



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.

Schuyler County IDA Strategic Goals (2020-2026)

- Encourage year-round business & employment growth
- Invest in infrastructure to enable the digital economy for all residents/businesses
- Actively support and facilitate investment in energy resources (solar, wind, hydropower, emerging, etc.) and programs to ensure all businesses and residents have equal opportunity to receive affordable energy.
- Create a predictable funding mechanism to ensure operating funds for SCIDA.
- Encourage sustainable practices and protect the environment.
- Support efforts to become the leading producer of dairy cows, sheep, wine, and cheese in the region.

TO: Board Members & Interested Parties
FROM: SCOPED Administrative Staff
Date: October 7, 2026
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, October 14, 2026 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. September 2026 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports – August 2026*
 - b. 2027 Budget –Assumptions & Budget*
8. **New Business**
 - a. Lucky Hare Brewing Co. Sublease Extension – Percentage of Revenue Request
9. **Ongoing Business**
 - a. Haentges Holdings Mixed Use Project – Update
 - b. Camp Monterey – Update
 - c. 2027 Board Vacancies Update
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/83](https://us02web.zoom.us/j/83466147851)

[466147851](https://us02web.zoom.us/j/83466147851)

Meeting ID: 834 6614 7851

The next meeting is scheduled for November 11, 2026 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – September 9, 2026**

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:03 pm by Mark Taylor, Vice Chair.

Roll Call:	Mark Taylor	Vice Chair
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Kai D’Alleva	Member
	Carl Taber	Board Emeritus
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
Absent/Excused:	Erin Shawkey	Treasurer
	Chad Hendrickson	Chair
Guests:	Shawn Rosno	Schuyler County Administrator

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests:

Public Comment: None

Meeting Minutes – August 2026

Laury Ward made a motion to approve the August 2026 meeting minutes as written. The motion was seconded by Carl Blowers. The motion carried, unanimously.

Financial Report – July 2026

Judy McKinney Cherry reviewed the July 2026 Financial Reports. We’re right in line for budget. The Seneca Harbor Marina Restaurant 2025 revenue share payment (the required share of revenue over \$400,000) was passed through, at the highest amount we’ve seen of any of our tenants! The 2026 Village Marina Dock lease payment (based on 2025 revenues) was received and passed through as well. We have an overall reduction in bottom line due to depreciation and aging-out leases; however, our operating cash is up from this time last year.

Laury Ward made a motion to accept the July 2026 financial reports. The motion was seconded by Carl Blowers. The motion carried, unanimously.

New Business

Dug Road Solar Opportunity

Judy McKinney Cherry reported the research findings on the large, decommissioned landfill in the Town of Dix. It had historically been used by all four villages and several towns during the 60’s & 70’s. A commission board with representatives from each of the jurisdictions was created when it closed in the 80’s. As of at least 2017, there is known seepage of waste materials. The wells around the site have been tested but the results of those tests are unknown. The Health Department has reported that they are willing to help clean up the site, but the landfill commission does not want to sell it. To date, it is not capped properly and is not up to current standards. The solar developer that is interested in the site is willing to fix this. Instead, the commission asked the developer to consider the landfill site in Irelandville; however, the Dix site already has the necessary electrical lines. We are unsure what the reluctance from the commission is. Wendy Shutter reported that she attended their board meeting and noted that the members seemed excited that they were at the end of the monitoring period, as they can then decommission the board. Once the board is decommissioned, any developer would need to get permission from each of the taxing jurisdictions separately. The developer needs a letter of intent to be able to get a community host agreement in place. The site is currently not being mowed.

This site is exactly what the IDA would like to see utilized for a solar installation – on a landfill, no viewshed issue, utilizing a non-performing asset, with existing power line access. The site is currently not a taxed parcel because it belongs to the town. It could be earning tax revenue. The DEC is currently working with the developer. Judy will reach back out to NYSEG for follow up.

Judy asked the Board how/if they'd like her to proceed. The board would like Judy to continue to pursue this. They are unsure why the commission would not want to develop the site for the community.

SCIDA Authorizing Resolution #9/2026-04: Lucky Hare Brewing Co. Sublease & Equipment Extension

At the August meeting, the board approved the extension of the Lucky Hare Brewing Co. Sublease and Equipment Lease Extension for eight (8) months, to make up for the lost time at the beginning of the lease. The extension will carry the same terms and royalties. No changes to the lease other than the end dates for both lease extensions.

Laury Ward made a motion to approve the SCIDA Authorizing Resolution #9/2026-04, to extend the existing Lucky Hare Brewing Co. Seneca Harbor Marina Restaurant Lease and the Restaurant Equipment lease for eight (8) months to make up for lost time at the start of the leases. The motion was seconded by Kai D'Alleva.

The question of the adoption of the foregoing resolution (9/2026-04) was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Absent	Abstain
Chad Hendrickson	[]	[]	[X]	[]
Mark Taylor	[X]	[]	[]	[]
Laury Ward	[X]	[]	[]	[]
Carl Blowers	[X]	[]	[]	[]
Erin Shawkey	[]	[]	[X]	[]
Kai D'Alleva	[X]	[]	[]	[]

The resolution was thereupon duly adopted.

ONGOING BUSINESS

Haentges Holdings, LLC Mixed Use Project - Update:

The state has been gracious in keeping the grant in play. Our attorney is in contact with the developer's attorney. The bank is holding up the closing. The state would like to do a groundbreaking as soon as possible, before the end of the year, but not before closing. This would likely occur sometime in October. This will be the first and only NYFWD project to hold a groundbreaking.

Camp Monterey – Update:

Judy McKinney Cherry thanked Wendy Shutter for installing additional security cameras at Camp Monterey.

