299	$ -	$ 143,119

See independent auditor’s report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - MONROE COUNTY CDBG FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Deposit Account	Demolition Fund	CDBG Fund	2015	2016	2017	2019	2020	2021	2022	2023	Total
REVENUES												
Intergovernmental												
Federal Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,004	$ 416,869	$ 85,550	$ 1,299	$ 927	$ 513,649
Local Funding	-	41,717	-	-	-	-	-	-	-	-	-	41,717
Miscellaneous	-	-	47,855	-	-	-	-	-	-	-	-	47,855
Total Revenues	-	41,717	47,855	-	-	-	9,004	416,869	85,550	1,299	927	603,221
EXPENDITURES												
Program Expenses	-	39,417	-	3	-	-	7,689	341,169	62,135	-	-	450,413
Administrative Expenses	-	2,300	-	-	-	-	5,065	75,700	7,297	-	927	91,289
Total Expenditures	-	41,717	-	3	-	-	12,754	416,869	69,432	-	927	541,702
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	47,855	(3)	-	-	(3,750)	-	16,118	1,299	-	61,519
OTHER FINANCING USES												
Transfers In (Out)	-	-	-	375	389	450	-	-	-	-	-	1,214
Total Other Financing Sources and Uses	-	-	-	375	389	450	-	-	-	-	-	1,214
Net Changes in Fund Balances	-	-	47,855	372	389	450	(3,750)	-	16,118	1,299	-	62,733
Fund Balances, January 1	271	-	39,092	(372)	(389)	(450)	3,750	-	-	-	-	41,902
Fund Balances, December 31	$ 271	$ -	$ 86,947	$ -	$ -	$ -	$ -	$ -	$ 16,118	$ 1,299	$ -	$ 104,635

See independent auditor’s report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING BALANCE SHEET – STROUDSBURG BOROUGH
AND EAST STROUDSBURG BOROUGH CDBG FUNDS
AS OF DECEMBER 31, 2024

	Stroudsburg Borough 2021	Stroudsburg Borough 2022	Stroudsburg Borough 2023	E. Stroudsburg Borough 2015	E. Stroudsburg Borough 2021	E. Stroudsburg Borough 2022	E. Stroudsburg Borough	Total
ASSETS								
Cash	$ -	$ -	$ -	$ 25	$ -	$ -	$ 25,688	$ 25,713
Grant Receivable	-	-	-	-	-	10,130	-	10,130
Total Assets	$ -	$ -	$ -	$ 25	$ -	$ 10,130	$ 25,688	$ 35,843
LIABILITIES AND FUND BALANCES								
Liabilities								
Accounts Payable	$ -	$ 398	$ 927	$ -	$ -	$ 8,071	$ -	$ 9,396
Interfund Payable	-	-	-	-	-	-	-	-
Total Liabilities	-	398	927	-	-	8,071	-	9,396
Deferred Inflows of Resources								
Unearned Revenues	-	-	-	25	-	-	-	25
Total Deferred Inflows of Resources	-	-	-	25	-	-	-	25
Fund Balances								
Restricted	-	-	-	-	-	-	25,688	25,688
Unassigned	-	(398)	(927)	-	-	2,059	-	734
Total Fund Balances	-	(398)	(927)	-	-	2,059	25,688	26,422
Total Liabilities and Fund Balances	$ -	$ -	$ -	$ 25	$ -	$ 10,130	$ 25,688	$ 35,843

See independent auditor's report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – STROUDSBURG BOROUGH AND EAST STROUDSBURG BOROUGH CDBG FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Stroudsburg Borough 2021	Stroudsburg Borough 2022	Stroudsburg Borough 2023	E. Stroudsburg Borough 2015	E. Stroudsburg Borough 2021	E. Stroudsburg Borough 2022	E. Stroudsburg Borough	Total
REVENUES								
Intergovernmental								
Federal Funding	$ 3,081	$ 115,971	$ -	$ -	$ 154,167	$ 37,790	$ -	$ 311,009
Total Revenues	3,081	115,971	-	-	154,167	37,790	-	311,009
EXPENDITURES								
Program Expenses	-	95,097	-	-	128,349	33,068	845	257,359
Administrative Expenses	3,081	21,272	927	-	25,818	2,663	-	53,761
Total Expenditures	3,081	116,369	927	-	154,167	35,731	845	311,120
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(398)	(927)	-	-	2,059	(845)	(111)
OTHER FINANCING USES								
Transfers In (Out)	-	-	-	-	-	-	-	-
Total Other Financing Sources and Uses	-	-	-	-	-	-	-	-
Net Changes in Fund Balances	-	(398)	(927)	-	-	2,059	(845)	(111)
Fund Balances, January 1	-	-	-	-	-	-	26,533	26,533
Fund Balances, December 31	$ -	$ (398)	$ (927)	$ -	$ -	$ 2,059	$ 25,688	$ 26,422

