



**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.

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TO: Board Members & Interested Parties  
FROM: SCOPED Administrative Staff  
Date: June 3, 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, June 10, 2026 at 5:00 p.m.** Please respond via email to Michell Krossber at [admin@FLXgateway.com](mailto: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. April 2026 Board Meeting Minutes\*
7. **Financial Statements**
  - a. Financial Reports – March 2026\*
  - b. Financial Reports – April 2026\*
8. **New Business**
  - a. Application Modification
9. **Ongoing Business**
  - a. Camp Monterey Facilities Condition Assessment
  - b. Haentges Holdings Mixed Use Project – 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/83466147851>  
**466147851**  
Meeting ID: 834 6614 7851

**The next meeting is scheduled for July 8, 2026 at 5:00 p.m.**

**Schuyler County Industrial Development Agency  
216 N. Franklin Street - Watkins Glen, NY 14891  
Meeting Minutes – April 8, 2026**

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

<b>Roll Call:</b>	Chad Hendrickson	Vice Chair
	Laury Ward	Secretary
	Hon. Carl Blowers	Schuyler County Legislature
	Mark Taylor	Member
	Erin Shawkey	Member
	Carl Taber	Board Emeritus
<b>Staff:</b>	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
	Wendy Shutter	Economic Development Specialist
<b>Absent/Excused:</b>	Kai D’Alleva	Member
<b>Guests:</b>	Lewis Wargo	Community Member
	Scott Burnside	Community Member
	Shaun Marks	Community Member

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**Roll Call - Confirmation of Quorum**

**Conflict of Interest:** No conflicts were reported.

**Introduction of Guests:** Chad Hendrickson introduced the guests in attendance.

**Public Comment:** No public comments were made.

**Meeting Minutes – March 2026**

Carl Blowers made a motion to accept the March 2026 minutes, as written. The motion was seconded by Mark Taylor. The motion carried, unanimously.

**Financial Report – February 2026**

**CCTC CD Matured** - Erin Shawkey asked the Board how they’d like to proceed with the CCTC CD that matured on 4/6. While Visions currently has the best rates, a quick run of numbers shows there isn’t much of a difference in earnings by renewing it at CCTC (3.55% vs. 3.65%). We currently have a lot of funds invested in Visions; renewing at CCTC will help keep funds diversified.

Carl Blowers made a motion to renew the CCTC CD at CCTC, for 3.55% for 6 months. The motion was seconded by Laury Ward. The motion carried, unanimously.

**February 2026 Financial Reports** - Erin Shawkey reviewed the February 2026 Financial Reports. Expenses and Net Income are below budget due to timing (SCOPED Admin fee paid in February instead of January). Restricted balances are off from budget, also due to timing, as a few of the PILOT payments were made in either January or March. All February PILOT payments have been satisfied and will balance YTD in March.

Mark Taylor made a motion to accept the February 2026 financial reports. The motion was seconded by Laury Ward. The motion carried, unanimously.

**New Business**

**Resolution #2026-03: Request Transfer of State Property to SCIDA\***

Judy McKinney Cherry reviewed the proposed Camp Monterey Resolution. She made a special note that this request is NOT related to advanced energy. Currently, there are three (3) developers with interest in Camp Monterey, and neither are energy related. This will help us to move a quality project forward much faster.

Currently, the property is shared jointly by NYS DEC (land), NYS DOC (buildings), NYS ESD (charged with finding suitable usage), Schuyler County, and the Town of Orange. Because there are so many groups involved, it will take 8-12 months to transfer ownership to any interested party. Most developers will move on before that, as time to market is more important to developers than the incentive they may be offered. Time is money! What the IDA hopes to do is purchase the property, which would allow the IDA to make the decision for the sale of the property and remove the need for the other four (4) parties to convene and decide. This would reduce the turnaround time for the sale of the site to a developer. The plan would be to complete a dual closing, with all paperwork for the sale to the IDA and the sale to the developer to occur at the same time.

This resolution is not a sales or purchase document; it just gives Judy permission to begin a real discussion with the state to determine what it would take to transfer the ownership of Camp Monterey to the IDA. It would give the Chair and the CEO permission to negotiate, NOT to complete a sale. Any sale would be brought to the board for discussion and decision. Judy read the resolution aloud. A very important step needed is the subdivision of the property. Currently, the Camp Monterey site consists of 25 acres within a 283-acre parcel. The 25-acre portion must be subdivided out before any sale could occur.

Carl Blowers made a motion to move the resolution forward for a discussion. Mark Taylor seconded the motion. The motion carried, unanimously.