She reported that there continues to be significant interest in the site – a resort, a poultry related business (both layers and broilers), and a hemp decording company. The decording company is currently working with Cornell University and the state to get a capital stack together. This project would not be a large employer but would create some jobs at the site. A company from Dubia that manufactures communication equipment is also interested but they've asked for a 34/5 electric line be brought in and need it quickly. No matter what, it would be at least a full year to be able to get started. Judy will reach out to Homeland Security to vet the company.

Regarding the wastewater treatment equipment study, ESD has sent the incentive proposal, which has been signed and returned. There were some minor changes needed in the LaBella proposal. They're working to adjust their proposal, and they'll be ready to start! Once the study is completed, how can we ensure that no additional damage is done to the site? We don't want it to get worse after the study is completed. The camera coverage has been expanded but is still being vandalized. The board asked about hiring security personnel but that would be very costly. The DEC has reported that anyone trespassing over the age of 18 is being arrested if they touch the building(s). The public is allowed to walk on the site.

Judy McKinney Cherry reported that we have posted the 2026 Board Vacancy Notice in the Watkins Glen Review & Express, for the required three weeks. All applications are due at the close of business on Friday, September 25th. As a reminder, we need someone who understands housing capital stacks.

Judy McKinney Cherry reported that the Public Hearing for the UTEP Updates for Childcare was held directly before this meeting. The Mayor of the Village of Montour Falls and the Superintendent of the Odessa-Montour School District attended. No public comments were shared. Reminder: This change is required to meet the legal guidelines. The state passed the policy that IDAs must now consider childcare when deciding on projects; however, it doesn't create approval or rejection if it is or isn't part of a business' plan. The board discussed how this would be implemented. The IDA would need to consider the number of jobs/employees a project would create. We don't want to overstress existing childcare facilities. As previously discussed, the IDA won't create a rating system for this consideration; instead, decisions on projects will be made on a case-to-case basis. Most of our projects don't create a large number of jobs for employees with families. However, if we had a project like Micron with a large number of employees, childcare would be a great need. Judy will update the UTEP and bring back to the board for a final look.

A.B.O./PAAA-

No updates. We will submit our approved 2027 budget into PARIS by October 31, 2026.

Committee Reports

Finance Committee: Did not meet. No report. The Finance Committee will meet to review/approve the 2027 Budget on October 14th at 4:00 pm, directly before our October Full Board Meeting.

Governance Committee: The Governance Committee met on Tuesday, September 8, at 4:00 pm to review/compile the 2026 CEO Annual Performance Review. We will enter into Executive Session to review the results with the full board at the end of this meeting.

Audit Committee: Did not meet. No report.

BROADBAND

No updates. No report.

Executive Session

A motion was made by Carl Blowers to enter into Executive Session, pursuant to the Allowable OML List Item #6: The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation; to discuss the results of the 2025 Annual CEO Performance Review. The motion was seconded by Laury Ward. The motion carried, unanimously.

The Board entered into Executive Session at 5:40 p.m.

OUT OF Executive Session

A motion was made by Carl Blowers to leave Executive Session. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The Board came out of Executive Session at 5:49 p.m.

ADJOURNMENT:

A motion was made by Carl Blowers to adjourn the September 9, 2026 meeting. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The meeting adjourned at 5:50 pm.

Respectfully Submitted,

Laury Ward, Secretary

mak 09/10/2026

Schuyler County IDA
Profit & Loss Budget Performance
August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	0.88	416.66	2,871.86	3,333.28	5,000.00	
Interest Income	2.10	458.33	4,246.82	3,666.64	5,500.00	August 2026 Interest
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	(Note: High balance in Visions; quarterly statements)
Total Nonoperating Revenues (ABO)	2.98	874.99	7,118.68	6,999.92	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
Total Agency Fees	0.00	0.00	0.00	0.00	0.00	
Application Fees	0.00	0.00	0.00	0.00	0.00	
ETP Grant Reimburse(WW Study)	0.00	0.00	0.00	0.00	49,600.00	
Finger Lakes Railway LEASE	0.00	0.00	40,989.48	41,537.05	41,537.05	
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	0.00	0.00	217.32	217.32	217.32	
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00	
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	0.00	3,824.60	587.64	587.64	
Lease - Admin Fee - Lucky Hare - Other	137.80	0.00	729.50	0.00	1,076.00	AUG'26 SHMR Admin (5%)
Total Lease - Admin Fee - Lucky Hare	137.80	0.00	4,554.10	587.64	1,663.64	
Lease - Admin Fee - Schooner	230.38	0.00	230.38	0.00	230.38	2026 Lease Admin (5%)
Lease - Admin Fee - VM Docks	0.00	2,875.01	3,126.41	2,875.01	2,875.01	***PAID IN JULY'26***
Lease - Admin Fee - Wine & Gla	855.45	0.00	855.45	0.00	855.45	2026 Lease Admin (5%)
PILOT- Admin Fee-FL Railway	0.00	0.00	5,000.00	5,000.00	5,000.00	
PILOT- Admin Fee -WG Brewery Ho	500.00	0.00	500.00	0.00	500.00	2026 PILOT Admin
PILOT- Admin Wine&Glass Tour	1,500.00	0.00	1,500.00	0.00	0.00	2026 PILOT Admin
PILOT-Admin Fee-WG Apartments	1,500.00	0.00	1,500.00	0.00	1,500.00	2026 PILOT Admin
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	1,500.00	1,500.00	1,500.00	
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	1,500.00	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	
Total Operating Income/Revenue (ABO)	4,723.63	2,875.01	68,978.14	60,722.02	138,483.85	
Rental & Financing Income						
Restaurant Equipment Lease	2,067.19	2,067.19	10,296.58	10,296.58	15,671.27	AUG'26 Rest. Equip Lease
Total Rental & Financing Income	2,067.19	2,067.19	10,296.58	10,296.58	15,671.27	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00	0.00	72,667.54	11,165.31	11,165.31	
Lease Pass Thru - Lucky Hare Br - Other	2,756.00	0.00	14,590.00	0.00	20,444.00	AUG'26 Lease Passthrough
Total Lease Pass Thru - Lucky Hare Br	2,756.00	0.00	87,257.54	11,165.31	31,609.31	
Lease Pass Thru - Schooner 9/1	4,377.16	0.00	4,377.16	0.00	4,377.16	2026 Lease Passthrough
Lease Pass Thru - Wine & Glass	16,253.55	0.00	16,253.55	0.00	16,253.55	2026 Lease Passthrough
Lease Pass Thru -FLXCycleBoat3/	0.00	0.00	4,346.34	4,129.02	4,129.02	
Lease Pass Thru Vig Mar Dock	0.00	54,625.21	62,528.20	54,625.21	54,625.21	***PAID IN JULY'26***
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	95.00	95.00	
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	37,242.36	37,091.15	37,091.15	
PILOT-Wine&GlassTour Holding9/1	16,321.11	0.00	16,321.11	0.00	18,121.55	2026 PILOT Passthrough
PILOT - Above Grid Montour 2/1	0.00	0.00	35,241.42	35,206.13	35,206.13	
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	26,732.56	26,755.72	26,755.72	
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,312.42	16,325.63	16,325.63	
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	29,683.97	31,057.82	31,057.82	
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	0.00	0.00	10,387.37	
PILOT Glen Beacon 12/1	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu 2/1	0.00	0.00	2,742.73	3,031.38	3,031.38	
PILOT Montour House- Due 8/1	0.00	32,989.43	0.00	32,989.43	32,989.43	***PAID IN SEP'26***
PILOT Seneca Mkt 1 Due 9/1	283,688.94	0.00	283,688.94	0.00	324,600.70	2026 PILOT Passthrough
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,802.38	22,810.29	22,810.29	
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,053.87	
Unit 41 - Due Sept. 1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 43 - Due Sept. 1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 45 - Due Sept.1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 47 - Due Sept 1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 49 - Due Sept.1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 51 - Due Sept.1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Unit 53 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 55 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	

