



SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

216 N. Franklin St. Watkins Glen, NY 14891 - (607) 535-4341

Schuyler County IDA Mission Statement

The Schuyler County Industrial Development Agency was created to promote the prosperity of its residents through the creation of jobs (new and retained), increased private investment, additional housing, competitive educational resources, and notable recreational, and other economic opportunities in Schuyler County. The Agency will achieve these goals through the use of various tax incentives provided by the Agency, which shall be proportional to jobs, economic activity projected, or opportunities provided to the citizens of Schuyler County.

TO: Board Members & Interested Parties
FROM: John Terry, Chairman
Date: July 9, 2025
RE: **Meeting Notice**

Please plan to join the Board meeting held at **FLX WORKS located at 216 N. Franklin St. Watkins Glen, NY** on **Wednesday, July 16th at 5:00 p.m.** Please respond via email to Michell Krossber at admin@FLXgateway.com or call 607-535-4341 with questions or to RSVP with your attendance.

Agenda

1. Call meeting to order – Confirmation of Quorum
2. Public disclosure of any potential conflict of interest
3. Roll Call
4. Introduction of Guests
5. Public comment period
6. **Minutes**
 - a. May 2025*
7. **Financial Statements**
 - a. April 2025*
 - b. May 2025*
 - c. June 2025*
8. **New Business**
 - a. Annual CEO Performance Evaluation – Please complete and return at or before the August Meeting
9. **Ongoing Business**
 - a. Camp Monterey Facilities Condition Assessment - Update
 - b. Update from STN Presentation
10. **A.B.O. / PAAA Updates**
11. **Committee Reports**
 - a. Finance Committee
 - b. Governance Committee
 - c. Audit Committee
12. **Broadband**
13. **Executive Session**
14. **Adjournment***

*Requires Action

Join Zoom Meeting

<https://us02web.zoom.us/j/83466147851?pwd=K2tXVHE0cVhPZ1NyTlQyVnRsMEtLdz09>

Meeting ID: 834 6614 7851

Passcode: 036234

The next meeting is on August 13, 2025 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – May 14, 2025**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:00 pm by John Terry, Board Chair.

Roll Call:	John Terry	Chair
	Margaret Lawrence	Treasurer
	Laury Ward	Secretary
	Mark Taylor	Member
	Hon. Carl Blowers	Schuyler County Legislature
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Chad Hendrickson	Vice Chair
	Kevin Murphy	Board Emeritus
Guest:	Shawn Rosno	Schuyler County Administrator
	Carl Taber	Community Member
	Steve Berry	Community Member
	Steve Maier	Harris Beach Murtha, Atty
	Kurt Shrader	Nelson Properties, Atty
	James Capriotti	Capriotti Properties

Roll Call – Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Public Comment: No comments were made.

Meeting Minutes – April 2024

Mark Taylor made a motion to accept the April 2025 minutes, as written. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financials

Margaret Lawrence reviewed the March 2025 financial statements. It was a light month.

A motion was made by Carl Blowers to approve the March 2025 financial statements. The motion was seconded by Mark Taylor. The motion carried, unanimously.

CCTC CD Maturing 5/16/25

Margaret Lawrence noted that we have a \$106,000 CCTC CD Maturing on 5/16/25. In projecting the upcoming expenses (legal fees, Camp Monterey study, etc.), she recommends cashing out half of the funds for operations and renewing the remaining \$50,000 back into an interest-earning CD. We have another CD maturing in Sep. 2025 and can reevaluate cash flow at that time. CCTC currently has the best available rate.

A motion was made by Laury Ward to proceed with a 50/50 split of the \$108,000 CD, renewing \$50,000 at CCTC for six months at 4.25% and utilizing the remaining \$56,000 for operating funds. The motion was seconded by Carl Blowers. The motion carried, unanimously.

New Business

Nelson PILOT Transfer Request**

Mr. Capriotti and the attorney for Mr. Nelson, Mr. Kurt Shrader, are in attendance today. Nelson Properties, LLC has requested a transfer of the existing PILOTs for Montour Falls House and Water Works Center to

Capriotti Properties, LLC. Included in the resolutions for transfer is also a mortgage tax exemption request for each project. These properties are in two different towns/villages but the purchase falls under one transaction within the LLC. The Montour Falls House PILOT currently has four (4) years left and the Water Works Center PILOT currently has three (3) years left.

**Authorizing Resolution: Montour Falls House, LLC Project – Assignment Authorization
(Resolution No. 2025-02)**

Carl Blowers made a motion to accept the Authorizing Resolution #2025-02. The motion was seconded by Mark Taylor.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
John Terry	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Margaret Lawrence	[X]	[]	[]	[]
Laury Ward	[X]	[]	[]	[]
Mark Taylor	[X]	[]	[]	[]
Chad Hendrickson	[]	[]	[]	[X]

The Resolution was thereupon duly adopted.

**Authorizing Resolution: Water Works Center, LLC Project – Assignment Authorization
(Resolution No. 2025-03)**

Laury Ward made a motion to accept the Authorizing Resolution #2025-01. The motion was seconded by Mark Taylor.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
John Terry	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Margaret Lawrence	[X]	[]	[]	[]
Laury Ward	[X]	[]	[]	[]
Mark Taylor	[X]	[]	[]	[]
Chad Hendrickson	[]	[]	[]	[X]

The Resolution was thereupon duly adopted.

Laury Ward, Secretary, noted that both resolutions need to have the former Chair's name removed prior to certification.

Judy McKinney Cherry noted that the board has approved the resolutions, including the mortgage tax assignments, in good faith, as they maintain their interest for the potential future housing opportunities at the Flats on Broadway property, as discussed at the initial meeting. Mr. Capriotti noted that he does intend to explore adding additional housing, likely at market rate or for seniors, a "cautious blend" of whichever the market shows is in highest demand. He does not intend to build any Section 8 housing units.

The current contract closing date of sale is scheduled for May 27, 2025.

Lucky Hare Brewing Co. – Schamel Marina Dock Sublease*

As a reminder, SCIDA leases the marina property from the County and then subleases out to our current tenants. Any subleases our tenants enter into, while their own binding legal agreement, must be approved by the Board. Historically, this process has not been followed, which was brought to our attention due to the dock sublease Schamel's had entered into with Horseheads Brewing Company. This agreement was (1) never approved by the Board and (2) did not follow the terms of HBC's lease of the building (Schamel's sublease provided a three-year dock lease and HBS only had a one-year site lease). Additionally, the rules of the SLA were not followed, and our previous tenant was serving alcohol outside of the approved licensed lease space. The Board asked if any of terms of the prior lease remain? That is an issue between Schamel's and Horseheads, as the rules weren't followed and the agreement is considered invalid. Schamel's have notified us that the previous contract has been satisfactorily rectified.

Margaret Lawrence made a motion to approve the sublease between Lucky Hare Brewing Company and Schamel's Marina. The motion was seconded by Mark Taylor. Carl Blowers abstained from the vote, due to his county role. The motion carried.