See independent auditor’s report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING BALANCE SHEET – WEATHERIZATION FUNDS
AS OF DECEMBER 31, 2024

	Deposit Account	County Weatherization	DOE 22/23	DOE 23/24	DOE 24/25	DOE BIL
ASSETS						
Cash	$ 90	$ 79,295	$ -	$ 3,902	$ 20,946	$ 10,964
Grant Receivable	-	-	-	-	-	-
Inventory	-	3,749	-	-	-	-
Interfund Receivable	-	2,456	-	-	-	3,571
Total Assets	$ 90	$ 85,500	$ -	$ 3,902	$ 20,946	$ 14,535
LIABILITIES AND FUND BALANCES						
Liabilities						
Accounts Payable	$ -	$ 1,352	$ -	$ -	$ 12,431	$ -
Interfund Payable	-	9,466	-	-	-	-
Total Liabilities	-	10,818	-	-	12,431	-
Deferred Inflows of Resources						
Unearned Revenues	-	-	-	-	20,674	10,079
Total Deferred Inflows of Resources	-	-	-	-	20,674	10,079
Fund Balances						
Restricted	90	74,682	-	3,902		4,456
Unassigned	-	-	-	-	(12,159)	-
Total Fund Balances	90	74,682	-	3,902	(12,159)	4,456
Total Liabilities and Fund Balances	$ 90	$ 85,500	$ -	$ 3,902	$ 20,946	$ 14,535

See independent auditor’s report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING BALANCE SHEET – WEATHERIZATION FUNDS (CONTINUED)
AS OF DECEMBER 31, 2024

	LIHEAP 20/21	LIHEAP 22/23	LIHEAP 23/24	LIHEAP 24/25	LIHEAP CARES	LIHEAP ARRA	Total
ASSETS							
Cash	$ -	$ 547	$ 7,503	$ 11,199	$ -	$ -	$ 134,446
Grant Receivable	-	-	-	26,113	-	-	26,113
Inventory	-	-	-	-	-	-	3,749
Interfund Receivable	-	17,850	-	-	-	-	23,877
Total Assets	$ -	$ 18,397	$ 7,503	$ 37,312	$ -	$ -	$ 188,185
LIABILITIES AND FUND BALANCES							
Liabilities							
Accounts Payable	$ -	$ -	$ -	$ 83,746	$ -	$ -	$ 97,529
Interfund Payable	-	-	8,944	14,956	-	-	33,366
Total Liabilities	-	-	8,944	98,702	-	-	130,895
Deferred Inflows of Resources							
Unearned Revenues	-	-	-	10,560	-	-	41,313
Total Deferred Inflows of Resources	-	-	-	10,560	-	-	41,313
Fund Balances							
Restricted	-	18,397	(1,441)	-	-	-	100,086
Unassigned	-	-	-	(71,950)	-	-	(84,109)
Total Fund Balances	-	18,397	(1,441)	(71,950)	-	-	15,977
Total Liabilities and Fund Balances	$ -	$ 18,397	$ 7,503	$ 37,312	$ -	$ -	$ 188,185