Schuyler County IDA
Profit & Loss Budget Performance
August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget	
Unit 61 - Due Sept.1	1,902.36	0.00	1,902.36	0.00	1,902.36	2026 PILOT Passthrough
Total PILOT Water Works	13,316.52	0.00	13,316.52	0.00	37,175.11	
PILOT Watkins Brew Hold- Sept 1	22,984.49	0.00	22,984.49	0.00	25,519.99	2026 PILOT Passthrough
PILOT WGA -SEPP Due Sept 1	54,708.47	0.00	54,708.47	0.00	54,708.47	2026 PILOT Passthrough
Total Restricted Income	414,406.24	87,614.64	746,488.97	286,172.92	806,567.30	
Total Income	421,200.04	93,431.83	832,882.37	364,191.44	971,222.42	
Gross Profit	421,200.04	93,431.83	832,882.37	364,191.44	971,222.42	
Expense						
Nonoperating Expenses - ABO						
Rest. Equipment - Depreciation	833.33	833.33	6,666.64	6,666.64	9,999.96	AUG'26 Equip Depreciation
Total Nonoperating Expenses - ABO	833.33	833.33	6,666.64	6,666.64	9,999.96	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
Advertising	172.58	0.00	172.58	0.00	400.00	Legal Notices posted in WGR&E (UTEP Public Hearing Notice & Board Vacancies)
Dues and Subscriptions						
IMPLAN	0.00	0.00	0.00	0.00	7,500.00	
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	12,350.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	3,089.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.25	400.00	400.00	
Total Insurance	0.00	0.00	3,440.25	3,300.00	3,300.00	
Miscellaneous	0.00	0.00	61.55	0.00	200.00	
Records Management	0.00	0.00	250.00	250.00	500.00	
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
Total Other Operating Expenses -PARIS	172.58	0.00	7,924.38	7,550.00	17,150.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,800.00	8,988.00	8,988.00	
Professional Fees incl Legal	0.00	0.00	11,319.00	0.00	25,000.00	
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	49,600.00	
Total Prof ServicesContracts - PARIS	0.00	0.00	90,119.00	78,988.00	153,588.00	
Total Operating Expenses - ABO	172.58	0.00	98,043.38	86,538.00	170,738.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	16,253.55	0.00	16,253.55	0.00	16,253.55	2026 Lease Passthrough
Lease - Lakeside Trolley	0.00	0.00	95.00	95.00	95.00	
Lease - FLX Cycle Boats	0.00	0.00	4,346.34	4,129.02	4,129.02	
Lease - Lucky Hare Brewing						
LHBC Revenue Share	0.00	0.00	72,667.54	11,165.31	11,165.31	
Lease - Lucky Hare Brewing - Other	2,756.00	0.00	14,590.00	0.00	20,444.00	AUG'26 Lease Passthrough
Total Lease - Lucky Hare Brewing	2,756.00	0.00	87,257.54	11,165.31	31,609.31	
Lease - Schooner Excursions	4,377.16	0.00	4,377.16	0.00	4,377.16	2026 Lease Passthrough
Lease -Village Marina Docks	0.00	54,625.21	62,528.20	54,625.21	54,625.21	***PAID IN JULY'26***
Total Lease - Schuyler Cty Pass Thru	23,386.71	54,625.21	174,857.79	70,014.54	111,089.25	
PILOT-Wine & Glass Tour Holding	16,321.10	18,121.55	16,321.10	18,121.55	18,121.55	2026 PILOT Passthrough
PILOT - Above Grid Montour Sola	0.00	0.00	35,241.43	35,206.13	35,206.13	
PILOT - First Second Dev.	0.00	0.00	9,853.81	10,890.83	10,890.83	
PILOT Finger Lakes Rail	0.00	0.00	29,683.98	31,057.82	31,057.82	
PILOT FLX Gate Enterprises	0.00	0.00	0.00	0.00	10,387.37	
PILOT Glen Beacon	0.00	0.00	0.00	0.00	8,806.48	
PILOT Lin Zhu	0.00	0.00	2,742.73	3,031.38	3,031.38	
PILOT LSE Musca	0.00	0.00	37,242.36	37,091.15	37,091.15	
PILOT Montour House	0.00	32,989.43	0.00	32,989.43	32,989.43	***PAID IN SEP'26***
PILOT NY Dix 1 Solar	0.00	0.00	26,732.56	26,755.72	26,755.72	
PILOT NY Orange1 Solar	0.00	0.00	16,312.42	16,325.63	16,325.63	
PILOT Seneca Mkt 1 Harbor Hotel	283,688.95	0.00	283,688.95	0.00	324,600.70	2026 PILOT Passthrough
PILOT TJA-NY-DIX Solar	0.00	0.00	22,802.38	22,810.29	22,810.29	
PILOT Water Works Center	0.00	0.00	0.00	0.00	20,053.87	
PILOT Waterworks (Omnibus)	13,316.52	0.00	13,316.52	0.00	17,121.24	2026 PILOT Passthrough (7 units)
PILOT Watkins Brewery Holdings	22,984.48	0.00	22,984.48	0.00	25,519.99	2026 PILOT Passthrough
PILOT WG Apts / SEPP	54,708.47	0.00	54,708.47	0.00	54,708.47	2026 PILOT Passthrough
Total Restricted Expense	414,406.23	105,736.19	746,488.98	304,294.47	806,567.30	
Total Expense	415,412.14	106,569.52	851,199.00	397,499.11	987,305.26	
Net Ordinary Income	5,787.90	-13,137.69	-18,316.63	-33,307.67	-16,082.84	
Net Income	5,787.90	-13,137.69	-18,316.63	-33,307.67	-16,082.84	