Summit to Streams – Schamel Marina Sublease*

In looking at the other Schamel Marina Subleases, we also need to approve their sublease with the kayak business, which has been in place for several years. In a review of the Schamel's financial records that they are required to provide us annually, the revenue from this business was included in their reported financials. As such, the IDA has always been made whole from the sublease, but we will follow proper protocol going forward.

The Board has asked for the lease dates of the subleases to be changed, to align to the terms of the initial sublease, April through November. Both subleases will be annual, allowing only a one-year term.

Margaret Lawrence made a motion to approve the sublease between Schamel's Marina and the kayak rental business, after the dates are changed to align with the initial sublease. The motion was seconded by Laury Ward. Carl Blowers abstained from the vote, due to his county role. The motion carried.

The Board asked how the county benefits from the subleases/do they receive a portion of the sublease income? The IDA has a direct sublease with Schamel's. Each year, as part of the terms of their sublease, they provide the IDA with a record of their annual earnings. Aligned with these annual reports, the county & IDA receive a percentage of their full annual earnings. A review of their financial records does show that they have always included the revenues earned from the subleases, as well as the dock slips sold.

The Board asked if their sublease also includes the main pier. The main pier was removed from the Schamel's sublease in 2013. The IDA now subleases directly to the pier tenants (FLX Paddleboat, True Love, etc.). It was suggested that a review of all subleases should be completed to ensure compliance and ensure consistency. The IDA was subject to a state audit in 2013, which reviewed those terms and the compliance thereof.

***New PILOT Application Received**

Today we received a new PILOT application, which includes the PILOT, and mortgage and sales tax abatement requests. We did receive the application fee, and the application is currently under review to ensure it is completed accurately. The Initial Authorizing Resolution should be on our agenda next month. The property is in Montour Falls, is one of the Forward New York awardees, and includes commercial space and apartments.

***2025 Select USA Summit Report**

Judy informed the Board that she has just returned from the 2025 Select USA Summit. There were around 4,500 people in attendance. The main topics discussed were AI, semiconductors, and energy. While some state agencies attended, no NY municipalities were represented. The attendees included mainly international companies looking to set up in the United States. No businesses from Europe, Canada, Mexico, South America,

or China were in attendance; they were mainly companies from Turkey, Armenia, Kazakhstan, etc. Judy connected with one company that has an interest in Camp Monterey – an indoor cherry tomato grower. She will continue to work with them and will report back with any updates or next steps.

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

The cost of the wastewater study was confirmed with La Bella, at \$69,000.00. Judy has reached out to the state to confirm the availability of the reimbursement grant. The original agreement for the \$5M reimbursement has expired. A new contract has been created and is currently in the process of obtaining all the necessary signatures. This may take a little time, as it requires signatures from the IDA, the county, the DOC, the DEC, OGS, and ESD. It's believed this process should go smoothly, since everyone is interested in activating this non-performing asset. We will hold off on the wastewater study until we have a signed contract in place.

As an FYI, the onsite water and wastewater systems has shown to be a big point of interest in the property.

A.B.O./PAAA-

No updates/No report. Judy will be attending the NYSEDC Summer Meeting in Cooperstown next week.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: Did not meet. No report.

Audit Committee: Did not meet. No report.

BROADBAND

Mark Taylor reported that the IDA hosted a ConnectAll Broadband Discussion Event with the Southern Tier Network to learn more about the ConnectAll opportunity earlier today. We did have county representatives in attendance; however, no townships attended despite several outreach attempts.

Discussion was held regarding the data centers soaking up much of the available energy and the need for something to offset this usage (additional solar, gas, or other form of energy is needed). Solar is the “cheapest and fastest” form of energy creation. The hydropower plant between Keuka and Seneca Lakes was previously decommissioned.

Executive Session

Not needed at today's meeting.

Adjournment:

A motion was made by Mark Taylor to adjourn the May 14, 2025 meeting. The motion was seconded by Laury Ward. The motion carried, unanimously.

The meeting adjourned at 5:52 pm.

Respectfully Submitted,

Laury Ward, Secretary

mak 05/22/25

Schuyler County IDA
Profit & Loss Budget Performance
April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Nonoperating Revenues (ABO)					
Interest - Community Bank	0.00	416.67	1,809.33	1,666.68	5,000.00
Interest Income	0.00	458.33	1,558.52	1,833.32	5,500.00
Total Nonoperating Revenues (ABO)	0.00	875.00	3,367.85	3,500.00	10,500.00
Operating Income/Revenue (ABO)					
Agency Fees	0.00	0.00	0.00	0.00	0.00
Application Fees	3,000.00	0.00	3,000.00	0.00	0.00 Capriotti Properties - Mortgage Tax
FLX Gateway Lease	0.00	0.00	0.00	0.00	21,000.00 & PILOT trans application fee
Interest - PILOT Late Fee	0.00	0.00	0.00	0.00	0.00
Lease - Admin Fee - FLX CYCLEBO	0.00	0.00	0.00	208.96	208.96
Lease - Admin Fee - Lakeside Tr	0.00	0.00	0.00	0.00	5.00
Lease - Admin Fee - Lucky Hare	0.00	0.00	0.00	0.00	1,050.00
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	219.41
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,600.00
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	834.60
PILOT- Admin Fee-FL Railway	0.00	0.00	0.00	0.00	4,000.00
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	0.00	0.00	500.00
PILOT- Admin Wine&Glass Tour	0.00	0.00	0.00	0.00	1,500.00
PILOT-Admin Fee-WG Apartments	0.00	0.00	0.00	0.00	1,500.00
PILOT - Admin - FLX Gateway Ent	0.00	0.00	0.00	0.00	1,500.00
PILOT Admin- Above Grid Montou	0.00	0.00	0.00	0.00	0.00
PILOT Admin Fee- TJA-NY-DIX SOL	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin Fee - First Second	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00
PILOT Admin Fee - Lin Zhu	0.00	0.00	0.00	1,500.00	1,500.00
PILOT Admin Fee DIX 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin Fee LSE MUSCA SOLAR	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin Fee Orange 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00
PILOT Admin FLX Gate Enterprise	0.00		1,500.00		
Restaurant Equipment Lease	0.00	1,181.25	787.50	3,543.75	15,750.00
Total Operating Income/Revenue (ABO)	3,000.00	1,181.25	12,787.50	12,752.71	61,167.97
Restricted Income					
Lease Pass Thru - Lucky Hare Br	0.00	1,496.25	1,050.00	4,488.75	19,950.00
Lease Pass Thru - Schooner	0.00	0.00	0.00	0.00	4,168.72
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	15,857.40
Lease Pass Thru -FLX Cycle Boat	0.00	0.00	0.00	3,970.22	3,970.22
Lease Pass Thru Lakeside Trolle	0.00	0.00	0.00	0.00	90.00
Lease Pass Thru Vlg Mar Dock	0.00	0.00	0.00	0.00	48,976.54
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	36,387.59	36,387.59	36,387.59
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	19,749.12
PILOT - Above Grid Montour 2/1	0.00	0.00	0.00	0.00	0.00
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	12,537.34	12,537.34	12,537.34
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	27,465.91	27,465.91	27,465.91
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,110.77	16,110.77	16,110.77
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	0.00	0.00	54,217.09
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	5,556.77
PILOT Glen Beacon 2/1	0.00	0.00	0.00	0.00	11,209.39
PILOT Lin Zhu 9/1	0.00	0.00	3,858.51	3,858.51	3,858.51
PILOT Montour House- Due 8/31	0.00	0.00	0.00	0.00	37,982.42
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	390,216.49
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works					
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,459.45
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,865.06
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06

