

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of
the Town of Southampton, New York)

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORTS

For the Year Ended December 31, 2015

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
December 31, 2015

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INDEPENDENT AUDITOR'S REPORT

The Honorable Supervisor and Town Board
Town of Southampton
Southampton, New York

Report on the Financial Statements

We have audited the accompanying financial statements (regulatory basis) of the Town of Southampton Community Preservation Fund, which comprise the balance sheet of the Community Preservation Fund and account groups as of December 31, 2015, and the related statement of revenues, expenditures and changes in fund balance of the Community Preservation Fund for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with financial reporting provisions of the New York State Office of the State Comptroller. Management is also responsible 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.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental funds and account groups of the Town of Southampton Community Preservation Fund as of December 31, 2015, and the changes in financial position of the governmental fund types for the year then ended in conformity with the financial reporting provisions of the New York State Office of the State Comptroller, as described in Note 1.

Basis of Accounting

We draw attention to Note 1, which describes the basis of accounting. The financial statements are prepared on the basis of the financial reporting provisions of the New York State Office of the State Comptroller, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the requirements of the New York State Office of the State Comptroller. Our opinion is not modified with respect to this matter.

Restriction on Use

This report is intended solely for the information and use of the Supervisor, Town Board and management of the Town of Southampton Community Preservation Fund and the State of New York, and is not intended to be and should not be used by anyone other than these specified parties.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 27, 2016, on our consideration of the Town of Southampton Community Preservation Fund's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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 of Southampton Community Preservation Fund's internal control over financial reporting and compliance.

Cullen & Danowski, LLP

April 27, 2016

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
BALANCE SHEET – COMMUNITY PRESERVATION FUND AND ACCOUNT GROUPS
December 31, 2015

	Governmental Fund Types		Account Groups	
	Community Preservation Fund Operating	Capital	Non-Current Governmental Assets	Liabilities
ASSETS AND OTHER DEBITS				
Assets				
Cash and cash equivalents, restricted	\$ 89,195,170	\$ 5,907,310	\$	\$
Accounts receivable, net	54,610			
Prepaid expenses	4,213			
Due from other governments	5,037,237			
Capital assets			544,066,413	
	<u>94,291,230</u>	<u>5,907,310</u>	<u>544,066,413</u>	<u>-</u>
Other Debits				
Amount to be provided for retirement of general long-term debt				43,204,516
				<u>43,204,516</u>
Total Assets and Other Debits	<u>\$ 94,291,230</u>	<u>\$ 5,907,310</u>	<u>\$ 544,066,413</u>	<u>\$ 43,204,516</u>
LIABILITIES & FUND BALANCE				
Liabilities				
Accounts payable and accrued liabilities	\$ 55,595	\$ 124,723	\$	\$
Due to other Town funds	260			
Bonds payable				43,204,516
	<u>55,855</u>	<u>124,723</u>	<u>-</u>	<u>43,204,516</u>
Fund Balance				
Investment in capital assets			544,066,413	
Nonspendable	4,213			
Restricted	94,231,162	5,782,587		
	<u>94,235,375</u>	<u>5,782,587</u>	<u>544,066,413</u>	<u>-</u>
Total Liabilities & Fund Balance	<u>\$ 94,291,230</u>	<u>\$ 5,907,310</u>	<u>\$ 544,066,413</u>	<u>\$ 43,204,516</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE –
COMMUNITY PRESERVATION FUND
For the Year Ended December 31, 2015