Schuyler County IDA
Balance Sheet Prev Year Comparison
As of August 31, 2026

	Aug 31, 26	Aug 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC - CD-----CLOSED!	0.00	50,000.00	-50,000.00	-100.0%
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 (3.55%) 10/06/26	103,090.77	100,000.00	3,090.77	3.09%
Comm Bank Savings -Redec	17,446.12	17,442.63	3.49	0.02%
COMMUNITY BANK (CLOSED)	0.00	277,589.80	-277,589.80	-100.0%
Community Bank Checking	160,611.98	148,246.92	12,365.06	8.34%
Visions CD (3.75%; MAT 4/14/27)	52,267.35	0.00	52,267.35	100.0%
Visions CD 3.55%, Mat 4/9/27	286,633.29	0.00	286,633.29	100.0%
Visions FCU- Money Mkt	1,414.47	1,398.45	16.02	1.15%
Visions FDU - SAV	16.09	16.08	0.01	0.06%
Total OPERATING CASH	622,290.55	595,504.36	26,786.19	4.5%
Total Checking/Savings	622,290.55	595,504.36	26,786.19	4.5%
Other Current Assets				
Accrued Interest Rec'vable Curr	310.00	271.00	39.00	14.39%
Lease Receivable - Current	49,203.00	46,453.00	2,750.00	5.92%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	201,479.00	198,690.00	2,789.00	1.4%
Total Current Assets	823,769.55	794,194.36	29,575.19	3.72%
Fixed Assets				
Accumulated Depreciation- Equip	-19,999.60	-9,999.64	-9,999.96	-100.0%
EQUIPMENT	50,000.36	50,000.36	0.00	0.0%
Total Fixed Assets	30,000.76	40,000.72	-9,999.96	-25.0%
Other Assets				
Accrued Interest Receivable LT	2,901.00	3,211.00	-310.00	-9.65%
Accumulated Amortization	-52,858.00	-39,643.00	-13,215.00	-33.34%
Lease Receivable - LT	368,612.00	435,867.00	-67,255.00	-15.43%
Total Other Assets	318,655.00	399,435.00	-80,780.00	-20.22%
TOTAL ASSETS	1,172,425.31	1,233,630.08	-61,204.77	-4.96%
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	3,051.00	3,308.00	-257.00	-7.77%
Lease Liability - Current	11,182.00	9,781.00	1,401.00	14.32%
Security Deposits	4,375.00	4,375.00	0.00	0.0%
SHMR Annual Lease Passthru HOLD	18,349.25	0.00	18,349.25	100.0%
Total Other Current Liabilities	36,957.25	17,464.00	19,493.25	111.62%
Total Current Liabilities	40,628.39	21,135.14	19,493.25	92.23%
Long Term Liabilities				
Deferred Inflows of Resources	399,964.00	468,083.00	-68,119.00	-14.55%
Lease Liability LT	104,885.00	116,067.00	-11,182.00	-9.63%
Total Long Term Liabilities	504,849.00	584,150.00	-79,301.00	-13.58%
Total Liabilities	545,477.39	605,285.14	-59,807.75	-9.88%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	645,240.41	639,370.49	5,869.92	0.92%
Net Income	-18,316.63	-11,049.69	-7,266.94	-65.77%
Total Equity	626,947.92	628,344.94	-1,397.02	-0.22%
TOTAL LIABILITIES & EQUITY	1,172,425.31	1,233,630.08	-61,204.77	-4.96%