Schuyler County IDA
Profit & Loss Budget Performance
April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Budget	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Total PILOT Water Works	0.00	0.00	0.00	0.00	37,244.99	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	27,828.05	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	53,635.75	
Total Restricted Income	0.00	1,496.25	120,195.04	127,604.01	849,797.99	
Total Income	3,000.00	3,552.50	136,350.39	143,856.72	921,465.96	
Gross Profit	3,000.00	3,552.50	136,350.39	143,856.72	921,465.96	
Expense						
Nonoperating Expenses - ABO						
Interest/Finance Charges -PARIS	0.00		15.00			
Rest. Equipment - Depreciation	833.33	1,003.66	3,333.32	4,014.64	12,043.92	April 2025 Depreciation
Total Nonoperating Expenses - ABO	833.33	1,003.66	3,348.32	4,014.64	12,043.92	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	0.00	0.00	391.64	0.00	200.00	
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	1,800.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	4,000.00	4,000.00	4,000.00	
Total Dues and Subscriptions	0.00	0.00	4,000.00	4,000.00	6,650.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	2,697.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	0.00	0.00	400.00	
Total Insurance	0.00	0.00	2,697.00	2,900.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	125.00	125.00	125.00	250.00	500.00	2025 Q1 Records Storage
Telephone/Postage	0.00	0.00	31.65	0.00	400.00	
Total Other Operating Expenses -PARIS	125.00	125.00	7,245.29	7,150.00	11,250.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	2,100.00	0.00	8,400.00	8,400.00	8,400.00	2024 Audit
Professional Fees incl Legal	8,899.50	0.00	9,119.50	0.00	25,000.00	Attorney Fees - Gen IDA & Legal Issue
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	100,000.00	
Total Prof ServicesContracts - PARIS	10,999.50	0.00	87,519.50	78,400.00	203,400.00	
Total Operating Expenses - ABO	11,124.50	125.00	94,764.79	85,550.00	214,650.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	15,857.40	
Lease - Lakeside Trolley	0.00	0.00	0.00	0.00	90.00	
Lease - FLX Cycle Boats	0.00	0.00	0.00	3,970.22	3,970.22	
Lease - Lucky Hare Brewing	0.00	0.00	0.00	0.00	19,950.00	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,168.72	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	48,976.54	
Total Lease - Schuyler Cty Pass Thru	0.00	0.00	0.00	3,970.22	93,012.88	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	19,749.12	
PILOT - First Second Dev.	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT Finger Lakes Rail	0.00	0.00	0.00	0.00	54,217.09	
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	5,556.77	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu	0.00	0.00	3,858.52	3,858.51	3,858.51	
PILOT LSE Musca	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT Montour House	0.00	0.00	0.00	0.00	37,982.42	
PILOT NY Dix 1 Solar	0.00	0.00	27,465.91	27,465.91	27,465.91	
PILOT NY Orange1 Solar	0.00	0.00	16,110.76	16,110.77	16,110.77	
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	390,216.49	
PILOT TJA-NY-DIX Solar	0.00	0.00	22,784.92	22,784.92	22,784.92	
PILOT Water Works Center	0.00	0.00	0.00	0.00	20,459.45	
PILOT Waterworks (Omnibus)	0.00	0.00	0.00	0.00	16,785.54	
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	27,828.05	
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	53,635.75	

Schuyler County IDA
Profit & Loss Budget Performance
April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Budget
Total Restricted Expense	0.00	0.00	119,145.04	123,115.26	849,797.99
Total Expense	11,957.83	1,128.66	217,258.15	212,679.90	1,076,491.91
Net Ordinary Income	-8,957.83	2,423.84	-80,907.76	-68,823.18	-155,025.95
Net Income	-8,957.83	2,423.84	-80,907.76	-68,823.18	-155,025.95

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC-CD_CLOSED 11/16/24	0.00	23,516.51	-23,516.51	-100.0%
CCTC - CD (4.25%) 11/16/25	106,058.01	100,000.00	6,058.01	6.06%
CCTC - ICS (Opened 2008)	807.94	807.94	0.00	0.0%
CCTC -ICS Shadow Acct *090	2.54	2.54	0.00	0.0%
CCTC CD*8944 6mo@4.25% 9/11/25	100,000.00	0.00	100,000.00	100.0%
Comm Bank Savings -Redec .02%	17,441.17	17,437.97	3.20	0.02%
COMMUNITY BANK 4.1%; 03/9/26	272,843.62	270,145.11	2,698.51	1.0%
Community Bank Checking	23,749.45	60,406.38	-36,656.93	-60.68%
Tompkins Trust CD_CLOSED5/29/24	0.00	118,677.91	-118,677.91	-100.0%
Visions FCU- Money Mkt	1,394.48	182.04	1,212.44	666.03%
Visions FDU - SAV	16.08	1,242.07	-1,225.99	-98.71%
Total OPERATING CASH	<u>522,313.29</u>	<u>592,418.47</u>	<u>-70,105.18</u>	<u>-11.83%</u>
Total Checking/Savings	<u>522,313.29</u>	<u>592,418.47</u>	<u>-70,105.18</u>	<u>-11.83%</u>
Other Current Assets				
Accrued Interest Rec'vable Curr	271.00	234.00	37.00	15.81%
Lease Receivable - Current	46,453.00	20,320.00	26,133.00	128.61%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	<u>198,690.00</u>	<u>172,520.00</u>	<u>26,170.00</u>	<u>15.17%</u>
Total Current Assets	<u>721,003.29</u>	<u>764,938.47</u>	<u>-43,935.18</u>	<u>-5.74%</u>
Fixed Assets				
Accumulated Depreciation- Equip	-6,666.32	50,000.00	-56,666.32	-113.33%
EQUIPMENT	<u>50,000.36</u>	<u>0.00</u>	<u>50,000.36</u>	<u>100.0%</u>
Total Fixed Assets	<u>43,334.04</u>	<u>50,000.00</u>	<u>-6,665.96</u>	<u>-13.33%</u>
Other Assets				
Accrued Interest Receivable LT	3,211.00	3,483.00	-272.00	-7.81%
Accumulated Amortization	-39,643.00	-26,430.00	-13,213.00	-49.99%
Lease Receivable - LT	435,867.00	398,240.00	37,627.00	9.45%
Total Other Assets	<u>399,435.00</u>	<u>375,293.00</u>	<u>24,142.00</u>	<u>6.43%</u>
TOTAL ASSETS	<u><u>1,163,772.33</u></u>	<u><u>1,190,231.47</u></u>	<u><u>-26,459.14</u></u>	<u><u>-2.22%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	<u>3,671.14</u>	<u>3,671.14</u>	<u>0.00</u>	<u>0.0%</u>
Other Current Liabilities				
Accrued Interest Liability	3,308.00	3,530.00	-222.00	-6.29%
Lease Liability - Current	9,781.00	8,475.00	1,306.00	15.41%