The Board held a discussion. Topics of the discussion included:

- Town willingness and subdivision rules: The site would need to complete SEQOR. The Town has already stated their high interest in repurposing this site and their willingness to help support and incentivize. There are no subdivision rules and no planning board for the Town of Orange. Once the 25-acres have been subdivided out, the remaining 258 acres will remain property of the DEC.
- SCIDA Liability: If the property is transferred, the IDA would be required to hold liability coverage on the property. (We don't have the exact quoted amount in hand today, but it is less than Judy had expected.) The buildings are structurally sound. There has been extensive damage done, including the removal of all copper pipes and electrical wiring, along with the recent damage done to the wastewater treatment equipment. If it becomes the property of the IDA, a fence could be installed and the cost of fencing in the site could potentially be added to the ESD grant request.
- Taxes and Maintenance: SCIDA is tax exempt so there would be no taxes due if ownership was transferred. There is no maintenance needed, as the site will ultimately need demolition work completed. There is 3-phase electric available, but it is not currently active. Natural gas is near the site but is not run directly to the site. Internet is not currently available on the site. The \$5 million reimbursable grant is still available.
- Security Issues: If the site is transferred to the IDA, we would then be responsible for security needs. Currently, SCOPED remotely monitors the site and notifies the police of any issues. The DEC has done a lot of work to secure the property, including blocking driving entrances with logs and boulders, resecuring door access, and hanging signage. Wendy reported that what they've done has already begun to help because there has been much less activity.
- Timeline: How long would the IDA be responsible for the site? Until the CEO could put together a package to vote on! It will take a while to get all the details worked through.

The question of the adoption of the foregoing resolution (2026-03) 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**

### **Camp Monterey Facilities Assessment – Update**

Judy and Wendy are actively working with the engineering firm to be sure we have the correct scope of work before we can proceed with the wastewater review. Since the original plan to review the system, the equipment has been damaged, stolen, or otherwise removed. We need to determine if this study can even be completed with the shape the equipment is in now.

## **OTHER**

**Haentges Holdings, LLC PILOT (Montour Falls dentist office project) Update:** The owner is using a non-New York bank for financing and that bank is unfamiliar with the NYS's requirements and the PILOT terms and process. They're currently working to educate themselves on NYS processes. This is still in the works!

**Thank You from SCOPED:** Judy thanked the SCIDA Board members that participated in and represented the IDA during SCOPED's AEDO accreditation review process. The reviewers were most impressed with the work we've completed and the diversification of activities, including our Ag, DRI, Camp Monterey, etc. projects. They've provided some initial directives, including the need to update the Strategic Plan so it aligns with the county's Comprehensive Plan, and to focus on housing needs. They suggested we handle housing like REDI Sites - identify the sites, get pre-permitting completed, and once a package is ready, invite developers! This aligns with the circular need <housing - workforce – company>. We can't have one without the other. The results of the process (either yes or no – not a leveled or phased process) won't be known until it's received in writing 6-8 weeks from now. The purpose of accreditation is that it acts like an ISO1300, showing companies that you have clean processes and procedures in place, which allows a developer to feel it's safe, predictable, and lower-risk. If approved, accreditation is good for three years. They will circle back to be sure we've implemented their suggestions.

### **SCOPED Continuous Learning Committee: Barstool University/Talk on Tap Upcoming Events:**

Erin Shawkey, a member of SCOPED's Continuous Learning Committee, shared two upcoming events, "Truth in Public Records" and "Silent Movies." Both events will be held at Two Goats Brewing, with "Truth in Public Records" occurring tomorrow, Thursday, April 9<sup>th</sup>, 6-7pm.

## **A.B.O./PAAA-**

Judy thanked Michell for helping to enter the information into PARIS. We submitted our clean 2025 audit. All submissions were completed by the deadline.

## **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 gave a PowerPoint presentation on the updates provided by STN about their fiber installation projects. There are two (2) active projects that will bring internet access to 635 homes in Beaver Dams and 813 homes in Tyrone. Anyone living along those lines will have access and ability to hook up to internet services. They started the installations in Beaver Dams in October and plan to be done by April 1<sup>st</sup>. They will then move their resources to begin the installation of 56.5 miles of fiber to Tyrone on April 1.

They are working with the Beaver Dams and Tyrone Fire Departments. The fire departments are providing STN a safe and secure location with good power to house their equipment and, in return, STN is providing them with free internet access. It is a great shared service! Marketing has begun via traditional and digital outreach, including direct mailing, social media, billboards, etc.

STN will own the fiber into the home and the modems. They will then lease the capability to an ISP provider (Empire, etc.), who will be responsible for providing services, billing, etc. The customer can choose their preferred provider and a plan that fits their needs and/or budget (plans range from 100 MBS for \$40 to 5,000 MBS for \$150). The project is projected to be completed by December 31<sup>st</sup>.

New to her role, Erin Shawkey asked what the IDA's connection to this project was. The IDA sees broadband access as key to development and marketing, that someone can live and work remotely but still have fiber access. It also sends a message to the community that we see this as a critical need. If we have additional sites that we feel lines should be added, we can provide that information to Jeff at STN for review and consideration.

## **Executive Session**

Not needed at today's meeting.

## **ADJOURNMENT:**

Erin Shawkey made a motion to adjourn the April 8, 2026 meeting. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The meeting adjourned at 5:56 pm.