Schuyler County IDA

9/22/2026 12:01 PM

Register: OPERATING CASH:Community Bank Checking

From 08/01/2026 through 08/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/03/2026			-split-	Deposit - LHB...		X	4,823.19	156,196.62
08/07/2026			Undeposited Funds	Deposit - Wate...		X	1,902.36	158,098.98
08/07/2026	4900	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68	X		157,671.30
08/07/2026	4901	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50	X		157,554.80
08/07/2026	4902	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92	X		156,811.88
08/07/2026	4903	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26	X		156,196.62
08/11/2026			Undeposited Funds	Deposit - Wate...		X	1,902.36	158,098.98
08/11/2026	4904	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68	X		157,671.30
08/11/2026	4905	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50	X		157,554.80
08/11/2026	4906	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92	X		156,811.88
08/11/2026	4907	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26	X		156,196.62
08/13/2026			Undeposited Funds	Deposit - Wate...		X	1,902.36	158,098.98
08/13/2026	4908	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68	X		157,671.30
08/13/2026	4909	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50	X		157,554.80
08/13/2026	4910	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92	X		156,811.88
08/13/2026	4911	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26	X		156,196.62
08/20/2026	4912	SCOPED	Operating Expenses - ...	Reimbursement...	72.83	X		156,123.79
08/21/2026			Undeposited Funds	Deposit - Watk...		X	56,208.47	212,332.26
08/21/2026			Undeposited Funds	Deposit - Watk...		X	23,484.49	235,816.75
08/21/2026	4914	Town of Dix	Restricted Expense:PIL...	Watkins Glen ...	2,377.26			233,439.49
08/21/2026	4916	Watkins Glen School...	Restricted Expense:PIL...	Watkins Glen ...	21,764.40			211,675.09
08/21/2026	4917	Schuyler County Tre...	Restricted Expense:PIL...	Watkins Glen ...	12,542.11			199,132.98
08/21/2026	4918	Village of Watkins G...	Restricted Expense:PIL...	Watkins Glen ...	18,024.70			181,108.28
08/21/2026	4919	Schuyler County Tre...	Restricted Expense:PIL...	Watkins Brewe...	5,167.29			175,940.99
08/21/2026	4920	Town of Reading	Restricted Expense:PIL...	Watkins Brewe...	1,407.55			174,533.44
08/21/2026	4921	Village of Watkins G...	Restricted Expense:PIL...	Watkins Brewe...	7,433.67			167,099.77
08/21/2026	4922	Watkins Glen School...	Restricted Expense:PIL...	Watkins Brewe...	8,975.97			158,123.80
08/24/2026			Undeposited Funds	Deposit - Wate...		X	1,902.36	160,026.16
08/24/2026			Undeposited Funds	Deposit - Sene...		X	4,607.54	164,633.70
08/24/2026	4923	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68			164,206.02
08/24/2026	4924	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50			164,089.52
08/24/2026	4925	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92			163,346.60
08/24/2026	4926	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26			162,731.34
08/24/2026	4927	Schuyler County Tre...	Restricted Expense:Lea...	Seneca Sailing/...	4,377.16			158,354.18
08/25/2026	4931	SCOPED	Operating Expenses - ...	Reimbursement...	99.75	X		158,254.43
08/27/2026			Undeposited Funds	Deposit - Sene...		X	283,688.94	441,943.37
08/27/2026			Undeposited Funds	Deposit - WW ...		X	1,902.36	443,845.73
08/27/2026	4932	Schuyler County Tre...	Restricted Expense:PIL...	Seneca Market/...	65,036.70			378,809.03
08/27/2026	4933	Town of Dix	Restricted Expense:PIL...	Seneca Market/...	12,327.22			366,481.81
08/27/2026	4934	Village of Watkins G...	Restricted Expense:PIL...	Seneca Market/...	93,466.46			273,015.35

Schuyler County IDA

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Register: OPERATING CASH:Community Bank Checking

From 08/01/2026 through 08/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/27/2026	4935	Watkins Glen School...	Restricted Expense:PIL...	Seneca Market/...	112,858.57			160,156.78
08/27/2026	4936	Schuyler County Tre...	Restricted Expense:PIL...	WW Unit 51 - ...	427.68			159,729.10
08/27/2026	4937	Town of Reading	Restricted Expense:PIL...	WW Unit 51 - ...	116.50			159,612.60
08/27/2026	4938	Watkins Glen School...	Restricted Expense:PIL...	WW Unit 51 - ...	742.92			158,869.68
08/27/2026	4939	Village of Watkins G...	Restricted Expense:PIL...	WW Unit 51 - ...	615.26			158,254.42
08/31/2026			Undeposited Funds	Deposit - Wine...		X	17,109.00	175,363.42
08/31/2026			Undeposited Funds	Deposit - Wine...		X	17,821.11	193,184.53
08/31/2026			Undeposited Funds	Deposit- Water...		X	1,902.36	195,086.89
08/31/2026			Undeposited Funds	Deposit- Water...		X	1,902.36	196,989.25
08/31/2026			Nonoperating Revenue...	Interest		X	2.10	196,991.35
08/31/2026	4940	Schuyler County Tre...	Restricted Expense:Lea...	Wine & Glass ...	16,253.55			180,737.80
08/31/2026	4941	Schuyler County Tre...	Restricted Expense:PIL...	Wine & Glass ...	3,669.25			177,068.55
08/31/2026	4942	Town of Reading	Restricted Expense:PIL...	Wine & Glass ...	999.49			176,069.06
08/31/2026	4943	Watkins Glen School...	Restricted Expense:PIL...	Wine & Glass ...	6,373.77			169,695.29
08/31/2026	4944	Village of Watkins G...	Restricted Expense:PIL...	Wine & Glass ...	5,278.59			164,416.70
08/31/2026	4945	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68			163,989.02
08/31/2026	4946	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50			163,872.52
08/31/2026	4947	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92			163,129.60
08/31/2026	4948	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26			162,514.34
08/31/2026	4949	Schuyler County Tre...	Restricted Expense:PIL...	Water Works U...	427.68			162,086.66
08/31/2026	4950	Town of Reading	Restricted Expense:PIL...	Water Works U...	116.50			161,970.16
08/31/2026	4951	Watkins Glen School...	Restricted Expense:PIL...	Water Works U...	742.92			161,227.24
08/31/2026	4952	Village of Watkins G...	Restricted Expense:PIL...	Water Works U...	615.26			160,611.98