Schuyler County IDA
Balance Sheet Prev Year Comparison
As of April 30, 2025

	Apr 30, 25	Apr 30, 24	\$ Change	% Change
Security Deposits	4,375.00	0.00	4,375.00	100.0%
Total Other Current Liabilities	17,464.00	12,005.00	5,459.00	45.47%
Total Current Liabilities	21,135.14	15,676.14	5,459.00	34.82%
Long Term Liabilities				
Deferred Inflows of Resources	468,083.00	409,313.00	58,770.00	14.36%
Lease Liability LT	116,067.00	125,848.00	-9,781.00	-7.77%
Total Long Term Liabilities	584,150.00	535,161.00	48,989.00	9.15%
Total Liabilities	605,285.14	550,837.14	54,448.00	9.89%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	639,370.81	637,778.78	1,592.03	0.25%
Net Income	-80,907.76	1,591.41	-82,499.17	-5,184.03%
Total Equity	558,487.19	639,394.33	-80,907.14	-12.65%
TOTAL LIABILITIES & EQUITY	1,163,772.33	1,190,231.47	-26,459.14	-2.22%

Schuyler County IDA

6/2/2025 12:54 PM

Register: OPERATING CASH:Community Bank Checking

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/01/2025	4760	Schuyler County Tre...	Accounts Payable	2025 1st Q - R...	125.00			31,748.95
04/07/2025	4761	Insero & Co. CPA	Accounts Payable	Cust# 4298; I...	2,100.00			29,648.95
04/28/2025			Operating Income/Rev...	Deposit - Capri...			3,000.00	32,648.95
04/28/2025	4762	Harris Beach Murtha ...	Accounts Payable	INV#1251493...	1,378.50			31,270.45
04/28/2025	4763	Harris Beach Murtha ...	Accounts Payable	INV#1251493...	7,521.00			23,749.45

Schuyler County IDA
Profit & Loss Budget Performance
May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	927.71	416.67	3,692.37	2,083.35	5,000.00	May'25 Interest
Interest Income	2,082.74	458.33	3,641.52	2,291.65	5,500.00	
Total Nonoperating Revenues (ABO)	3,010.45	875.00	7,333.89	4,375.00	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees	0.00	0.00	0.00	0.00	0.00	
Application Fees	3,000.00	0.00	6,000.00	0.00	0.00	Haentges Holdings PILOT Application Fee
FLX Gateway Lease	0.00	0.00	0.00	0.00	21,000.00	
Interest - PILOT Late Fee	0.00	0.00	0.00	0.00	0.00	
Lease - Admin Fee - FLX CYCLEBO	208.96	0.00	208.96	208.96	208.96	FLX Cycle Boats - 2025 Lease Admin (5%)
Lease - Admin Fee - Lakeside Tr	5.00	5.00	5.00	5.00	5.00	Lakeside Trolley - 2025 Lease Admin (5%)
Lease - Admin Fee - Lucky Hare	0.00	0.00	0.00	0.00	1,050.00	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	219.41	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,600.00	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	834.60	
PILOT- Admin Fee-FL Railway	0.00	4,000.00	0.00	4,000.00	4,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	0.00	0.00	500.00	
PILOT- Admin Wine&Glass Tour	0.00	0.00	0.00	0.00	1,500.00	
PILOT-Admin Fee-WG Apartments	0.00	0.00	0.00	0.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin- Above Grid Montou	0.00	0.00	0.00	0.00	0.00	
PILOT Admin Fee- TJA-NY-DIX SOL	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - First Second	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin Fee - Lin Zhu	0.00	0.00	0.00	1,500.00	1,500.00	
PILOT Admin Fee DIX 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee LSE MUSCA SOLAR	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee Orange 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin FLX Gate Enterprise	0.00		1,500.00			
Restaurant Equipment Lease	1,575.00	1,575.00	2,362.50	5,118.75	15,750.00	Lucky Hare - May'25 Equipment Lease
Total Operating Income/Revenue (ABO)	4,788.96	5,580.00	17,576.46	18,332.71	61,167.97	
Restricted Income						
Lease Pass Thru-FLX Cycle Boats	3,970.22		3,970.22			FLX Cycle Boats - 2025 Lease Passthru
Lease Pass Thru - Lucky Hare Br	2,100.00	1,995.00	3,150.00	6,483.75	19,950.00	Lucky Hare - May'25 Lease Pmt
Lease Pass Thru - Schooner	0.00	0.00	0.00	0.00	4,168.72	
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	15,857.40	
Lease Pass Thru -FLX Cycle Boat	0.00	0.00	0.00	3,970.22	3,970.22	
Lease Pass Thru Lakeside Trolle	95.00	90.00	95.00	90.00	90.00	Lakeside Trolley - 2025 Lease Passthru
Lease Pass Thru Vig Mar Dock	0.00	0.00	0.00	0.00	48,976.54	
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	19,749.12	
PILOT - Above Grid Montour 2/1	0.00	0.00	0.00	0.00	0.00	
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	27,465.91	27,465.91	27,465.91	
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,110.77	16,110.77	16,110.77	
PILOT Finger Lakes Rail-Due 5/1	0.00	54,217.09	0.00	54,217.09	54,217.09	
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	5,556.77	
PILOT Glen Beacon 2/1	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu 9/1	0.00	0.00	3,858.51	3,858.51	3,858.51	
PILOT Montour House- Due 8/31	0.00	0.00	0.00	0.00	37,982.42	
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	390,216.49	
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,784.92	22,784.92	22,784.92	
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,459.45	
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06	
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06	
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,865.06	

