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: September 2, 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, September 9, 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.

Join Zoom Meeting
https://us02web.zoom.us/j/83466147851
Meeting ID: 834 6614 7851

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. August 2026 Board Meeting Minutes*
7. **Financial Statements**
   a. Financial Reports – July 2026*
8. **New Business**
   a. Dug Road Solar Opportunity
9. **Ongoing Business**
   a. Haentges Holdings Mixed Use Project – Update
   b. Camp Monterey – Update
   c. 2027 Board Vacancies Update
   d. Public Hearing – Adding Child Care Details to UTEP
   e. Seneca Harbor Marina Restaurant Lease Extension
10. **A.B.O. / PAAA Updates**
11. **Committee Reports**
    a. Finance Committee
    b. Governance Committee
    c. Audit Committee
12. **Broadband**
13. **Executive Session – OML #6**
14. **Adjournment***

*Requires Action

The next meeting is scheduled for October 14, 2026 at 5:00 p.m.

Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – August 12, 2026

The meeting of the Schuyler County Industrial Development Agency was called to order at 5:01 pm by Chad Hendrickson, Chair.

Roll Call:	Chad Hendrickson	Chair
	Mark Taylor	Vice Chair
	Erin Shawkey	Treasurer
	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:	None	
Guests:	Shawn Rosno	Schuyler County Administrator
	Scott Burnside	Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: Guests in attendance introduced themselves.

Public Comment:
Scott Burnside commented that he feels the IDA Board members are intelligent and he can tell that they enjoy what they do. It's exciting to attend the meetings and he always feels welcome and comfortable. He feels the Board is a great group of people! The Board thanked him for his kind comment.

Meeting Minutes – July 2026
Mark Taylor made a motion to approve the July 2026 meeting minutes as written. The motion was seconded by Laury Ward. The motion carried, unanimously.

Financial Report – June 2026
Erin Shawkey reviewed the June 2026 Financial Reports. Income includes interest earnings, SHMR admin fees, and the restaurant equipment lease. The only expense in June is the equipment depreciation. Restricted In/Out is the monthly Lucky Hare Bar & Grill passthrough lease entries. The annual payment will be sent to the county in September, at their request. The balance sheet bottom line shows a decrease in total liability/equity due to the aging-out of leases, as they will continue to do until new leases are put in place; however, cash balances show an increase of around $26,000 since this time last year.

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

New Business
CEO Annual Review
Please complete the Annual CEO Review form and send it to Mark Taylor, Governance Committee Chair, **by September 1st.** Mark will compile all the information into one, summarized form; that the Governance Committee will review with Judy and address any action items. Once the committee approves the final review, the report will be provided to Jon Beckman, Chair of SCOPED's Board of Directors.

Michell will send Mark's email out to the Board, as well as resend the electronic, fillable PDF form.

2027 Board Vacancies
After review, Chad Hendrickson is eligible for one more term; however, Laury Ward will be terming out on December 31st. Additionally, Carl Blowers' term will also expire at the end of December, but his vacant seat will be filled with the new Chairman of the Schuyler County Legislature.

We will have two vacant positions for 2027 – one that remains open from the last year, as well as Laury's seat. We were able to meet last year's financial acumen need with Erin Shawkey, but we still need someone with a housing background. Laury's specialty is Tourism and Marketing. Workforce development is also an emerging need. Quality candidates should have significant business experience, and an understanding of governance, state government, and capital stacks. The Board asked each other to think of someone they feel would be a good candidate for this role and encourage them to apply. When making candidate selection(s), the Board is committed to (1) not selecting anyone who may be self-dealing and (2) meets the Schuyler County residency requirements.

We will post the vacancy notice in September. The notice is required to run for three weeks. Once the deadline has been met, all submitted applications will be compiled and sent to the Board for review/discussion and the selected candidate(s) information will be sent to the county for legislative vote. Discussion was held on the timing of the new County legislature appointments and final approval of our candidate. We will submit our choice(s) by December; however, will not have an approved candidate before Jan. 2027, when the new legislative body votes.

<u>ONGOING BUSINESS</u>
Haentges Holdings, LLC Mixed Use Project - Update:
As a reminder, this is one of the Montour Falls New York Forward projects. The IDA approved a PILOT for the mixed-use dental office/apartments last year. Both the State and Judy have been pushing to get this project moving forward. The owner notified Judy that this is with the underwriters now; she suspects this should close within the next eight weeks.