Respectfully Submitted,

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Laury Ward, Secretary

*mak 04/09/2026*

**Schuyler County IDA**  
**Profit & Loss Budget Performance**  
March 2026

	Mar 26	Budget	Jan - Mar 26	YTD Budget	Annual Budget	
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Nonoperating Revenues (ABO)</b>						
Interest - Community Bank	896.17	416.66	2,870.40	1,249.98	5,000.00	
Interest Income	468.97	458.33	1,428.56	1,374.99	5,500.00	March 2026 Interest Earnings
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
<b>Total Nonoperating Revenues (ABO)</b>	<b>1,365.14</b>	<b>874.99</b>	<b>4,298.96</b>	<b>2,624.97</b>	<b>10,500.00</b>	
<b>Operating Income/Revenue (ABO)</b>						
<b>Agency Fees</b>						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
<b>Total Agency Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
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	0.00	0.00	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	217.32	217.32	217.32	217.32	217.32	2026 FLX CycleBoats
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	0.00	5.00	Lease Admin (5%)
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	0.00	0.00	0.00	587.64	
Lease - Admin Fee - Lucky Hare - Other	52.50	0.00	157.50	0.00	1,076.00	Mar'26 LHBC Marina Rest. Lease Admin (5%)
<b>Total Lease - Admin Fee - Lucky Hare</b>	<b>52.50</b>	<b>0.00</b>	<b>157.50</b>	<b>0.00</b>	<b>1,663.64</b>	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	230.38	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,875.01	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	0.00	0.00	5,000.00	
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	0.00	
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	1,500.00	0.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin \$
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	1,500.00	0.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin \$
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	1,500.00	0.00	1,500.00	1,500.00	1,500.00	2026 PILOT Admin \$
<b>Total Operating Income/Revenue (ABO)</b>	<b>4,769.82</b>	<b>217.32</b>	<b>10,879.82</b>	<b>10,717.32</b>	<b>138,483.85</b>	
<b>Rental &amp; Financing Income</b>						
Restaurant Equipment Lease	826.88	826.88	2,480.64	2,480.64	15,671.27	March 2026 Equip Lease
<b>Total Rental &amp; Financing Income</b>	<b>826.88</b>	<b>826.88</b>	<b>2,480.64</b>	<b>2,480.64</b>	<b>15,671.27</b>	
<b>Restricted Income</b>						
<b>Lease Pass Thru - Lucky Hare Br</b>						
Lucky Hare Brewing - Rev.Share	0.00	0.00	0.00	0.00	11,165.31	
Lease Pass Thru - Lucky Hare Br - Other	1,050.00	0.00	3,150.00	0.00	20,444.00	March'26 Lease IN
<b>Total Lease Pass Thru - Lucky Hare Br</b>	<b>1,050.00</b>	<b>0.00</b>	<b>3,150.00</b>	<b>0.00</b>	<b>31,609.31</b>	
Lease Pass Thru - Schooner 9/1	0.00	0.00	0.00	0.00	4,377.16	
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	16,253.55	
Lease Pass Thru -FLXcycleBoat3/	4,346.34	4,129.02	4,346.34	4,129.02	4,129.02	March'26 Lease IN
Lease Pass Thru Vig Mar Dock	0.00	0.00	0.00	0.00	54,625.21	
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	0.00	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	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour 2/1	35,241.42	0.00	35,241.42	35,206.13	35,206.13	2026 PILOT IN

**Schuyler County IDA**  
**Profit & Loss Budget Performance**  
March 2026

	Mar 26	Budget	Jan - Mar 26	YTD Budget	Annual Budget	
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	26,732.56	0.00	26,732.56	26,755.72	26,755.72	2026 PILOT IN
PILOT -NY Orange1 Solar-Due 2/1	16,312.42	0.00	16,312.42	16,325.63	16,325.63	2026 PILOT IN
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	32,989.43	
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	324,600.70	
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,802.38	22,810.29	22,810.29	
<b>PILOT Water Works</b>						
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,053.87	
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,902.36	
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
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	
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36	
<b>Total PILOT Water Works</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37,175.11</b>	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	25,519.99	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	54,708.47	
<b>Total Restricted Income</b>	<b>83,682.74</b>	<b>4,129.02</b>	<b>158,519.02</b>	<b>156,240.15</b>	<b>806,567.30</b>	
<b>Total Income</b>	<b>90,644.58</b>	<b>6,048.21</b>	<b>176,178.44</b>	<b>172,063.08</b>	<b>971,222.42</b>	
<b>Gross Profit</b>	<b>90,644.58</b>	<b>6,048.21</b>	<b>176,178.44</b>	<b>172,063.08</b>	<b>971,222.42</b>	
<b>Expense</b>						
<b>Nonoperating Expenses - ABO</b>						
Rest. Equipment - Depreciation	833.33	833.33	2,499.99	2,499.99	9,999.96	Mar'26 Equip DEP.
<b>Total Nonoperating Expenses - ABO</b>	<b>833.33</b>	<b>833.33</b>	<b>2,499.99</b>	<b>2,499.99</b>	<b>9,999.96</b>	
<b>Operating Expenses - ABO</b>						
<b>Other Operating Expenses -PARIS</b>						
Advertising	0.00	0.00	0.00	0.00	400.00	
<b>Dues and Subscriptions</b>						
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)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	2026-27 Renewal
<b>Total Dues and Subscriptions</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>12,350.00</b>	(split cost w/ SCOPED)
<b>Insurance</b>						
Flex Plus Five - D&O Insurance	3,089.00	2,900.00	3,089.00	2,900.00	2,900.00	2026-27 D&O Ins Renewal
Ultra Pack Plus-Gen. Liability	0.00	0.00	0.00	0.00	400.00	
<b>Total Insurance</b>	<b>3,089.00</b>	<b>2,900.00</b>	<b>3,089.00</b>	<b>2,900.00</b>	<b>3,300.00</b>	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	0.00	0.00	0.00	0.00	500.00	
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
<b>Total Other Operating Expenses -PARIS</b>	<b>7,089.00</b>	<b>6,900.00</b>	<b>7,089.00</b>	<b>6,900.00</b>	<b>17,150.00</b>	
<b>Prof ServicesContracts - PARIS</b>						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	7,000.00	7,190.40	8,988.00	
Professional Fees incl Legal	7,563.50	0.00	11,319.00	0.00	25,000.00	ATTY Fees 1/28-2/25/26
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	49,600.00	(ongoing)
<b>Total Prof ServicesContracts - PARIS</b>	<b>7,563.50</b>	<b>0.00</b>	<b>88,319.00</b>	<b>77,190.40</b>	<b>153,588.00</b>	
<b>Supplies &amp; Materials - PARIS</b>						