	Governmental Fund Types	
	Community Preservation Fund Operating	Capital
REVENUES		
Real estate transfer tax	\$ 60,660,717	\$
Interest income	363,939	
State aid		70,000
Other income	8,405	284,653
	<u>61,033,061</u>	<u>354,653</u>
EXPENDITURES		
Land purchases	26,981,097	
Salaries	353,430	
Employee benefits	155,368	
Property taxes	301,106	
Payments in lieu of taxes	3,213,912	
Property maintenance	209,734	
Capital restoration expenses		442,302
Other expenses	333,329	
Debt service		
Principal	7,163,599	
Interest	1,762,340	
	<u>40,473,915</u>	<u>442,302</u>
OTHER FINANCING SOURCES (USES)		
Operating transfers in		1,995,676
Operating transfers out	(1,957,176)	
	<u>(1,957,176)</u>	<u>1,995,676</u>
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	18,601,970	1,908,027
Fund Balance, Beginning of Year	<u>75,633,404</u>	<u>3,874,560</u>
Fund Balance, End of Year	<u>\$ 94,235,374</u>	<u>\$ 5,782,587</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Southampton Community Preservation Fund (Community Preservation Fund) was created by Section 64-e of New York State Town Law during 1999. The Community Preservation Fund is a special revenue fund of the Town of Southampton, New York (Town) and is governed by the Town Board. These financial statements have been prepared in accordance with the financial reporting provisions of the New York State Office of the State Comptroller, which is a basis of accounting other than accounting principles generally accepted in the United States of America for governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting principles and policies used by the Community Preservation Fund are as follows:

A. Organization and Background

The Community Preservation Fund is supported by revenues from a 2% real estate transfer tax. This revenue is used to purchase farmland, open space, and other real property for the purpose of land preservation and ground water protection. Since inception, the Community Preservation Fund has received revenues, and has made related purchases of land, of approximately \$544 million, and has protected over 3,000 acres of land throughout the Town. The Town has become a leader in land preservation with the assistance of some matching funds from Suffolk County, New York State, and the federal government. An additional \$30 million was made available under a state low-interest, short-term loan program, further enhancing the Town's ability to purchase land in an ever-increasing competitive real estate market. The Town has also authorized bonds to advance its purchasing ability, which is expected to be supported by future revenues of the Community Preservation Fund through the year 2030. The Community Preservation Fund program advances the Town's goals in farmland and open space preservation, protection of historical sites, and establishment of parks and recreation areas.

B. Basis of Presentation

These financial statements only report the operations and related transactions of the Community Preservation Fund; whereby the Annual Financial Report Update Document (AFRUD), required to be filed annually by the Town with the New York State Office of the State Comptroller (OSC), includes all Town funds.

Management believes it is the intent of the legislation for the Community Preservation Fund to report on a basis which includes capital operations and account group balances. Therefore, management has included capital operations in the statement of revenues, expenditures, and changes in fund balance and presented the Community Preservation Fund's portion of the non-current governmental assets and non-current governmental liabilities account groups in its balance sheet. The statement of revenues, expenditures, and changes in fund balance has been presented so the operations and the capital projects activity related to the Community Preservation Fund are presented separately. Capital projects activity includes the rehabilitation of certain real property on land previously purchased for conservation purposes.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

This basis of reporting will, in some instances, differ with the Community Preservation Fund as reported in the Town's AFRUD submission to the OSC.

The regulatory basis varies from accounting principles generally accepted in the United States of America (U.S. GAAP) primarily in that under U.S. GAAP:

- Financial statements require the preparation of two additional statements, the statement of net position and the statement of activities, collectively referred to as the "government-wide" financial statements which are presented on the full accrual basis of accounting. Under the accrual basis, revenues and expenses are recognized when earned or incurred regardless of when the actual cash receipt or disbursement occurred.
- A Management's Discussion and Analysis (MD&A) is required as supplementary information that precedes the basic financial statements and is intended to provide an objective analysis of the government's financial activities, both on a current and long-term basis, based on current conditions.
- Fund-based financial statements must be reconciled to the "government-wide" financial statements.
- Capital assets, other than land, are depreciated and reported on the "government-wide" statement of net position at net book value, and depreciation expense is allocated to the major functions on the statement of activities based on the use of the underlying assets.
- Long-term liabilities are reported on the "government-wide" financial statements.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for on the modified accrual basis using a current financial resources focus. With this measurement focus, generally only current assets and current liabilities are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in fund balances. Using this basis of accounting, all capital assets wholly or partially financed by debt would be reported in the Town's Capital Projects Fund, and all non-current assets and non-current debt would be reported in the General Fixed Assets and General Long-Term Debt Group of Accounts.