As an FYI: The State also took another look at John Franzese's Montour Falls NYFWD project (four townhouses on the old Shepard Niles site). When the original NYFWD lines were drawn, the dividing line was erroneously in the center of this parcel, with half of the property sitting within the acceptable lines. As a result, the state has approved this project, which will technically be on Owego Street.

Additional FYI: The Stillman's project did not do a PILOT because, after running the numbers, it just didn't make sense for them to.

Camp Monterey – Update: LaBella Wastewater and Buildings Conditions Assessment
Wendy is working on the reimbursement contract with the State. There was an issue on the state side of the process (concern about a couple of the dilapidated buildings) but that's now resolved. We hope to receive the contract soon. LaBella is aware of the delay and has confirmed that they will honor their quoted price.

Judy noted that she showed the site today to an international manufacturing company. They did have a concern that Schuyler may not have enough electrical and chemical engineers. Judy did inform them about Cornell and RIT and will follow up with additional recruiting resources. They said they would be back in touch.

As an FYI: During the site visit, the DEC showed up thinking Judy was trespassing. They asked for more cameras to be installed and stated that they have arrested people who have trespassed inside. Additional damage has been done in the last four months. We will install additional security measures at the site.

Seneca Harbor Marina Restaurant Lease Extension –
As requested at the July Board of Directors meeting, LHBC is requesting an extension to the current lease, to recapture the first summer they were unable to open for. The lease was planned to be granted in January 2024

but, due to circumstances outside of their control, they didn't gain access to the site until May. Additional delays in obtaining their license delayed their opening, again due to circumstances beyond their control. They opened in late August/early September but lost their first full summer season due to the 8-month delay. The Board confirmed that we have a precedent to do this, as two extensions were granted to the previous leaseholder (one extending to the end of the summer and an additional extension to November, as they had requested).

The Board directed Judy to contact the attorney to request a resolution be developed, to extend the current lease by 8 months, to compensate Lucky Hare for their lost time. The equipment lease will also be extended for the same term. This change is to the current, active lease. The additional two (2) one-year (optional) lease extensions will still be available, should the Board decide to grant those at the end of this current extension.

Discussion was held on the building conditions. Originally built as a seasonal bait shop, the building is not designed for the current use. The roof is coming apart, there is an issue with the external grease trap pipes freezing in the colder temperatures, and the cooler is not sufficient for their needs (it freezes in the winter and is too hot in the summer). They're currently storing their items at their production facility. Buildings & Grounds are aware of the issues and staff does try to help fix the issues as they arise. The Supervisor has shared that the building needs an entirely new roof; however, can't be installed on the current structure. A new building is needed but the County is not in a place to make that investment. They will remain patching the issues as best as they can until a better solution can be identified. The County would like to grant a long-term lease to an investor that is willing to invest in building a new high-end restaurant/hotel on the waterfront. The IDA noted that there has been interest from investors but having to deal with three government agencies scared them away. Shawn will ask the Buildings & Ground crew if there is anything they can do to help fix the compressor issue.

SCIDA & Schuyler County Master Lease Extension –
As requested by Terry Stewart and Beren Argetsinger at the July Board of Directors meeting, they would like the master lease extended so they can begin their discussions regarding subleases/sales. The IDA does not have the power to extend the county lease. Currently, the County and IDA agreement, and all subleases under it, will expire in 2033. The State and the County have an active 50-year master lease that will expire at the same time. The State/County lease would need to be extended before the County and IDA could consider extending their agreement. The attorneys are working through this now.

Judy handed out a breakdown of the last five years' lease payments, including the totals that the county received (95%), what the IDA received (5%), and the expenses the IDA has incurred to maintain the leases. Over a five-year period (2021 to 2026), the County has received $625,342.35. While the IDA received 5% of the leases, $33,060.07, their expense to manage the leases was $83,247.19, resulting in a total five-year <u>loss</u> of $50,187.12. This is neither favorable nor sustainable for the IDA. It would be in the IDA's best interest to consider changing the lease terms at renewal.

Additionally, a review of the subleases should be completed before granting any additional leases, as the current leases are very low cost. A review of other public waterfronts should be completed to determine best practices and average costs. The IDA should also consider getting an appraisal of the docks to know the actual value of having them. However, the cost of appraisal is very high and the $33,000 over five years won't cover it. Shawn Rosno noted that the state could decide not to renew their lease with the county to do something themselves. **If** the State/County master lease is renewed, what would the IDA consider to be favorable terms? This would need to be thought over, precedents need to be reviewed, etc. The IDA could play more of a role as the landlord; however, the county already has the staff to be able to do the repairs. The IDA could exit the agreement at the end of the lease if a suitable agreement can't be made. Be thinking about this now but know that the new agreement won't come until at least 2029, which could be an entirely new legislative body with their own ideas and goals.