**Schuyler County IDA**  
**Profit & Loss Budget Performance**  
 March 2026

	Mar 26	Budget	Jan - Mar 26	YTD Budget	Annual Budget	
Office Supplies	0.00		61.55			
<b>Total Supplies &amp; Materials - PARIS</b>	<b>0.00</b>		<b>61.55</b>			
<b>Total Operating Expenses - ABO</b>	<b>14,652.50</b>	<b>6,900.00</b>	<b>95,469.55</b>	<b>84,090.40</b>	<b>170,738.00</b>	
<b>Restricted Expense</b>						
<b>Lease - Schuyler Cty Pass Thru</b>						
Lease - Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
Lease - Lakeside Trolley	0.00	0.00	95.00	0.00	95.00	
Lease - FLX Cycle Boats	4,346.34	4,129.02	4,346.34	4,129.02	4,129.02	2026 Lease OUT
<b>Lease - Lucky Hare Brewing</b>						
LHBC Revenue Share	0.00	0.00	0.00	0.00	11,165.31	
Lease - Lucky Hare Brewing - Other	1,050.00	0.00	3,150.00	0.00	20,444.00	Mar'26 Lease OUT
<b>Total Lease - Lucky Hare Brewing</b>	<b>1,050.00</b>	<b>0.00</b>	<b>3,150.00</b>	<b>0.00</b>	<b>31,609.31</b>	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,377.16	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	54,625.21	
<b>Total Lease - Schuyler Cty Pass Thru</b>	<b>5,396.34</b>	<b>4,129.02</b>	<b>7,591.34</b>	<b>4,129.02</b>	<b>111,089.25</b>	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour Sola	35,241.43	0.00	35,241.43	35,206.13	35,206.13	2026 PILOT OUT
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	0.00	0.00	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	0.00	0.00	0.00	32,989.43	
PILOT NY Dix 1 Solar	26,732.56	0.00	26,732.56	26,755.72	26,755.72	2026 PILOT OUT
PILOT NY Orange1 Solar	16,312.42	0.00	16,312.42	16,325.63	16,325.63	2026 PILOT OUT
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	0.00	0.00	324,600.70	
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)	0.00	0.00	0.00	0.00	17,121.24	
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	25,519.99	
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	54,708.47	
<b>Total Restricted Expense</b>	<b>83,682.75</b>	<b>4,129.02</b>	<b>158,519.03</b>	<b>156,240.15</b>	<b>806,567.30</b>	
<b>Total Expense</b>	<b>99,168.58</b>	<b>11,862.35</b>	<b>256,488.57</b>	<b>242,830.54</b>	<b>987,305.26</b>	
<b>Net Ordinary Income</b>	<b>-8,524.00</b>	<b>-5,814.14</b>	<b>-80,310.13</b>	<b>-70,767.46</b>	<b>-16,082.84</b>	
<b>Net Income</b>	<b>-8,524.00</b>	<b>-5,814.14</b>	<b>-80,310.13</b>	<b>-70,767.46</b>	<b>-16,082.84</b>	