Assumptions for Schuyler County IDA Budget Year 2027

Using 2026 methodology and starting points

INCOME:

1. Assuming no extreme change in funds accruing interest or interest rate changes
2. Assuming ETP Reimbursement Grant (Wastewater/Conditions) payment received
3. Assuming no new PILOTs/Leases with Administrative Fees are added in 2027
4. Assuming no reduction in annual earnings for both Lucky Hare & FLX Railway
5. Assuming Village Marina Docks increase revenue by 5%.

EXPENSES:

1. Depreciation based on 5-year usage (*Year 3 of 5: at Full Depreciation 2029*).
2. Subscriptions – proportional cost allocation: \$17,500
3. Service fee for administration – No change: \$70,000
4. Audit and insurance expenses – Assuming 7% increase from prior year
5. Estimated for legal support for new projects/ongoing legal: \$25,000
6. Assuming LaBella services are billed in 2027: \$100,055 – 19,150 county contribution = \$80,905 expense.

7. For Board Discussion:

7.A. Annual December Meeting (*formerly Board Retreat*): \$800.00

-----OR-----

7.B. 2027 NYSEDC Economic Development Conference: (Date/details TBA)

(Pricing from 2026 Conference: Feb 10-11, Albany Capital Center, Albany NY)

- \$295 per person @ 7 people: \$2,065
- Mileage: 380 miles round trip @ 0.76/m = \$288.80 per car, assuming 4 cars: \$1,155.20
- Hotel – Price range: \$149 to \$189/night @ 7 rooms = \$1,043 - \$1,323
- Total estimated cost (high): \$4,543.20

RESTRICTED:

1. Using estimates of PILOTs based on 2026 rates and assessment values
2. Assuming no new PILOTs or leases or sales of WWC Condos in 2027