See independent auditor’s report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – WEATHERIZATION FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	Deposit Account	County Weatherization	DOE 22/23	DOE 23/24	DOE 24/25	DOE BIL
REVENUES						
Intergovernmental						
Federal Funding	$ -	$ -	$ -	$ 214,363	$ 60,177	$ 113,149
Local Funding	-	-	-	-	-	-
Interest	-	-	-	332	271	675
Administrative Fees	-	38,321	-	-	-	-
Total Revenues	-	38,321	-	214,695	60,448	113,824
EXPENDITURES						
Program Expenses	-	25,061	-	190,041	92,253	96,517
Administrative Expenses	-	-	2,500	20,948	-	15,582
Total Expenditures	-	25,061	2,500	210,989	92,253	112,099
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	13,260	(2,500)	3,706	(31,805)	1,725
OTHER FINANCING USES						
Transfers In (Out)	-	(14,697)	(4,949)	-	19,646	-
Total Other Financing Sources and Uses	-	(14,697)	(4,949)	-	19,646	-
Net Changes in Fund Balances	-	(1,437)	(7,449)	3,706	(12,159)	1,725
Fund Balances, January 1	90	76,119	7,449	196	-	2,731
Fund Balances, December 31	$ 90	$ 74,682	$ -	$ 3,902	$ (12,159)	$ 4,456

See independent auditor's report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – WEATHERIZATION FUNDS (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2024

	LIHEAP 20/21	LIHEAP 22/23	LIHEAP 23/24	LIHEAP 24/25	LIHEAP CARES	LIHEAP ARRA	Total
REVENUES							
Intergovernmental							
Federal Funding	$ -	$ -	$ 523,555	$ 85,238	$ -	$ -	$ 996,482
Local Funding	-	-	-	-	-	-	-
Interest	-	-	979	177	-	-	2,434
Administrative Fees	-	-	-	-	-	-	38,321
Total Revenues	-	-	524,534	85,415	-	-	1,037,237
EXPENDITURES							
Program Expenses	-	-	490,106	157,365	-	16	1,051,359
Administrative Expenses	-	3,999	38,631	-	-	-	81,660
Total Expenditures	-	3,999	528,737	157,365	-	16	1,133,019
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(3,999)	(4,203)	(71,950)	-	(16)	(95,782)
OTHER FINANCING USES							
Transfers In (Out)	(2,828)	-	-	-	2,828	-	-
Total Other Financing Sources and Uses	(2,828)	-	-	-	2,828	-	-
Net Changes in Fund Balances	(2,828)	(3,999)	(4,203)	(71,950)	2,828	(16)	(95,782)
Fund Balances, January 1	2,828	22,396	2,762	-	(2,828)	16	111,759
Fund Balances, December 31	$ -	$ 18,397	$ (1,441)	$ (71,950)	$ -	$ -	$ 15,977

See independent auditor's report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING BALANCE SHEET – HOME PROGRAM FUNDS
AS OF DECEMBER 31, 2024

	2011 Stroudsburg Home Program	2013 County Home Program	Total
ASSETS			
Cash	$ 23	$ 135	$ 158
Due from Other Funds	-	1,707	1,707
Total Assets	$ 23	$ 1,842	$ 1,865
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts Payable	$ -	$ -	$ -
Total Liabilities	-	-	-
Fund Balances			
Restricted	23	1,842	1,865
Unassigned	-	-	-
Total Fund Balances	23	1,842	1,865
Total Liabilities and Fund Balances	$ 23	$ 1,842	$ 1,865

See independent auditor's report on supplementary information.

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – HOME PROGRAM FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2024

	2011 Stroudsburg Home Program	2013 County Home Program	Total
REVENUES			
Conditional Grant Repayments	$ -	$ -	$ -
Total Revenues	-	-	-
EXPENDITURES			
Program Expenses	-	14,799	14,799
Administrative Expenses	-	-	-
Total Expenditures	-	14,799	14,799
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(14,799)	(14,799)
OTHER FINANCING USES			
Transfers In (Out)	-	-	-
Total Other Financing Sources and Uses	-	-	-
Net Changes in Fund Balances	-	(14,799)	(14,799)
Fund Balances, January 1	23	16,641	16,664
Fund Balances, December 31	$ 23	$ 1,842	$ 1,865

See independent auditor's report on supplementary information.