## Schuyler County IDA

### Balance Sheet Prev Year Comparison

As of March 31, 2026

	Mar 31, 26	Mar 31, 25	\$ Change	% Change	
<b>ASSETS</b>					
<b>Current Assets</b>					
<b>Checking/Savings</b>					
<b>OPERATING CASH</b>					
CCTC - CD-----CLOSED!	0.00	106,058.01	-106,058.01	-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	17,444.66	17,441.17	3.49	0.02%	
COMMUNITY BANK (CLOSED)	284,302.98	272,843.62	11,459.36	4.2%	This CD was closed and reopened at Visions in April'26 (same balance, 3.55%, mat: 4/9/27).
Community Bank Checking	86,396.93	31,873.63	54,523.30	171.06%	
Visions CD (3.75%; MAT 4/14/27)	51,790.03	0.00	51,790.03	100.0%	
Visions FCU- Money Mkt	1,410.46	1,394.48	15.98	1.15%	
Visions FDU - SAV	16.09	16.08	0.01	0.06%	
<b>Total OPERATING CASH</b>	<b>545,262.40</b>	<b>530,437.47</b>	<b>14,824.93</b>	<b>2.8%</b>	
<b>Total Checking/Savings</b>	<b>545,262.40</b>	<b>530,437.47</b>	<b>14,824.93</b>	<b>2.8%</b>	
<b>Other Current Assets</b>					
Accrued Interest Rec'vble 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%	
<b>Total Other Current Assets</b>	<b>201,479.00</b>	<b>198,690.00</b>	<b>2,789.00</b>	<b>1.4%</b>	
<b>Total Current Assets</b>	<b>746,741.40</b>	<b>729,127.47</b>	<b>17,613.93</b>	<b>2.42%</b>	
<b>Fixed Assets</b>					
Accumulated Depreciation- Equip	-15,832.95	-5,832.99	-9,999.96	-171.44%	
EQUIPMENT	50,000.36	50,000.36	0.00	0.0%	
<b>Total Fixed Assets</b>	<b>34,167.41</b>	<b>44,167.37</b>	<b>-9,999.96</b>	<b>-22.64%</b>	
<b>Other Assets</b>					
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%	
<b>Total Other Assets</b>	<b>318,655.00</b>	<b>399,435.00</b>	<b>-80,780.00</b>	<b>-20.22%</b>	
<b>TOTAL ASSETS</b>	<b>1,099,563.81</b>	<b>1,172,729.84</b>	<b>-73,166.03</b>	<b>-6.24%</b>	
<b>LIABILITIES &amp; EQUITY</b>					
<b>Liabilities</b>					
<b>Current Liabilities</b>					
<b>Accounts Payable</b>					
Accounts Payable	3,671.14	3,671.14	0.00	0.0%	
<b>Total Accounts Payable</b>	<b>3,671.14</b>	<b>3,671.14</b>	<b>0.00</b>	<b>0.0%</b>	
<b>Other Current Liabilities</b>					
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%	

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

	Mar 31, 26	Mar 31, 25	\$ Change	% Change
<b>SHMR Annual Lease Passthru HOLD</b>	7,481.25	0.00	7,481.25	100.0%
<b>Total Other Current Liabilities</b>	26,089.25	17,464.00	8,625.25	49.39%
<b>Total Current Liabilities</b>	29,760.39	21,135.14	8,625.25	40.81%
<b>Long Term Liabilities</b>				
<b>Deferred Inflows of Resources</b>	399,964.00	468,083.00	-68,119.00	-14.55%
<b>Lease Liability LT</b>	104,885.00	116,067.00	-11,182.00	-9.63%
<b>Total Long Term Liabilities</b>	504,849.00	584,150.00	-79,301.00	-13.58%
<b>Total Liabilities</b>	534,609.39	605,285.14	-70,675.75	-11.68%
<b>Equity</b>				
<b>Opening Bal Equity</b>	24.14	24.14	0.00	0.0%
<b>Retained Earnings</b>	645,240.41	639,370.49	5,869.92	0.92%
<b>Net Income</b>	-80,310.13	-71,949.93	-8,360.20	-11.62%
<b>Total Equity</b>	564,954.42	567,444.70	-2,490.28	-0.44%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,099,563.81</b>	<b>1,172,729.84</b>	<b>-73,166.03</b>	<b>-6.24%</b>