Under the modified accrual basis of accounting, governmental fund revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be reasonably determined, and "available" means the related cash resources are collectible within the current period or within the first 60 days of the following year.

Governmental fund expenditures are recorded when the fund liability is incurred, except that:

- Principal and interest on indebtedness are not recognized as an expenditure until due.
 - Costs of acquiring fixed assets are recorded as expenditures when the related acquisition amounts are due and payable.
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TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

C. Estimates

The preparation of financial statements in conformity with the accounting practices as prescribed by the OSC requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

D. Fund Accounting

Governmental funds are those through which most governmental functions are financed. The acquisition, use, and balances of expendable financial resources and the related liabilities are accounted for through governmental funds. The measurement focus of governmental funds is upon determination of financial position and changes in financial position. The Community Preservation Fund is reported as a special revenue fund (governmental fund type) of the Town.

Special Revenue Fund - Accounts for all resources required by law or good accounting practice to be accounted for in another fund, other than the General Fund. It operates within the financial limits of an annual budget adopted by the Town Board. Revenues are classified by source. Expenditures are classified separately to show the amounts expended for personal services, capital outlay, contractual, debt service and other expenditures, and other special items for which a separate classification is desired. This activity is reflected in the Community Preservation Fund - Operating column on the balance sheet.

Capital Projects Fund - Accounts for the receipt and disbursement of resources for the construction and rehabilitation of capital assets. This activity is reflected in the Community Preservation Fund - Capital column on the balance sheet.

Non-current Governmental Assets - Accounts established to account for capital assets of a government not accounted for by specific proprietary funds or fiduciary funds. Land and other interests in real property in these financial statements represent only amounts purchased by the Community Preservation Fund for the purposes of preservation.

Non-current Governmental Liabilities - Accounts established to account for the outstanding general long-term debt and liabilities of a government, which is not recorded as a liability in another fund. This account group within these financial statements includes only the debt issued by the Town for the purchase of land to be preserved.

E. Cash and Cash Equivalents, Restricted

Cash consists of funds deposited in demand accounts, time deposit accounts, and certificates of deposit with maturities of less than three months. Cash balances of the Community Preservation Fund are restricted as their use is restricted by contractual agreements and regulations.

State statutes and Town policy govern the Community Preservation Fund's deposit and investment policies. Community Preservation Fund monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the state. The Community Preservation Fund is authorized to use demand accounts, time deposit accounts, and certificates of deposit. Permissible investments under State statute include obligations of the U.S. Treasury, U.S. agencies repurchase agreements, and obligations of New York State or its localities.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
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NOTES TO FINANCIAL STATEMENTS
(Continued)

Collateral is required by State statute for certificates of deposit and for all deposits not covered by FDIC insurance. The Community Preservation Fund's investment policy requires all other deposits in excess of FDIC insurance to be collateralized. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State, municipalities, and school districts.

At December 31, 2015, all deposits were covered by FDIC insurance or fully collateralized by securities pledged on the Town's behalf.

F. Capital Assets

Capital assets are composed of vehicles, land, and other interests purchased for preservation, which includes some properties containing historical buildings. These assets are recorded at cost. Under the modified accrual basis, no depreciation expense is recorded on any of the vehicles or buildings. Expenditures made to restore any of the buildings are capitalized in the non-current government assets account group, and normal maintenance costs are not capitalized.

G. Fund Balance

Fund balances for governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The five fund balance classifications are as follows:

Nonspendable - Amounts that cannot be spent because they are either (a) not in spendable form, or (b) are legally or contractually required to be maintained intact.

Restricted - Amounts that have restraints that are either (a) externally imposed by creditors, grantors, contributors, or laws and regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by a formal action such as legislation, resolution, or ordinance by the government's highest level of decision-making authority.

Assigned - Amounts that are constrained only by the government's intent to be used for a specified purpose, but are not restricted or committed in any manner.

Unassigned - The residual amount in the General Fund after all of the other classifications have been established. In a special revenue fund, if expenditures and other financing uses exceed the amounts restricted, committed, or assigned for those purposes, then a negative unassigned fund balance will occur.