Schuyler County IDA
Profit & Loss Budget Performance
May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget	
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Total PILOT Water Works	0.00	0.00	0.00	0.00	37,244.99	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	27,828.05	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	53,635.75	
Total Restricted Income	6,165.22	56,302.09	126,360.26	183,906.10	849,797.99	
Total Income	13,964.63	62,757.09	151,270.61	206,613.81	921,465.96	
Gross Profit	13,964.63	62,757.09	151,270.61	206,613.81	921,465.96	
Expense						
Nonoperating Expenses - ABO						
Interest/Finance Charges -PARIS	0.00		15.00			
Rest. Equipment - Depreciation	833.33	1,003.66	4,166.65	5,018.30	12,043.92	Equipment Depreciation - May
Total Nonoperating Expenses - ABO	833.33	1,003.66	4,181.65	5,018.30	12,043.92	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	0.00	0.00	391.64	0.00	200.00	
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	1,800.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	4,000.00	4,000.00	4,000.00	
Total Dues and Subscriptions	0.00	0.00	4,000.00	4,000.00	6,650.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	2,697.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	351.21	400.00	351.21	400.00	400.00	Ins. Renewal (6/7/25-6/7/26)
Total Insurance	351.21	400.00	3,048.21	3,300.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	125.00	250.00	500.00	
Telephone/Postage	0.00	0.00	31.65	0.00	400.00	
Total Other Operating Expenses -PARIS	351.21	400.00	7,596.50	7,550.00	11,250.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,400.00	8,400.00	8,400.00	
Professional Fees incl Legal	11,373.50	0.00	20,493.00	0.00	25,000.00	Legal (Doc Review for Response)
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	100,000.00	
Total Prof ServicesContracts - PARIS	11,373.50	0.00	98,893.00	78,400.00	203,400.00	
Supplies & Materials - PARIS						
Office Supplies	9.60		9.60			Postage - FLX Railway Signature Pages to Atty
Total Supplies & Materials - PARIS	9.60		9.60			
Total Operating Expenses - ABO	11,734.31	400.00	106,499.10	85,950.00	214,650.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	15,857.40	
Lease - Lakeside Trolley	95.00	90.00	95.00	90.00	90.00	Lakeside Trolley - 2025 Lease Passthu
Lease - FLX Cycle Boats	3,970.22	0.00	3,970.22	3,970.22	3,970.22	FLX Cycle Boats - 2025 Lease Passthu
Lease - Lucky Hare Brewing	0.00	0.00	0.00	0.00	19,950.00	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,168.72	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	48,976.54	
Total Lease - Schuyler Cty Pass Thru	4,065.22	90.00	4,065.22	4,060.22	93,012.88	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	19,749.12	
PILOT - First Second Dev.	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT Finger Lakes Rail	0.00	54,217.09	0.00	54,217.09	54,217.09	
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	5,556.77	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu	0.00	0.00	3,858.52	3,858.51	3,858.51	
PILOT LSE Musca	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT Montour House	0.00	0.00	0.00	0.00	37,982.42	
PILOT NY Dix 1 Solar	0.00	0.00	27,465.91	27,465.91	27,465.91	

Schuyler County IDA
Profit & Loss Budget Performance
May 2025

	May 25	Budget	Jan - May 25	YTD Budget	Annual Budget
PILOT NY Orange1 Solar	0.00	0.00	16,110.76	16,110.77	16,110.77
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	390,216.49
PILOT TJA-NY-DIX Solar	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works Center	0.00	0.00	0.00	0.00	20,459.45
PILOT Waterworks (Omnibus)	0.00	0.00	0.00	0.00	16,785.54
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	27,828.05
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	53,635.75
Total Restricted Expense	4,065.22	54,307.09	123,210.26	177,422.35	849,797.99
Total Expense	16,632.86	55,710.75	233,891.01	268,390.65	1,076,491.91
Net Ordinary Income	-2,668.23	7,046.34	-82,620.40	-61,776.84	-155,025.95
Net Income	-2,668.23	7,046.34	-82,620.40	-61,776.84	-155,025.95

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC-CD_CLOSED 11/16/24	0.00	23,516.51	-23,516.51	-100.0%
CCTC - CD (4.25%) 11/16/25	50,000.00	100,000.00	-50,000.00	-50.0%
CCTC - ICS (Opened 2008)	807.94	807.94	0.00	0.0%
CCTC -ICS Shadow Acct *090	2.54	2.54	0.00	0.0%
CCTC CD*8944 (4.25%) 9/11/25	100,000.00	0.00	100,000.00	100.0%
Comm Bank Savings -Redec	17,441.75	17,438.27	3.48	0.02%
COMMUNITY BANK (4.1%) 03/9/26	274,726.08	271,035.15	3,690.93	1.36%
Community Bank Checking	77,045.11	36,820.63	40,224.48	109.24%
Tompkins Trust CD_CLOSED5/29/24	0.00	118,677.91	-118,677.91	-100.0%
Visions FCU- Money Mkt	1,394.48	182.04	1,212.44	666.03%
Visions FDU - SAV	16.08	1,242.07	-1,225.99	-98.71%
Total OPERATING CASH	521,433.98	569,723.06	-48,289.08	-8.48%
Total Checking/Savings	521,433.98	569,723.06	-48,289.08	-8.48%
Other Current Assets				
Accrued Interest Rec'vble Curr	271.00	234.00	37.00	15.81%
Lease Receivable - Current	46,453.00	20,320.00	26,133.00	128.61%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	198,690.00	172,520.00	26,170.00	15.17%
Total Current Assets	720,123.98	742,243.06	-22,119.08	-2.98%
Fixed Assets				
Accumulated Depreciation- Equip	-7,499.65	50,000.00	-57,499.65	-115.0%
EQUIPMENT	50,000.36	0.00	50,000.36	100.0%
Total Fixed Assets	42,500.71	50,000.00	-7,499.29	-15.0%
Other Assets				
Accrued Interest Receivable LT	3,211.00	3,483.00	-272.00	-7.81%
Accumulated Amortization	-39,643.00	-26,430.00	-13,213.00	-49.99%
Lease Receivable - LT	435,867.00	398,240.00	37,627.00	9.45%
Total Other Assets	399,435.00	375,293.00	24,142.00	6.43%
TOTAL ASSETS	1,162,059.69	1,167,536.06	-5,476.37	-0.47%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Other Current Liabilities				
Accrued Interest Liability	3,308.00	3,530.00	-222.00	-6.29%
Lease Liability - Current	9,781.00	8,475.00	1,306.00	15.41%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
Security Deposits	4,375.00	0.00	4,375.00	100.0%
Total Other Current Liabilities	17,464.00	12,005.00	5,459.00	45.47%
Total Current Liabilities	21,135.14	15,676.14	5,459.00	34.82%
Long Term Liabilities				
Deferred Inflows of Resources	468,083.00	409,313.00	58,770.00	14.36%
Lease Liability LT	116,067.00	125,848.00	-9,781.00	-7.77%
Total Long Term Liabilities	584,150.00	535,161.00	48,989.00	9.15%
Total Liabilities	605,285.14	550,837.14	54,448.00	9.89%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	639,370.81	637,778.78	1,592.03	0.25%
Net Income	-82,620.40	-21,104.00	-61,516.40	-291.49%
Total Equity	556,774.55	616,698.92	-59,924.37	-9.72%
TOTAL LIABILITIES & EQUITY	1,162,059.69	1,167,536.06	-5,476.37	-0.47%