Schuyler County IDA

4/16/2026 10:33 AM

Register: OPERATING CASH:Community Bank Checking

From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/02/2026			Undeposited Funds	Deposit - Abov...		X	36,741.42	131,195.48
03/02/2026	4876	Schuyler County Tre...	Restricted Expense:PIL...	Above Grid M...	8,950.16	X		122,245.32
03/02/2026	4877	Town of Montour	Restricted Expense:PIL...	Above Grid M...	7,181.94	X		115,063.38
03/02/2026	4878	Odessa Montour Sch...	Restricted Expense:PIL...	Above Grid M...	19,109.33	X		95,954.05
03/05/2026			-split-	Deposit - LHB...		X	1,876.88	97,830.93
03/05/2026			Undeposited Funds	Deposit - FLX ...		X	4,346.34	102,177.27
03/05/2026	4879	Schuyler County Tre...	Restricted Expense:Lea...	FLX Cycle Boa...	4,129.02	X		98,048.25
03/12/2026			Undeposited Funds	Deposit - NY ...		X	28,232.56	126,280.81
03/12/2026			Undeposited Funds	Deposit - NY ...		X	17,812.42	144,093.23
03/12/2026	4880	Schuyler County Tre...	Restricted Expense:PIL...	NY Orange 1, ...	4,341.41	X		139,751.82
03/12/2026	4881	Town of Orange	Restricted Expense:PIL...	NY Orange 1, ...	4,500.98			135,250.84
03/12/2026	4882	Watkins Glen School...	Restricted Expense:PIL...	NY Orange 1, ...	7,470.03	X		127,780.81
03/12/2026	4883	Schuyler County Tre...	Restricted Expense:PIL...	NY Dix 1, Sola...	8,004.84	X		119,775.97
03/12/2026	4884	Town of Dix	Restricted Expense:PIL...	NY Dix 1, Sola...	5,030.25	X		114,745.72
03/12/2026	4885	Watkins Glen School...	Restricted Expense:PIL...	NY Dix 1, Sola...	13,697.47	X		101,048.25
03/19/2026	4886	Harris Beach Murtha ...	Accounts Payable	INV#1258082...	7,563.50	X		93,484.75
03/20/2026	4887	SCOPED	Operating Expenses - ...	2026 GIS Plan...	4,000.00	X		89,484.75
03/20/2026	4888	Philadelphia Insuran...	Accounts Payable	Flex Plus Five ...	3,089.00	X		86,395.75
03/31/2026			Nonoperating Revenue...	Interest		X	1.18	86,396.93

## Schuyler County IDA Profit & Loss Budget Performance April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget	
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Nonoperating Revenues (ABO)</b>						
Interest - Community Bank	0.29	416.66	2,870.69	1,666.64	5,000.00	
Interest Income	0.76	458.33	1,429.32	1,833.32	5,500.00	Apr'26 Interest earnings
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
<b>Total Nonoperating Revenues (ABO)</b>	<b>1.05</b>	<b>874.99</b>	<b>4,300.01</b>	<b>3,499.96</b>	<b>10,500.00</b>	
<b>Operating Income/Revenue (ABO)</b>						
<b>Agency Fees</b>						
Capriotti - MortgageRecExempFee	0.00	0.00	0.00	0.00	0.00	
<b>Total Agency Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Application Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
ETP Grant Reimburse(WW Study)	0.00	0.00	0.00	0.00	49,600.00	
Finger Lakes Railway LEASE	0.00	0.00	0.00	0.00	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	0.00	5.00	
Lease - Admin Fee - Lucky Hare						
LHBC Revenue Share - 5/1	0.00	0.00	0.00	0.00	587.64	Apr'26 LHBC Marina
Lease - Admin Fee - Lucky Hare - Other	75.90	0.00	233.40	0.00	1,076.00	Lease Admin (5%)
<b>Total Lease - Admin Fee - Lucky Hare</b>	<b>75.90</b>	<b>0.00</b>	<b>233.40</b>	<b>0.00</b>	<b>1,663.64</b>	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	230.38	
Lease - Admin Fee - VM Docks	0.00	0.00	0.00	0.00	2,875.01	
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	0.00	0.00	5,000.00	
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	0.00	
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	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	
<b>Total Operating Income/Revenue (ABO)</b>	<b>75.90</b>	<b>0.00</b>	<b>10,955.72</b>	<b>10,717.32</b>	<b>138,483.85</b>	
<b>Rental &amp; Financing Income</b>						
Restaurant Equipment Lease	1,240.31	1,240.31	3,720.95	3,720.95	15,671.27	April 2026 Equip Lease
<b>Total Rental &amp; Financing Income</b>	<b>1,240.31</b>	<b>1,240.31</b>	<b>3,720.95</b>	<b>3,720.95</b>	<b>15,671.27</b>	

## Schuyler County IDA Profit & Loss Budget Performance April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget
<b>Restricted Income</b>					
<b>Lease Pass Thru - Lucky Hare Br</b>					
Lucky Hare Brewing - Rev.Share	0.00	0.00	0.00	0.00	11,165.31
Lease Pass Thru - Lucky Hare Br - Other	1,518.00	0.00	4,668.00	0.00	20,444.00
<b>Total Lease Pass Thru - Lucky Hare Br</b>	<b>1,518.00</b>	<b>0.00</b>	<b>4,668.00</b>	<b>0.00</b>	<b>31,609.31</b>
Lease Pass Thru - Schooner 9/1	0.00	0.00	0.00	0.00	4,377.16
Lease Pass Thru - Wine & Glass	0.00	0.00	0.00	0.00	16,253.55
Lease Pass Thru -FLXCycleBoat3/	0.00	0.00	4,346.34	4,129.02	4,129.02
Lease Pass Thru Vlg Mar Dock	0.00	0.00	0.00	0.00	54,625.21
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	0.00	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	0.00	0.00	0.00	0.00	18,121.55
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	0.00	0.00	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	0.00	0.00	0.00	32,989.43
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	0.00	0.00	324,600.70
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,802.38	22,810.29	22,810.29
<b>PILOT Water Works</b>					
PILOT Water Works Center 9/1	0.00	0.00	0.00	0.00	20,053.87
Unit 41 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36
Unit 43 - Due Sept. 1	0.00	0.00	0.00	0.00	1,902.36
Unit 45 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36
Unit 47 - Due Sept 1	0.00	0.00	0.00	0.00	1,902.36
Unit 49 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36
Unit 51 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36
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
Unit 61 - Due Sept.1	0.00	0.00	0.00	0.00	1,902.36
<b>Total PILOT Water Works</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37,175.11</b>
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	0.00	0.00	25,519.99
PILOT WGA -SEPP Due Sept 1	0.00	0.00	0.00	0.00	54,708.47
<b>Total Restricted Income</b>	<b>1,518.00</b>	<b>0.00</b>	<b>160,037.02</b>	<b>156,240.15</b>	<b>806,567.30</b>
<b>Total Income</b>	<b>2,835.26</b>	<b>2,115.30</b>	<b>179,013.70</b>	<b>174,178.38</b>	<b>971,222.42</b>
<b>Gross Profit</b>	<b>2,835.26</b>	<b>2,115.30</b>	<b>179,013.70</b>	<b>174,178.38</b>	<b>971,222.42</b>
<b>Expense</b>					
<b>Nonoperating Expenses - ABO</b>					