SCIDA 2027 Budget - PROPOSED				
YTD Jan - Sep 26 + projected Dec 26 2026 Annual Budget 2027 PROPOSED Budget				Details
Ordinary Income/Expense				
Income				
Nonoperating Revenues (ABO)				
Interest - Community Bank	2,871.86	5,000.00	3,000.00	Assuming interest rates decrease in 2027 by 1% * Community Bank & CCTC CDs moved to Visions FCU in 2026
Interest Income	4,246.82	5,500.00	7,395.00	
Total Nonoperating Revenues (ABO)	7,118.68	10,500.00	10,395.00	
Operating Income/Revenue (ABO)				
Agency Fees				
Agency Fees	0.00	0.00	0.00	No new projects in process
Application Fees	0.00	0.00	0.00	No new applications in process
ETP Grant Reimburse(WW & Bldg Cond Study)	0.00	49,600.00	80,044.00	Approved for ESD Grant Reimbursement @ 80%
Finger Lakes Railway LEASE	40,989.48	41,537.05	40,500.00	2026 FLX Railway Lease Pmt
FLX Gateway Lease - Due 12/31/26	21,000.00	21,000.00	41,000.00	2027 Leaseback Pmt (S.C. Business Park)
Interest - PILOT Late Fee	0.00	0.00	0.00	Not anticipating any late fees
Lease - Admin Fee - FLX CYCLEBO	217.32	217.32	226.01	2027 Admin Lease (5%) Year 4 of 10
Lease - Admin Fee - Lakeside Tr	5.00	5.00	5.00	2027 Admin Lease (5%) - Exp 9/2027; renew with county renewal
Lease - Admin Fee - Lucky Hare				
LHBC Revenue Share - 5/1	3,824.60	587.64	3,824.60	2027 Admin Lease (5%) - REVENUE SHARE Year 3 of 3
Lease - Admin Fee - Lucky Hare - Other	839.75	1,076.00	1,023.70	2027 Admin Lease (5%) - MONTHLY LEASE PMT (through NOV'27)
Total Lease - Admin Fee - Lucky Hare	4,664.35	1,663.64	4,848.30	
Lease - Admin Fee - Schooner	230.38	230.38	241.90	2027 Admin Lease (5%) - Year 14 of 19
Lease - Admin Fee - VM Docks	3,126.41	2,875.01	3,376.52	2027 Admin Lease (5%) Assuming 5% increase in revenue (Year 13 of 20, 18%)
Lease - Admin Fee - Wine & Gla	855.45	855.45	876.85	2027 Admin Lease (5%) - Year 15 of 20
PILOT- Admin Fee-FL Railway	5,000.00	5,000.00	5,000.00	2027 Admin Income - Year 3 of 10
PILOT- Admin Fee -WG Brewery Ho	500.00	500.00	500.00	2027 Admin Income - Year 11 of 14
PILOT- Admin Wine&Glass Tour	1,500.00	0.00	0.00	N/A PILOT ENDS 12/31/26
PILOT-Admin Fee-WG Apartments	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 13 of 30
PILOT - Admin - FLX Gateway Ent	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 8 of 14
PILOT Admin- Above Grid Montou	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 2 of 15
PILOT Admin Fee- TJA-NY-DIX SOL	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 3 of 15
PILOT Admin Fee - First Second	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 5 of 9
PILOT Admin Fee - Glen Beacon - Due 12/1/26	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 5 of 14
PILOT Admin Fee - Lin Zhu	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 4 of 12
PILOT Admin Fee DIX 1 Solar	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 6 of 15
PILOT Admin Fee LSE MUSCA SOLAR	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 6 of 15
PILOT Admin Fee Orange 1 Solar	1,500.00	1,500.00	1,500.00	2027 Admin Income - Year 6 of 15
Total Operating Income/Revenue (ABO)	100,207.07	138,483.85	191,618.58	
Rental & Financing Income				
Restaurant Equipment Lease	11,950.33	15,671.27	14,844.39	Equipment Lease (Extended through NOV'27) - Year 3 of 3
Total Rental & Financing Income	11,950.33	15,671.27	14,844.39	
Restricted Income				
Lease Pass Thru - Lucky Hare Br				
Lucky Hare Brewing - Rev.Share	72,667.54	11,165.31	72,667.54	EST Based on 2026 Overage IN
Lease Pass Thru - Lucky Hare Br - Other	16,795.00	20,444.00	19,450.30	SHMR Lease Payments IN (through NOV'27)
Total Lease Pass Thru - Lucky Hare Br	89,462.54	31,609.31	92,117.84	
Lease Pass Thru - Schooner 9/1	4,377.16	4,377.16	4,596.02	True Love Lease IN
Lease Pass Thru - Wine & Glass	16,253.55	16,253.55	16,660.15	Wine & Glass Lease IN
Lease Pass Thru -FLXCycleBoat3/	4,346.34	4,129.02	4,294.19	FLX Cycle Boats Lease IN
Lease Pass Thru Vlg Mar Dock	62,528.20	54,625.21	64,153.93	VillageMarina Docks Lease IN (Assuming 5% increase in revenue)
LeasePassThru LakesideTrolle5/1	95.00	95.00	95.00	Lakeside Trolley Lease IN
PILOT- LSE Musca Solar- Due 2/1	37,242.36	37,091.15	37,892.21	LSE Musca PILOT IN
PILOT-Wine&GlassTour Holding9/1	16,321.11	18,121.55	0.00	N/A - PILOT TERMINATED 12/31/2026
PILOT - Above Grid Montour 2/1	35,241.42	35,206.13	35,900.63	AGMS PILOT IN
PILOT - FIRST SECOND DEV. 2/1	9,853.81	10,890.83	10,428.03	First-Second PILOT IN
PILOT - NY DIX 1 Solar-Due 2/1	26,732.56	26,755.72	27,200.94	NY Dix 1 PILOT IN
PILOT -NY Orange1 Solar-Due 2/1	16,312.42	16,325.63	16,573.66	NY Orange 1 PILOT IN
PILOT Finger Lakes Rail-Due 5/1	29,683.97	31,057.82	29,683.97	FLX Railway PILOT IN
PILOT FLX Gateway Enterpris 9/1	7,910.51	10,387.37	11,589.26	FLXGE PILOT IN
PILOT Glen Beacon - Due 12/1	7,696.54	8,806.48	7,696.54	Glen Beacon PILOT IN
PILOT Lin Zhu 2/1	2,742.73	3,031.38	2,649.31	Lin Zhu PILOT IN
PILOT Montour House- Due 8/1	31,805.74	32,989.43	36,168.96	Montour House PILOT IN
PILOT Seneca Mkt 1 Due 9/1	283,688.94	324,600.70	299,449.44	Seneca Market PILOT IN - PILOT TERMINATES 12/31/2027
PILOT TJA-NY-DIX Solar 2/1	22,802.38	22,810.29	23,235.78	TJA Dix PILOT IN
PILOT Water Works				
PILOT Water Works Center 9/1	19,764.83	20,053.87	25,464.55	Water Works Center PILOT IN - PILOT TERMINATES 12/31/2027
Unit 41 - Due Sept. 1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 43 - Due Sept. 1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 45 - Due Sept.1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 47 - Due Sept 1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 49 - Due Sept.1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 51 - Due Sept.1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 53 - Due Sept.1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Unit 55 - Due Sept.1	0.00	1,902.36	0.00	No PILOT/UNIT SOLD JAN 2026
Unit 61 - Due Sept.1	1,902.36	1,902.36	1,940.41	Water Works Condos PILOT IN - PILOT TERMINATES 12/31/2027
Total PILOT Water Works	34,983.71	37,175.11	40,987.83	
PILOT Watkins Brew Hold- Sept 1	22,984.49	25,519.99	26,338.34	WG Brewery Holdings PILOT IN
PILOT WGA -SEPP Due Sept 1	54,708.47	54,708.47	55,802.64	WG Apartments/SEPP PILOT IN
Total Restricted Income	817,773.95	806,567.30	843,514.67	Actual 2027 operating income below:
Total Income	937,050.03	971,222.42	1,060,372.64	216,857.97
Gross Profit	937,050.03	971,222.42	1,060,372.64	