REPORTS ON FEDERAL AWARDS

REDEVELOPMENT AUTHORITY OF MONROE COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2024

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal AL Number	Source Code	Project Number	Grant Period Beginning/ Ending Date	Program or Award Amount	Accrued (Deferred) Revenue 1/1/2024	Total Received for the Year	Revenue Recognized	Expenditures	Accrued (Deferred) Revenue 12/31/2024
U.S. Department of Housing and Urban Development										
Passed through County of Monroe										
Community Development Block Grants/State's Program										
2019 CDBG	14.228	I	C000073811	4/21/2020-4/20/2024	$ 654,680	$ 8,339	$ 17,343	$ 9,004	$ 9,004	$ -
2020 CDBG	14.228	I	C000075796	1/27/2020-2/23/2025	683,113	3,852	420,721	416,869	416,869	-
2021 CDBG	14.228	I	C000082274	1/1/2022-1/9/2026	700,248	3,762	202,653	242,798	242,798	43,907
2022 CDBG	14.228	I	C000086341	7/19/2023-7/18/2027	674,785	-	143,632	155,060	155,060	11,428
2023 CDBG	14.228	I	C000088590	3/14/2024-3/14/2028	675,168	-	927	927	927	-
Total U.S. Department of Housing and Urban Development					3,387,994	15,953	785,276	824,658	824,658	55,335
U.S. Department of Treasury										
Passed through State of Pennsylvania										
Whole Home Repair	21.027	I	C000084578	12/12/2022-12/31/2026	1,581,333	(1,424,179)	-	383,501	383,501	(1,040,678)
Total U.S. Department of Treasury					1,581,333	(1,424,179)	-	383,501	383,501	(1,040,678)
U.S. Department of Energy										
Passed through State of Pennsylvania										
DCED - Weatherization Assistance for Low-Income Persons										
2023-2024 DOE	81.042	I	C000082790	7/1/2023 - 6/30/2024	197,135	-	197,167	197,167	197,167	-
2023-2024 DOE - Readiness	81.042	I	C000082790	7/1/2023 - 6/30/2024	22,253	(2,310)	14,886	17,196	17,196	-
2024-2025 DOE	81.042	I	C000082790	7/1/2024 - 6/30/2025	193,021	-	80,851	60,177	60,177	(20,674)
DOE BIL	81.042	I	C000082790	7/1/2022 - 6/30/2027	842,790	(11,199)	112,029	113,149	113,149	(10,079)
Total U.S. Department of Energy					1,255,199	(13,509)	404,933	387,689	387,689	(30,753)
U.S. Department of Health and Human Services										
Passed through State of Pennsylvania										
Low-Income Home Energy Assistance										
2023-2024 Liheap	93.568	I	C000073846	10/1/2023-9/30/2024	687,041	18,486	542,041	523,555	523,555	-
2024-2025 Liheap	93.568	I	C000073846	10/1/2024-9/30/2025	380,549	-	69,685	85,238	85,238	15,553
Total U.S. Department of Health and Human Services					1,067,590	18,486	611,726	608,793	608,793	15,553
Total Federal Awards					$ 7,292,116	$ (1,403,249)	$ 1,801,935	$ 2,204,641	$ 2,204,641	$ (1,000,543)

See accompanying notes to schedule of expenditures of federal awards.

See independent auditor's report on supplementary information.

Note 1 – Scope of this Schedule

The schedule of expenditures of federal awards reflects federal expenditures for all individual grants which were active during the fiscal year.

Note 2 – Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Redevelopment Authority of Monroe County under programs of the federal government for the year ended December 31, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of operations of the Redevelopment Authority of Monroe County it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Redevelopment Authority of Monroe County.

Note 3 – Summary of Significant Accounting Policies

1. Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized using the principles contained in the Uniform Guidance wherein certain types of expenditures are not allowable or are limited as to reimbursement.

2. The Redevelopment Authority of Monroe County did not elect to use the 10-percent de minimus indirect cost rate as allowed under the Uniform Guidance.

Note 4 – Noncash Assistance

There were no federal awards expended in the form of noncash assistance and insurance in effect during the year.

Note 5 – Sub-Recipients

There were no federal awards passed through to subrecipients during the year.

TARA L. BENDER, CPA, CSEP
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MARC A. BRINKER, CPA
MELISSA A. GRUBE, CPA, CSEP
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MICHAEL R. SMITH, CPA
HEIDI D. WOJCIECHOWSKI, CPA

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

To the Board of Directors
Redevelopment Authority of Monroe County
Stroudsburg, Pennsylvania

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, each major fund, and the aggregate remaining fund information of Redevelopment Authority of Monroe County, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Redevelopment Authority of Monroe County's basic financial statements, and have issued our report thereon dated September 17, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Redevelopment Authority of Monroe County's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Redevelopment Authority of Monroe County's internal control. Accordingly, we do not express an opinion on the effectiveness of the Redevelopment Authority of Monroe County's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as items FS-2024-001 and FS-2024-002 that we consider to be significant deficiencies.