LHBC-Apr'26 Lease IN

## Schuyler County IDA Profit & Loss Budget Performance April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget	
Rest. Equipment - Depreciation	833.33	833.33	3,333.32	3,333.32	9,999.96	Apr'26 Depreciation
<b>Total Nonoperating Expenses - ABO</b>	<b>833.33</b>	<b>833.33</b>	<b>3,333.32</b>	<b>3,333.32</b>	<b>9,999.96</b>	
<b>Operating Expenses - ABO</b>						
<b>Other Operating Expenses -PARIS</b>						
Advertising	0.00	0.00	0.00	0.00	400.00	
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	
<b>Total Dues and Subscriptions</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>12,350.00</b>	
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	0.00	0.00	400.00	
<b>Total Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>3,089.00</b>	<b>2,900.00</b>	<b>3,300.00</b>	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	125.00	125.00	125.00	125.00	500.00	Q1 Records Storage
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
<b>Total Other Operating Expenses -PARIS</b>	<b>125.00</b>	<b>125.00</b>	<b>7,214.00</b>	<b>7,025.00</b>	<b>17,150.00</b>	
<b>Prof ServicesContracts - PARIS</b>						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	1,800.00	1,797.60	8,800.00	8,988.00	8,988.00	Final Pmt for 2025 Audit
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	
<b>Total Prof ServicesContracts - PARIS</b>	<b>1,800.00</b>	<b>1,797.60</b>	<b>90,119.00</b>	<b>78,988.00</b>	<b>153,588.00</b>	
<b>Supplies &amp; Materials - PARIS</b>						
Office Supplies	0.00		61.55			
<b>Total Supplies &amp; Materials - PARIS</b>	<b>0.00</b>		<b>61.55</b>			
<b>Total Operating Expenses - ABO</b>	<b>1,925.00</b>	<b>1,922.60</b>	<b>97,394.55</b>	<b>86,013.00</b>	<b>170,738.00</b>	
<b>Restricted Expense</b>						
<b>Lease - Schuyler Cty Pass Thru</b>						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
Lease - Lakeside Trolley	0.00	0.00	95.00	0.00	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	0.00	0.00	11,165.31	
Lease - Lucky Hare Brewing - Other	1,518.00	0.00	4,668.00	0.00	20,444.00	LHBC-Apr'26 Lease OUT
<b>Total Lease - Lucky Hare Brewing</b>	<b>1,518.00</b>	<b>0.00</b>	<b>4,668.00</b>	<b>0.00</b>	<b>31,609.31</b>	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,377.16	
Lease -Village Marina Docks	0.00	0.00	0.00	0.00	54,625.21	
<b>Total Lease - Schuyler Cty Pass Thru</b>	<b>1,518.00</b>	<b>0.00</b>	<b>9,109.34</b>	<b>4,129.02</b>	<b>111,089.25</b>	
PILOT-Wine & Glass Tour Holding	0.00	0.00	0.00	0.00	18,121.55	
PILOT - Above Grid Montour Sola	0.00	0.00	35,241.43	35,206.13	35,206.13	

**Schuyler County IDA**  
**Profit & Loss Budget Performance**  
 April 2026

	<b>Apr 26</b>	<b>Budget</b>	<b>Jan - Apr 26</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
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	0.00	0.00	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	0.00	0.00	0.00	32,989.43
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	0.00	0.00	0.00	0.00	324,600.70
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)	0.00	0.00	0.00	0.00	17,121.24
PILOT Watkins Brewery Holdings	0.00	0.00	0.00	0.00	25,519.99
PILOT WG Apts / SEPP	0.00	0.00	0.00	0.00	54,708.47
<b>Total Restricted Expense</b>	<b>1,518.00</b>	<b>0.00</b>	<b>160,037.03</b>	<b>156,240.15</b>	<b>806,567.30</b>
<b>Total Expense</b>	<b>4,276.33</b>	<b>2,755.93</b>	<b>260,764.90</b>	<b>245,586.47</b>	<b>987,305.26</b>
<b>Net Ordinary Income</b>	<b>-1,441.07</b>	<b>-640.63</b>	<b>-81,751.20</b>	<b>-71,408.09</b>	<b>-16,082.84</b>
<b>Net Income</b>	<b>-1,441.07</b>	<b>-640.63</b>	<b>-81,751.20</b>	<b>-71,408.09</b>	<b>-16,082.84</b>