H. Real Estate Transfer Tax

During November 1998, the residents of the Town approved a 2% real estate transfer tax to fund the operations of the Community Preservation Fund. The transfer tax became effective April 1, 1999.

TOWN OF SOUTHAMPTON
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NOTES TO FINANCIAL STATEMENTS
(Continued)

Transfer tax receipts are used for the purchase and/or preservation of agricultural land, open space, parks, or historic preservation sites. The tax applies to sales of vacant land in excess of \$100,000 and sales of improved land in excess of \$250,000. Conveyance of real property for open space, parks, or historic preservation purposes is exempt from this tax, as well as first time homebuyers who meet specific criteria.

I. Subsequent Events

The Community Preservation Fund has evaluated subsequent events for potential recognition or disclosure through April 27, 2016, the date the financial statements were available to be issued.

2. DUE FROM OTHER GOVERNMENTS

At December 31, 2015, the Community Preservation Fund was due \$5,037,237 from Suffolk County, related to unremitted real estate transfer taxes. The balance was fully collected in January 2016.

3. CAPITAL ASSETS

The change in the Community Preservation Fund's capital assets is as follows:

	As Restated Beginning Balance January 1, 2015	Acquisitions & Related Costs	Disposals	Ending Balance December 31, 2015
Land and other interests in real property	\$ 513,651,675	\$ 30,390,615	\$ -	\$ 544,042,290
Vehicles	24,123			24,123
	<u>\$ 513,675,798</u>	<u>\$ 30,390,615</u>	<u>\$ -</u>	<u>\$ 544,066,413</u>

The beginning balance of land and other interests in real property was increased by \$3,673,827 to reflect properties donated to the Town in prior years.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

4. FUND BALANCE

The specific purposes that comprise the classification of fund balance are as follows:

	Community Preservation Fund	Capital Projects Fund	Total
Nonspendable:			
Prepaid expenses	\$ 4,213	\$	\$ 4,213
Restricted for:			
Community preservation operations	88,338,767		88,338,767
Debt service	5,892,395		5,892,395
Restoration capital projects		5,782,587	5,782,587
	94,231,162	5,782,587	100,013,749
	\$ 94,235,375	\$ 5,782,587	\$ 100,017,962

5. INDEBTEDNESS

A summary of the changes in bonds payable and the installment purchase obligation is as follows:

	Beginning Balance January 1, 2015	Issued	Principal Payments	Ending Balance December 31, 2015
Bonds payable	\$ 47,295,415	\$	\$ (4,090,899)	\$ 43,204,516
Installment purchase debt	3,072,700		(3,072,700)	-
	\$ 50,368,115	\$ -	\$ (7,163,599)	\$ 43,204,516

A. Bonds Payable

The Community Preservation Fund borrows money in order to acquire land and other interests in real property. This policy enables the cost of the land and other interests in real property to be borne by the present and future taxpayers receiving the benefit. These long-term liabilities, which are guaranteed by the Town, are reported in the Non-Current Governmental Liabilities Account Group. The provisions to be made in future budgets for this indebtedness represent the amount, exclusive of interest, to be paid from future revenues of the Town.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

A summary of the bonds outstanding is as follows:

Description	Date Issued	Original Issue Amount	Interest Range Rate	Matures	Outstanding at December 31, 2015
Land acquired for preservation	3/13/03	\$ 872,552	1.0-4.5%	3/13/20	\$ 265,000
Land acquired for preservation	3/4/04	14,482,931	1.1-4.2%	3/4/20	935,000
Land acquired for preservation	1/15/09	20,000,000	3.0-4.4%	12/15/30	15,200,000
Land acquired for preservation	4/15/09	20,000,000	3.0-4.5%	4/1/30	15,200,000
Refunding bond, land acquired for preservation	10/1/12	9,270,000	2.0-5.0%	10/1/20	5,955,000
Refunding bond, land acquired for preservation	5/15/14	3,950,000	4.0-4.2%	11/15/20	3,950,000
Refunding bond, land acquired for preservation	9/4/14	2,027,570	2.0-5.0%	11/1/20	1,699,516
					<u>\$ 43,204,516</u>