Schuyler County IDA

6/24/2025 10:33 AM

Register: OPERATING CASH:Community Bank Checking

From 05/01/2025 through 05/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/06/2025	EQUIP_...	Lucky Hare Brewing ...	Operating Income/Rev...	Lucky Hare Br...		X	1,575.00	25,324.71
05/06/2025	SHMR_...	Lucky Hare Brewing ...	Restricted Income:Leas...	Lucky Hare Br...		X	2,100.00	27,424.71
05/08/2025			Undeposited Funds	Deposit - FLX ...		X	4,179.18	31,603.89
05/08/2025	4764	Schuyler County Tre...	Restricted Expense:Lea...	VOID: 2025 L...		X		31,603.89
05/08/2025	4765	Schuyler County Tre...	Restricted Expense:Lea...	2025 Lease Pas...	3,970.22	X		27,633.67
05/12/2025			Undeposited Funds	Deposit - Lakes...		X	100.00	27,733.67
05/12/2025	4766	Schuyler County Tre...	Restricted Expense:Lea...	2025 Lease Pas...	95.00	X		27,638.67
05/12/2025	4768	SCOPED	Operating Expenses - ...	Reimbursement...	9.60	X		27,629.07
05/15/2025			Operating Income/Rev...	Deposit - Haen...		X	3,000.00	30,629.07
05/16/2025	4769	Harris Beach Murtha ...	Accounts Payable	INV#1252113...	11,373.50			19,255.57
05/16/2025	CD MAT...		OPERATING CASH:...	CCTC Matured...		X	58,140.30	77,395.87
05/23/2025	4770	Erie Insurance Comp...	Accounts Payable	Q610384000, ...	351.21			77,044.66
05/31/2025			Nonoperating Revenue...	Interest		X	0.45	77,045.11

Schuyler County IDA

Profit & Loss Budget Performance

June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	961.93	416.67	4,654.30	2,500.02	5,000.00	June Interest Earned-Large CD
Interest Income	5.13	458.33	3,646.65	2,749.98	5,500.00	
Total Nonoperating Revenues (ABO)	967.06	875.00	8,300.95	5,250.00	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	5,750.00		5,750.00			Capriotti PILOT Transfer-Mortgage Exemption Fee
Agency Fees - Other	0.00	0.00	0.00	0.00	0.00	
Total Agency Fees	5,750.00	0.00	5,750.00	0.00	0.00	
Application Fees	0.00	0.00	6,000.00	0.00	0.00	
Finger Lakes Railway LEASE	40,722.60		40,722.60			FLX Railway - 2025 Lease Pmt
FLX Gateway Lease	0.00	0.00	0.00	0.00	21,000.00	*Per our attorney, we are not allowed to pay anything other than the ACTUAL tax amounts due. As FLXRail pays a percentage of freight, this additional amount is considered lease payment to the IDA.
Interest - PILOT Late Fee	0.00	0.00	0.00	0.00	0.00	
Lease - Admin Fee - FLX CYCLEBO	0.00	0.00	208.96	208.96	208.96	
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00	
Lease - Admin Fee - Lucky Hare	0.00	0.00	0.00	0.00	1,050.00	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	219.41	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,600.00	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	834.60	
PILOT- Admin Fee-FL Railway	2,500.00	0.00	2,500.00	4,000.00	4,000.00	2025 PILOT Admin Fee (Deposit paid in 2024)
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	0.00	0.00	500.00	Regular Annual Fee is \$5,000
PILOT- Admin Wine&Glass Tour	0.00	0.00	0.00	0.00	1,500.00	
PILOT-Admin Fee-WG Apartments	0.00	0.00	0.00	0.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin- Above Grid Montou	0.00	0.00	0.00	0.00	0.00	
PILOT Admin Fee- TJA-NY-DIX SOL	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - First Second	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin Fee - Lin Zhu	0.00	0.00	0.00	1,500.00	1,500.00	
PILOT Admin Fee DIX 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee LSE MUSCA SOLAR	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee Orange 1 Solar	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin FLX Gate Enterprise	0.00		1,500.00			
Restaurant Equipment Lease	1,575.00	1,575.00	3,937.50	6,693.75	15,750.00	LHBC June'25 Equip Lease
Total Operating Income/Revenue (ABO)	50,547.60	1,575.00	68,124.06	19,907.71	61,167.97	*Deferment Pmts begin in July
Restricted Income						
Lease Pass Thru-FLX Cycle Boats	0.00		3,970.22			
Lease Pass Thru - Lucky Hare Br	2,100.00	1,995.00	5,250.00	8,478.75	19,950.00	LHBC June'25 Restaurant Lease
Lease Pass Thru - Schooner	0.00	0.00	0.00	0.00	4,168.72	
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	15,857.40	

Schuyler County IDA

Profit & Loss Budget Performance

June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget	
Lease Pass Thru -FLX Cycle Boat	0.00	0.00	0.00	3,970.22	3,970.22	
Lease Pass Thru Lakeside Trolle	0.00	0.00	95.00	90.00	90.00	
Lease Pass Thru Vlg Mar Dock	0.00	0.00	0.00	0.00	48,976.54	
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	0.00	0.00	19,749.12	
PILOT - Above Grid Montour 2/1	0.00	0.00	0.00	0.00	0.00	
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	27,465.91	27,465.91	27,465.91	
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,110.77	16,110.77	16,110.77	
PILOT Finger Lakes Rail-Due 5/1	31,057.82	0.00	31,057.82	54,217.09	54,217.09	FLX Railway 2025 PILOT IN
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	5,556.77	
PILOT Glen Beacon 2/1	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu 9/1	0.00	0.00	3,858.51	3,858.51	3,858.51	
PILOT Montour House- Due 8/31	28,463.84	0.00	28,463.84	0.00	37,982.42	Montour House 2025 PILOT IN
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	390,216.49	
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,784.92	22,784.92	22,784.92	
PILOT Water Works						
PILOT Water Works Center 9/1	14,270.80	0.00	14,270.80	0.00	20,459.45	WaterWorksCenter'25 PILOT IN
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06	
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,865.06	
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,865.06	
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,865.06	
Total PILOT Water Works	14,270.80	0.00	14,270.80	0.00	37,244.99	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	27,828.05	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	53,635.75	
Total Restricted Income	75,892.46	1,995.00	202,252.72	185,901.10	849,797.99	
Total Income	127,407.12	4,445.00	278,677.73	211,058.81	921,465.96	
Gross Profit	127,407.12	4,445.00	278,677.73	211,058.81	921,465.96	
Expense						
Nonoperating Expenses - ABO						
Interest/Finance Charges -PARIS	0.00		15.00			
Rest. Equipment - Depreciation	833.33	1,003.66	4,999.98	6,021.96	12,043.92	June'25 Equip Depreciation
Total Nonoperating Expenses - ABO	833.33	1,003.66	5,014.98	6,021.96	12,043.92	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	0.00	100.00	391.64	100.00	200.00	
Dues and Subscriptions						