## Schuyler County IDA Balance Sheet Prev Year Comparison As of April 30, 2026

	<u>Apr 30, 26</u>	<u>Apr 30, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
<b>OPERATING CASH</b>				
CCTC - CD-----CLOSED!	0.00	106,058.01	-106,058.01	-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	17,444.95	17,441.46	3.49	0.02%
COMMUNITY BANK (CLOSED)	0.00	273,798.66	-273,798.66	-100.0%
Community Bank Checking	87,231.00	23,749.39	63,481.61	267.3%
Visions CD (3.75%; MAT 4/14/27)	51,790.03	0.00	51,790.03	100.0%
Visions CD 3.55%, Mat 4/9/27	284,302.98	0.00	284,302.98	100.0%
Visions FCU- Money Mkt	1,410.46	1,394.48	15.98	1.15%
Visions FDU - SAV	16.09	16.08	0.01	0.06%
<b>Total OPERATING CASH</b>	<u>546,096.76</u>	<u>523,268.56</u>	<u>22,828.20</u>	<u>4.36%</u>
<b>Total Checking/Savings</b>	546,096.76	523,268.56	22,828.20	4.36%
<b>Other Current Assets</b>				
Accrued Interest Rec'vble 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%
<b>Total Other Current Assets</b>	<u>201,479.00</u>	<u>198,690.00</u>	<u>2,789.00</u>	<u>1.4%</u>
<b>Total Current Assets</b>	747,575.76	721,958.56	25,617.20	3.55%
<b>Fixed Assets</b>				
Accumulated Depreciation- Equip	-16,666.28	-6,666.32	-9,999.96	-150.01%
<b>EQUIPMENT</b>	<u>50,000.36</u>	<u>50,000.36</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Fixed Assets</b>	33,334.08	43,334.04	-9,999.96	-23.08%
<b>Other Assets</b>				
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%
<b>Total Other Assets</b>	<u>318,655.00</u>	<u>399,435.00</u>	<u>-80,780.00</u>	<u>-20.22%</u>
<b>TOTAL ASSETS</b>	<u><u>1,099,564.84</u></u>	<u><u>1,164,727.60</u></u>	<u><u>-65,162.76</u></u>	<u><u>-5.6%</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
<b>Total Accounts Payable</b>	3,671.14	3,671.14	0.00	0.0%
<b>Other Current Liabilities</b>				
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%

**Schuyler County IDA**  
**Balance Sheet Prev Year Comparison**  
 As of April 30, 2026

	<u>Apr 30, 26</u>	<u>Apr 30, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Security Deposits</b>	4,375.00	4,375.00	0.00	0.0%
<b>SHMR Annual Lease Passthru HOLD</b>	8,923.35	0.00	8,923.35	100.0%
<b>Total Other Current Liabilities</b>	<u>27,531.35</u>	<u>17,464.00</u>	<u>10,067.35</u>	<u>57.65%</u>
<b>Total Current Liabilities</b>	31,202.49	21,135.14	10,067.35	47.63%
<b>Long Term Liabilities</b>				
<b>Deferred Inflows of Resources</b>	399,964.00	468,083.00	-68,119.00	-14.55%
<b>Lease Liability LT</b>	104,885.00	116,067.00	-11,182.00	-9.63%
<b>Total Long Term Liabilities</b>	<u>504,849.00</u>	<u>584,150.00</u>	<u>-79,301.00</u>	<u>-13.58%</u>
<b>Total Liabilities</b>	536,051.49	605,285.14	-69,233.65	-11.44%
<b>Equity</b>				
<b>Opening Bal Equity</b>	24.14	24.14	0.00	0.0%
<b>Retained Earnings</b>	645,240.41	639,370.49	5,869.92	0.92%
<b>Net Income</b>	-81,751.20	-79,952.17	-1,799.03	-2.25%
<b>Total Equity</b>	<u>563,513.35</u>	<u>559,442.46</u>	<u>4,070.89</u>	<u>0.73%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,099,564.84</u></u>	<u><u>1,164,727.60</u></u>	<u><u>-65,162.76</u></u>	<u><u>-5.6%</u></u>

Schuyler County IDA

5/8/2026 10:33 AM

Register: OPERATING CASH:Community Bank Checking

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
04/02/2026	4889	Schuyler County Tre...	Accounts Payable	2026 Q1 - Rec...	125.00	X		86,271.93
04/07/2026			-split-	Deposit - LHB...		X	2,758.31	89,030.24
04/23/2026	4890	Insero & Co. CPA	Accounts Payable	Cust# 4298.C...	1,800.00			87,230.24
04/30/2026			Nonoperating Revenue...	Interest		X	0.76	87,231.00