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Report on Compliance and Other Matters

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

Redevelopment Authority of Monroe County's Response to Findings

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

Purpose of this Report

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

Campbell, Rappold & Yurasits LLP

September 17, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors
Redevelopment Authority of Monroe County
Stroudsburg, Pennsylvania

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Redevelopment Authority of Monroe County's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Redevelopment Authority of Monroe County's major federal programs for the year ended December 31, 2024. Redevelopment Authority of Monroe County's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Redevelopment Authority of Monroe County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Redevelopment Authority of Monroe County and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Redevelopment Authority of Monroe County's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statues, regulations, rules, and provisions of contracts or grant agreements applicable to Redevelopment Authority of Monroe County's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Redevelopment Authority of Monroe County's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Redevelopment Authority of Monroe County's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, 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 Redevelopment Authority of Monroe County's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of Redevelopment Authority of Monroe County's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Redevelopment Authority of Monroe County's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Campbell, Rappold & Yurasits LLP

September 17, 2025

A. SUMMARY OF AUDITOR'S RESULTS

1. The auditor's report expresses an unmodified opinion on whether the financial statements of Redevelopment Authority of Monroe County, were prepared in accordance with accounting principles generally accepted in the United States.

2. Significant deficiencies related to the audit of the financial statements of Redevelopment Authority of Monroe County were disclosed during the audit.

3. No instances of noncompliance material to the financial statements of Redevelopment Authority of Monroe County were disclosed during the audit.

4. No significant deficiencies related to the audit of the major federal award programs of Redevelopment Authority of Monroe County were disclosed during the audit.

5. The auditor's report on compliance for the major federal award programs for Redevelopment Authority of Monroe County expresses an unmodified opinion.

6. No audit findings relative to the major federal award programs for Redevelopment Authority of Monroe County were disclosed during the audit.

7. The programs tested as major programs were:

Program Name	AL Number
Community Development Block Grant	14.228

8. The threshold used for distinguishing between Type A and B programs was $750,000.

9. Redevelopment Authority of Monroe County did qualify to be a low-risk auditee.

B. FINDINGS - FINANCIAL STATEMENT AUDIT

SIGNIFICANT DEFICIENCIES

FS-2024-001 Preparation of Annual Financial Statements and Footnote Disclosures

Condition: The management of the Authority does not have the ability to prepare the financial statements in conformity with accounting principles generally accepted in the United State of America. The Authority relies on the auditors to prepare the financial statements and necessary disclosures. By definition, this condition is, in almost all cases, a control deficiency that we are required to report to the Authority's management and governance.

This is a common comment for a small governmental authority due to the fact that the Authority cannot afford to have personnel with the expertise (such as a Certified Public Accountant) to prepare full disclosure financial statements.

Criteria: Management should posses the expertise to prepare complete internal financial statements including required disclosures.

Effect: Lack of complete full disclosure internal financial statements may lead to misstatements or errors going undetected by the Board of Directors.

Recommendation: Management should consider what steps can be taken to prepare financial statements with disclosures.

Management Response: Management understands the importance of internal control procedures. At this time, management does not possess the expertise necessary to alleviate the significant deficiency, nor does it have the resources required to hire an individual to perform this function. Likewise, management does not find it in the Authority's best interest to engage another firm to prepare financial statements. Therefore, the Authority will continue to rely on the auditors to prepare the financial statements and necessary disclosures.

FS-2024-002 Segregation of Duties

Condition: The size of the Authority's accounting and administrative staff precludes certain internal controls that would be preferred if the staff were large enough to provide optimum segregation of duties.

Criteria: A proper internal control structure requires the performance of accounting functions by separate employees or volunteers.

Effect: Lack of segregation of duties increases the Authority's exposure to fraud.

Recommendation: Management and the Board of Directors should remain involved in the financial affairs of the Authority to provide additional oversight controls.

Management Response: Management agrees with the recommendation. Management and the Board of Directors will continue to be involved in the financial affairs of the Authority. The Authority does not believe it would be feasible or fiscally responsible to hire enough individuals to achieve proper segregation of duties.