Aggregate maturities of bond debt service are as follows:

For the year ending December 31,	Principal	Interest	Total
2016	\$ 4,247,060	\$ 1,645,336	\$ 5,892,396
2017	4,292,098	1,465,912	5,758,010
2018	4,477,098	1,308,067	5,785,165
2019	4,506,456	1,156,590	5,663,046
2020	4,681,804	923,037	5,604,841
2021 - 2025	10,100,000	3,473,654	13,573,654
2026 - 2030	10,900,000	1,317,626	12,217,626
	<u>\$ 43,204,516</u>	<u>\$ 11,290,222</u>	<u>\$ 54,494,738</u>

B. Installment Purchase Obligation

During October 2011, the Community Preservation Fund entered into a \$19,572,700 installment purchase obligation to finance the cost of acquisition of certain permanent interests in land. The balance of this obligation of \$3,072,700 was paid in full as of December 31, 2015.

Terms of the obligation included an initial principal payment of \$6,000,000, and annual principal installments of \$3,500,000 due on October 1, 2012, 2013, and 2014, and a final principal payment of \$3,072,700 on October 1, 2015.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

6. COMMITMENTS AND CONTINGENCIES

A. Contracts

The Community Preservation Fund has entered into various contracts with outside vendors for goods and services related to its capital projects, which are to be performed in future fiscal periods. The Town's management has provided authority to fund these transactions in the subsequent year's budget.

B. Authorized but Unissued Bonds

The Community Preservation Fund had authorized, but unissued bonds approximating \$42,000,000 at December 31, 2015.

7. NEW YORK STATE EMPLOYEES' RETIREMENT SYSTEM

A. Plan Description

The Town of Southampton (Town) participates in the New York State Employees' Retirement System (NYSERS). This is a cost sharing, multiple employer retirement system. The NYSERS provides retirement benefits as well as death and disability benefits. Obligations of the employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York serves as sole trustee and administrative head of the NYSERS. The Comptroller shall adopt and may amend rules and regulations for the administration and transactions of the NYSERS, and for the custody and control of its funds. The NYSERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing the New York State and Local Retirement System, 110 State Street, Albany, New York 12244.

B. Funding Policy

The NYSERS is noncontributory except for (1) employees who joined the New York State and Local Employees' Retirement System after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, (2) employees who join on or after January 1, 2010 and before April 1, 2012, who contribute 3% of their salary throughout active membership, and (3) employees joining on or after April 1, 2012 who contribute between 3% and 6% dependent on their salary throughout active membership. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the NYSERS' fiscal year ending March 31. Contributions to the NYSERS allocated by the Town to the Community Preservation Fund were as follows:

2015	\$	66,904
2014		68,802
2013		53,705

The contributions made to the System were equal to 100% of the contributions required for each year.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

8. RISKS AND UNCERTAINTIES

A. Town Audit

As of April 27, 2016, the Town's December 31, 2015, audited financial statements have not been issued. The Town's management believes that any adjustment to the Town's financial statements will not have a material effect, if any, on the Community Preservation Fund's account balances as of December 31, 2015, and for the year then ended.

B. Environmental Risks

The Community Preservation Fund is subject to federal, state, and local regulations relating to the disposal of certain hazardous materials. At April 27, 2016, management is not aware of any potential hazardous materials or risks related to properties owned.

**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***

The Honorable Supervisor and Town Board
Town of Southampton
Southampton, New York

We have audited, 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, the financial statements of the Town of Southampton Community Preservation Fund (Community Preservation Fund), as of and for the year ended December 31, 2015, and the related notes to the financial statements and have issued our report thereon dated April 27, 2016 .

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Community Preservation Fund's internal control over financial reporting (internal controls) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Community Preservation Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the Community Preservation Fund'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 combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Community Preservation Fund's financial statements are free of 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 instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Cullen & Danowski, LLP

April 27, 2016