SCIDA 2027 Budget - PROPOSED				
	YTD Jan - Sep 26 + projected Dec 26	2026 Annual Budget	2027 PROPOSED Budget	Details
Expense				
Nonoperating Expenses - ABO				
Rest. Equipment - Depreciation <i>(12 months)</i>	9,999.96	9,999.96	9,999.96	12 month's Equip Depreciation - Year 3 of 5
Total Nonoperating Expenses - ABO	9,999.96	9,999.96	9,999.96	
Operating Expenses - ABO				
Other Operating Expenses -PARIS				
Advertising	370.94	400.00	400.00	No change
Dues and Subscriptions				
IMPLAN	7,500.00	7,500.00	12,500.00	This is the new cost for annual subscription (increased over 3 years)
NYSEDC - <i>Due 12/26</i>	1,000.00	850.00	1,000.00	<i>Price increased Dec 2025</i>
Website & Hosting (GIS)	4,000.00	4,000.00	4,000.00	Total \$ 50/50 split with SCOPED
Total Dues and Subscriptions	12,500.00	12,350.00	17,500.00	
Insurance				
Flex Plus Five - D&O Insurance	3,089.00	2,900.00	3,305.00	Assuming 7% increase
Ultra Pack Plus-Gen. Liability	351.25	400.00	400.00	Assuming 7% increase
Total Insurance	3,440.25	3,300.00	3,705.00	
Miscellaneous	61.55	200.00	200.00	No change. (Expense is office supplies purchased 2026)
Board Retreat/Annual Meeting - <i>Due 12/26</i>	800.00	0.00	800.00	Readded: Annual Dec. meeting expense
Records Management	375.00	500.00	500.00	No change - Four (4) \$125/Q Payments
Telephone/Postage	0.00	400.00	200.00	Assuming 2 projects
Total Other Operating Expenses -PARIS	17,547.74	17,150.00	23,305.00	
Prof ServicesContracts - PARIS				
Administration	70,000.00	70,000.00	70,000.00	No anticipated change
AUDIT	8,800.00	8,988.00	9,420.00	Assuming 7% increase (*New requirements discussed at audit)
Professional Fees incl Legal	11,319.00	25,000.00	22,000.00	Estimated for legal support of new projects/continuing legal
Special Projects (CampMonterey2	0.00	49,600.00	80,905.00	Complete the Wastewater & Building Condition Assessment at CM
Total Prof ServicesContracts - PARIS	90,119.00	153,588.00	182,325.00	
Total Operating Expenses - ABO	107,666.74	170,738.00	205,630.00	
Restricted Expense				
Lease - Schuyler Cty Pass Thru				
Lease- Wine & Glass Tours	16,253.55	16,253.55	16,660.15	Wine & Glass Lease OUT
Lease - Lakeside Trolley	95.00	95.00	95.00	Lakeside Trolley Lease OUT
Lease - FLX Cycle Boats	4,346.34	4,129.02	4,294.19	FLX Cycle Boats Lease OUT
Lease - Lucky Hare Brewing				
LHBC Revenue Share	72,667.54	11,165.31	72,667.54	EST Based on 2026 Overage OUT
Lease - Lucky Hare Brewing - Other	37,239.00	20,444.00	19,450.30	SHMR Lease Payments OUT (through NOV'27)
Total Lease - Lucky Hare Brewing	109,906.54	31,609.31	92,117.84	
Lease - Schooner Excursions	4,377.16	4,377.16	4,596.02	True Love Lease OUT
Lease -Village Marina Docks	62,528.20	54,625.21	64,153.93	VillageMarina Docks Lease OUT <i>(Assuming 5% increase in revenue)</i>
Total Lease - Schuyler Cty Pass Thru	197,506.79	111,089.25	181,917.13	
PILOT-Wine & Glass Tour Holding	16,321.11	18,121.55	0.00	N/A - PILOT Ends Dec. 2026
PILOT - Above Grid Montour Sola	35,241.43	35,206.13	35,900.63	AGMS PILOT OUT
PILOT - First Second Dev.	9,853.81	10,890.83	10,428.03	First-Second PILOT OUT
PILOT Finger Lakes Rail	29,683.98	31,057.82	29,683.97	FLX Railway PILOT OUT
PILOT FLX Gate Enterprises	7,910.51	10,387.37	11,589.26	FLXGE PILOT OUT
PILOT Glen Beacon - <i>Due 12/1</i>	7,696.54	8,806.48	7,696.54	Glen Beacon PILOT OUT
PILOT Lin Zhu	2,742.73	3,031.38	2,649.31	Lin Zhu PILOT OUT
PILOT LSE Musca	37,242.36	37,091.15	37,892.21	LSE Musca PILOT OUT
PILOT Montour House	31,805.74	32,989.43	36,168.96	Montour House PILOT OUT
PILOT NY Dix 1 Solar	26,732.56	26,755.72	27,200.94	NY Dix 1 PILOT OUT
PILOT NY Orange1 Solar	16,312.42	16,325.63	16,573.66	NY Orange 1 PILOT OUT
PILOT Seneca Mkt 1 Harbor Hotel	283,688.95	324,600.70	299,449.44	Seneca Market PILOT OUT
PILOT TJA-NY-DIX Solar	22,802.38	22,810.29	23,235.78	TJA Dix PILOT OUT
PILOT Water Works Center	13,316.52	20,053.87	25,464.55	WaterWorksCenter PILOT OUT
PILOT Waterworks (Omnibus)	13,316.52	17,121.24	15,523.28	Water Works Condos PILOT OUT
PILOT Watkins Brewery Holdings	22,984.48	25,519.99	26,338.34	WG Brewery Holdings PILOT OUT
PILOT WG Apts / SEPP	54,708.47	54,708.47	55,802.64	WG Apartments/SEPP PILOT OUT
Total Restricted Expense	829,867.30	806,567.30	843,514.67	Actual 2027 operating expenses below:
Total Expense	947,534.00	987,305.26	1,059,144.63	215,629.96
Net Ordinary Income	-10,483.97	-16,082.84	1,228.01	
Net Income	-10,483.97	-16,082.84	1,228.01	
			(2,515.19)	Net Income if attending NYSEDC Conference .instead of Annual Dec. Mtg