Schuyler County IDA

Profit & Loss Budget Performance

June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget	
IMPLAN	0.00	0.00	0.00	0.00	1,800.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	4,000.00	4,000.00	4,000.00	
Total Dues and Subscriptions	0.00	0.00	4,000.00	4,000.00	6,650.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	2,697.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.21	400.00	400.00	
Total Insurance	0.00	0.00	3,048.21	3,300.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	125.00	250.00	500.00	
Telephone/Postage	0.00	0.00	31.65	0.00	400.00	
Total Other Operating Expenses -PARIS	0.00	100.00	7,596.50	7,650.00	11,250.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,400.00	8,400.00	8,400.00	
Professional Fees incl Legal	0.00	0.00	20,493.00	0.00	25,000.00	
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	100,000.00	
Total Prof ServicesContracts - PARIS	0.00	0.00	98,893.00	78,400.00	203,400.00	
Supplies & Materials - PARIS						
Office Supplies	31.40		41.00			Postage - Capriotti PILOT Docs to Atty
Total Supplies & Materials - PARIS	31.40		41.00			
Total Operating Expenses - ABO	31.40	100.00	106,530.50	86,050.00	214,650.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	15,857.40	
Lease - Lakeside Trolley	0.00	0.00	95.00	90.00	90.00	
Lease - FLX Cycle Boats	0.00	0.00	3,970.22	3,970.22	3,970.22	
Lease - Lucky Hare Brewing	0.00	0.00	0.00	0.00	19,950.00	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,168.72	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	48,976.54	
Total Lease - Schuyler Cty Pass Thru	0.00	0.00	4,065.22	4,060.22	93,012.88	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	19,749.12	
PILOT - First Second Dev.	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT Finger Lakes Rail	31,057.82	0.00	31,057.82	54,217.09	54,217.09	FLX Railway 2025 PILOT OUT
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	5,556.77	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu	0.00	0.00	3,858.52	3,858.51	3,858.51	
PILOT LSE Musca	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT Montour House	28,463.84	0.00	28,463.84	0.00	37,982.42	Montour House '25 PILOT OUT
PILOT NY Dix 1 Solar	0.00	0.00	27,465.91	27,465.91	27,465.91	
PILOT NY Orange1 Solar	0.00	0.00	16,110.76	16,110.77	16,110.77	
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	390,216.49	

Schuyler County IDA
Profit & Loss Budget Performance
June 2025

	Jun 25	Budget	Jan - Jun 25	YTD Budget	Annual Budget
PILOT TJA-NY-DIX Solar	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works Center	14,270.79	0.00	14,270.79	0.00	20,459.45
PILOT Waterworks (Omnibus)	0.00	0.00	0.00	0.00	16,785.54
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	27,828.05
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	53,635.75
Total Restricted Expense	73,792.45	0.00	197,002.71	177,422.35	849,797.99
Total Expense	74,657.18	1,103.66	308,548.19	269,494.31	1,076,491.91
Net Ordinary Income	52,749.94	3,341.34	-29,870.46	-58,435.50	-155,025.95
Net Income	52,749.94	3,341.34	-29,870.46	-58,435.50	-155,025.95

WaterWorksCenter'25 PILOT OUT

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC-CD_CLOSED 11/16/24	0.00	23,516.51	-23,516.51	-100.0%
CCTC - CD (4.25%) 11/16/25	50,000.00	100,000.00	-50,000.00	-50.0%
CCTC - ICS (Opened 2008)	807.94	807.94	0.00	0.0%
CCTC -ICS Shadow Acct *090	2.54	2.54	0.00	0.0%
CCTC CD*8944 (4.25%) 9/11/25	100,000.00	127,189.25	-27,189.25	-21.38%
Comm Bank Savings -Redec	17,442.04	17,438.56	3.48	0.02%
COMMUNITY BANK (4.1%) 03/9/26	275,687.72	271,035.15	4,652.57	1.72%
Community Bank Checking	129,662.48	36,764.24	92,898.24	252.69%
Visions FCU- Money Mkt	1,398.45	182.04	1,216.41	668.21%
Visions FDU - SAV	16.08	1,242.07	-1,225.99	-98.71%
Total OPERATING CASH	575,017.25	578,178.30	-3,161.05	-0.55%
Total Checking/Savings	575,017.25	578,178.30	-3,161.05	-0.55%
Other Current Assets				
Accrued Interest Rec'vble Curr	271.00	234.00	37.00	15.81%
Lease Receivable - Current	46,453.00	20,320.00	26,133.00	128.61%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	198,690.00	172,520.00	26,170.00	15.17%
Total Current Assets	773,707.25	750,698.30	23,008.95	3.07%
Fixed Assets				
Accumulated Depreciation- Equip	-8,332.98	50,000.00	-58,332.98	-116.67%
EQUIPMENT	50,000.36	0.00	50,000.36	100.0%
Total Fixed Assets	41,667.38	50,000.00	-8,332.62	-16.67%
Other Assets				
Accrued Interest Receivable LT	3,211.00	3,483.00	-272.00	-7.81%
Accumulated Amortization	-39,643.00	-26,430.00	-13,213.00	-49.99%
Lease Receivable - LT	435,867.00	398,240.00	37,627.00	9.45%
Total Other Assets	399,435.00	375,293.00	24,142.00	6.43%
TOTAL ASSETS	1,214,809.63	1,175,991.30	38,818.33	3.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Other Current Liabilities				
Accrued Interest Liability	3,308.00	3,530.00	-222.00	-6.29%
Lease Liability - Current	9,781.00	8,475.00	1,306.00	15.41%
Security Deposits	4,375.00	0.00	4,375.00	100.0%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
Total Other Current Liabilities	17,464.00	12,005.00	5,459.00	45.47%
Total Current Liabilities	21,135.14	15,676.14	5,459.00	34.82%
Long Term Liabilities				
Deferred Inflows of Resources	468,083.00	409,313.00	58,770.00	14.36%
Lease Liability LT	116,067.00	125,848.00	-9,781.00	-7.77%
Total Long Term Liabilities	584,150.00	535,161.00	48,989.00	9.15%
Total Liabilities	605,285.14	550,837.14	54,448.00	9.89%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	639,370.81	637,778.78	1,592.03	0.25%
Net Income	-29,870.46	-12,648.76	-17,221.70	-136.15%
Total Equity	609,524.49	625,154.16	-15,629.67	-2.5%
TOTAL LIABILITIES & EQUITY	1,214,809.63	1,175,991.30	38,818.33	3.3%