C. FINDINGS AND QUESTIONED COSTS – FEDERAL AWARDS

NONE

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FS-2023-001 Preparation of Annual Financial Statements and Footnote Disclosures

Condition: The management of the Authority does not have the ability to prepare the financial statements in conformity with accounting principles generally accepted in the United State of America. The Authority relies on the auditors to prepare the financial statements and necessary disclosures. By definition, this condition is, in almost all cases, a control deficiency that we are required to report to the Authority's management and governance.

This is a common comment for a small governmental authority due to the fact that the Authority cannot afford to have personnel with the expertise (such as a Certified Public Accountant) to prepare full disclosure financial statements.

Criteria: Management should possess the expertise to prepare complete internal financial statements including required disclosures.

Effect: Lack of complete full disclosure internal financial statements may lead to misstatements or errors going undetected by the Board of Directors.

Recommendation: Management should consider what steps can be taken to prepare financial statements with disclosures.

Current Status: Management acknowledges this finding still exists in the current year.

FS-2023-002 Segregation of Duties

Condition: The size of the Authority's accounting and administrative staff precludes certain internal controls that would be preferred if the staff were large enough to provide optimum segregation of duties.

Criteria: A proper internal control structure requires the performance of accounting functions by separate employees or volunteers.

Effect: Lack of segregation of duties increases the Authority's exposure to fraud.

Recommendation: Management and the Board of Directors should remain involved in the financial affairs of the Authority to provide additional oversight controls.

Current Status: Management acknowledges this finding still exists in the current year.

Redevelopment Authority of Monroe County

Corrective Action Plan
December 31, 2024

Redevelopment Authority of Monroe County respectfully submits the following corrective action plan for the year ended December 31, 2024.

Name and Address of Independent Public Accounting Firm: Campbell Rappold & Yurasits LLP, 1033 S. Cedar Crest Blvd, Allentown, PA 18103

Audit Period: Year Ended December 31, 2024

Section B Findings - Financial Statement Audit

Significant Deficiencies

FS-2024-001

Recommendation: Management should consider that steps can be taken to prepare financial statements with disclosures.

Action Taken: Management understands the importance of internal control procedures. At this time, management does not possess the expertise necessary to alleviate the significant deficiency, nor does It have the resources required to hire an individual to perform this function. Likewise, management does not find it in the Authority's best interest to engage another firm to prepare financial statements. Therefore, the Authority will continue to rely on the auditors to prepare the financial statements and necessary disclosures.

FS-2024-002

Recommendation: Management and the Board of Directors should remain involved in the financial affairs of the Authority to provide additional oversight controls.

Action Taken: Management agrees with the recommendation. Management and the Board of Directors will continue to be involved in the financial affairs of the Authority. The Authority does not believe it would be feasible or fiscally responsible to hire enough individuals to achieve proper segregation of duties.

Sincerely,

Jennifer L. Strauch
Director

MONROE COUNTY
Redevelopment Authority
BUILDING STRONGER COMMUNITIES TOGETHER

Redevelopment Authority of Monroe County

Corrective Action Plan
December 31, 2024

Redevelopment Authority of Monroe County respectfully submits the following corrective action plan for the year ended December 31, 2024.

Name and Address of Independent Public Accounting Firm: Campbell Rappold & Yurasits LLP, 1033 S. Cedar Crest Blvd, Allentown, PA 18103

Audit Period: Year Ended December 31, 2024

Section B Findings - Financial Statement Audit

Significant Deficiencies

FS-2024-001

Recommendation: Management should consider that steps can be taken to prepare financial statements with disclosures.

Action Taken: Management understands the importance of internal control procedures. At this time, management does not possess the expertise necessary to alleviate the significant deficiency, nor does It have the resources required to hire an individual to perform this function. Likewise, management does not find it in the Authority's best interest to engage another firm to prepare financial statements. Therefore, the Authority will continue to rely on the auditors to prepare the financial statements and necessary disclosures.

FS-2024-002

Recommendation: Management and the Board of Directors should remain involved in the financial affairs of the Authority to provide additional oversight controls.

Action Taken: Management agrees with the recommendation. Management and the Board of Directors will continue to be involved in the financial affairs of the Authority. The Authority does not believe it would be feasible or fiscally responsible to hire enough individuals to achieve proper segregation of duties.

Sincerely,

Jennifer L. Strauch

Jennifer L. Strauch
Director

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