Schuyler County IDA

7/7/2025 3:10 PM

Register: OPERATING CASH:Community Bank Checking

From 06/01/2025 through 06/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2025	EQUIP_J...	Lucky Hare Brewing...	Operating Income/Rev...	Lucky Hare Br...		X	1,575.00	78,620.11
06/04/2025	SHMR_J...	Lucky Hare Brewing...	Restricted Income:Leas...	Lucky Hare Br...		X	2,100.00	80,720.11
06/10/2025			Undeposited Funds	Deposit - Finge...		X	74,280.42	155,000.53
06/10/2025	4771	Schuyler County Tre...	Restricted Expense:PIL...	Finger Lakes R...	8,828.68			146,171.85
06/10/2025	4772	Town of Reading	Restricted Expense:PIL...	Finger Lakes R...	2,878.23			143,293.62
06/10/2025	4773	Town of Dix	Restricted Expense:PIL...	Finger Lakes R...	314.25	X		142,979.37
06/10/2025	4774	Village of Watkins G...	Restricted Expense:PIL...	Finger Lakes R...	3,670.43			139,308.94
06/10/2025	4775	Watkins Glen School...	Restricted Expense:PIL...	Finger Lakes R...	15,366.23	X		123,942.71
06/11/2025	4776	SCOPED	Operating Expenses - ...	Reimbursement...	31.40	X		123,911.31
06/13/2025			Operating Income/Rev...	Deposit - Capri...		X	5,750.00	129,661.31
06/23/2025			Undeposited Funds	Deposit - Wate...		X	14,270.80	143,932.11
06/23/2025			Undeposited Funds	Deposit - Mont...		X	28,463.84	172,395.95
06/23/2025	4777	Schuyler County Tre...	Restricted Expense:PIL...	Water Works C...	4,742.23			167,653.72
06/23/2025	4778	Town of Reading	Restricted Expense:PIL...	Water Works C...	1,274.32			166,379.40
06/23/2025	4779	Watkins Glen School...	Restricted Expense:PIL...	Water Works C...	8,254.24			158,125.16
06/23/2025	4780	Schuyler County Tre...	Restricted Expense:PIL...	The Montour H...	4,901.34			153,223.82
06/23/2025	4781	Town of Montour	Restricted Expense:PIL...	The Montour H...	2,593.56			150,630.26
06/23/2025	4782	Village of Montour F...	Restricted Expense:PIL...	The Montour H...	10,634.16			139,996.10
06/23/2025	4783	Odessa Montour Sch...	Restricted Expense:PIL...	The Montour H...	10,334.78			129,661.32
06/30/2025			Nonoperating Revenue...	Interest		X	1.16	129,662.48

Schuyler County IDA Chief Executive Officer Performance Appraisal Process and Assessment Form

DESCRIPTION OF THE PROCESS

1. The Chairman of the Board initiates the CEO performance appraisal process by asking the CEO to complete a self-appraisal using these same performance appraisal materials. Ideally, this will occur in November of each year, after the SCIDA Board self-assessment.
2. The Chairman then asks each Director to appraise the CEO's performance using the performance appraisal materials. In conjunction with this, the Chairman distributes the following documents to each reviewer:
 - A blank CEO performance appraisal form.
3. The Chairman collects the surveys from reviewers, compiles responses, and averages scores and presents a summary to the Board for approval.
4. Directors meet to decide what to emphasize in their feedback to the CEO (and on the final appraisal document).
5. The Chairman incorporates modifications requested by the Board and prepares final documentation of the appraisal.
6. The Board goes into executive session to meet with the CEO to discuss the appraisal results. This session should ideally focus solely on providing feedback to the CEO.

Assessment of Key Accountabilities

Please evaluate the SCIDA CEO's performance for each Key Accountability. Be as thorough as possible in describing the CEO's performance on each Key Accountability.

Key Accountabilities Description of Accountabilities	Please Circle the Applicable Performance Factor and Write in Your Comments				
	Meets minimal expectations	Meets some expectations	Meets expectations	Exceeds expectations	Don't Know or Not Applicable
Financial Management	1	2	3	4	N/A
<ul style="list-style-type: none"> Ensures that adequate financial controls are in place to protect the financial health of the organization. Ensures accurate and complete financial reports to the Board for their review, revision, and approval. Enhances revenue and controls costs to ensure achievement of planned operating budget. Ensures Treasurer has access to financial information prior to the Board meetings 	Comments:				
Quality of Service	1	2	3	4	N/A
<ul style="list-style-type: none"> Ensures that the organization delivers quality of service for IDA applicants and is readily available to the SCIDA Board. Demonstrates continuous quality improvement and progress towards meeting the highest standards for quality. Ensures that the organization delivers customer service that meets customer service standards. Ensures risk mitigation strategies developed by the Board are implemented before the problem occurs. 	Comments:				
Supporting the IDA Board	1	2	3	4	N/A
<ul style="list-style-type: none"> Ensures that the Board is provided with accurate and complete information before actions are taken by the Board. Ensures that the minutes, meeting postings, on-line meeting information is accurate and the website meets all State requirements for the postings. Ensures all State ABO-PAAA reporting is completed by their deadlines. 	Comments:				
Leadership and Governance	1	2	3	4	N/A
<ul style="list-style-type: none"> Demonstrates and articulates the vision and mission of the SCIDA Works with the Board to establish and maintain the highest ethical standards for the SCIDA. 	Comments:				

Assessment of Key Accountabilities *(continued)*

Key Accountabilities Description of Accountabilities	Please Circle the Applicable Performance Factor and Write in Your Comments				
	Meets minimal expectations	Meets some expectations	Meets expectations	Exceeds expectations	Don't Know or Not Applicable
Operational Management	1	2	3	4	N/A
<ul style="list-style-type: none"> Develops, communicates and leads the implementation of annual operating and financial plans. Identifies obstacles and problems and takes corrective action to achieve plans and goals. 	Comments:				
Strategic Planning	1	2	3	4	N/A
<ul style="list-style-type: none"> Works with the IDA Board to translate vision and mission into realistic strategic goals and objectives. Develops, communicates and leads the implementation of the organization's strategic plan. Ensures that the planning process is effective and that the organization's strategic direction is clear to all SCOPED staff. 	Comments:				
Performance Management	1	2	3	4	N/A
<ul style="list-style-type: none"> Follows and meets the State of New York ABO PAAA reporting requirements. Ensures Auditors have complete records and IDA audits do not have findings. If findings occur, ensure action is taken to remedy the finding. Ensure PILOTS are calculated accurately and dispersed within 7 working days 	Comments:				
Board Relations and Communications	1	2	3	4	N/A
<ul style="list-style-type: none"> Develops and maintains effective working relationships with Board members. Keeps Board fully informed of important developments and issues. Provides clear and timely information to the Board to inform and support their decisions. 	Comments:				
Community Relations and Communications	1	2	3	4	N/A
<ul style="list-style-type: none"> Represents and promotes the interests and the image of the IDA to businesses, government at all levels, to the local community, and to the public at large. Ensures all affected taxing jurisdictions are informed of IDA projects - meeting the State requirements for notification. 	Comments:				

Summary Evaluation and Comments

Identify any achievements or contributions not already addressed above. Note any major accomplishments you believe should be recognized.

Describe any areas in which you believe the CEO's performance should be improved. Identify specific development goals for the coming year.

Record any additional comments about the CEO's performance. Also comment on any circumstances that may have influenced the CEO's performance during the year.

Signature