Public Hearing – Adding Childcare Details to UTEP -

As an FYI: The Public Hearing to add the childcare information to the UTEP is scheduled for **Wednesday, September 9, 2026, at 4:00 pm**, directly before our September Board of Directors meeting.

A.B.O./PAAA-
We will submit our approved 2027 budget to PARIS by October 31, 2026.

Just an FYI: The Ithaca Area Development Association was notified by the ABO that they are a public, not private, organization. Judy recommended that they diversify their revenue stream. Contracts for services can help to balance out their funding.

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

Governance Committee: Did not meet. No report. The Governance Committee will meet to review/approve the 2026 CEO Annual Performance Review on Tuesday, September 8, at 4:00 pm, the day before our September Full Board Meeting.

Audit Committee: Did not meet. No report.

BROADBAND
No updates. No report.

Executive Session
Not needed at today's meeting.

ADJOURNMENT:
Erin Shawkey made a motion to adjourn the August 12, 2026 meeting. The motion was seconded by Kai D'Alleva. The motion carried, unanimously.

The meeting adjourned at 6:20 pm.

Respectfully Submitted,

____
Laury Ward, Secretary
mak 08/13/2026

1:28 PM
08/31/26
Accrual Basis

Schuyler County IDA
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	0.00	416.66	2,870.98	2,916.62	5,000.00	
Interest Income	1.59	458.33	4,244.72	3,208.31	5,500.00	July 2026 Interest Earnings
Nonoperating Revenues (ABO) - Other	0.00	0.00	0.00	0.00	0.00	
Total Nonoperating Revenues (ABO)	1.59	874.99	7,115.70	6,124.93	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	3,824.60	0.00	3,824.60	587.64	587.64	2026 SHMR - Overage Admin
Lease - Admin Fee - Lucky Hare - Other	137.80	0.00	591.70	0.00	1,076.00	July 2026 SHMR Admin Inc.
Total Lease - Admin Fee - Lucky Hare	3,962.40	0.00	4,416.30	587.64	1,663.64	
Lease - Admin Fee - Schooner	0.00	0.00	0.00	0.00	230.38	
Lease - Admin Fee - VM Docks	3,126.41	0.00	3,126.41	0.00	2,875.01	VM 2026 DOCKs **Admin**
Lease - Admin Fee - Wine & Gla	0.00	0.00	0.00	0.00	855.45	
PILOT- Admin Fee-FL Railway	0.00	0.00	5,000.00	5,000.00	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	
Total Operating Income/Revenue (ABO)	7,088.81	0.00	64,254.51	57,847.01	138,483.85	
Rental & Financing Income						
Restaurant Equipment Lease	2,067.19	2,067.19	8,229.39	8,229.39	15,671.27	July '26 Equipment Lease
Total Rental & Financing Income	2,067.19	2,067.19	8,229.39	8,229.39	15,671.27	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	72,667.54	0.00	72,667.54	11,165.31	11,165.31	2026 SHMR - Overage **IN**
Lease Pass Thru - Lucky Hare Br - Other	2,756.00	0.00	11,834.00	0.00	20,444.00	July 2026 SHMR Lease **IN**
Total Lease Pass Thru - Lucky Hare Br	75,423.54	0.00	84,501.54	11,165.31	31,609.31	
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	62,528.20	0.00	62,528.20	0.00	54,625.21	VM 2026 DOCK Lease **IN**
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	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	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	

Schuyler County IDA
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget	
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	
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	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	
Total PILOT Water Works	0.00	0.00	0.00	0.00	37,175.11	
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	
Total Restricted Income	137,951.74	0.00	332,082.73	198,558.28	806,567.30	
Total Income	147,109.33	2,942.18	411,682.33	270,759.61	971,222.42	
Gross Profit	147,109.33	2,942.18	411,682.33	270,759.61	971,222.42	
Expense						
Nonoperating Expenses - ABO						
Rest. Equipment - Depreciation	833.33	833.33	5,833.31	5,833.31	9,999.96	July'26 Equipment Depreciation
Total Nonoperating Expenses - ABO	833.33	833.33	5,833.31	5,833.31	9,999.96	
Operating Expenses - ABO						
Other Operating Expenses -PARIS						
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	
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	
Miscellanous	0.00	0.00	61.55	0.00	200.00	
Records Management	125.00	125.00	250.00	250.00	500.00	Q3 Records Management
Telephone/Postage	0.00	0.00	0.00	0.00	400.00	
Total Other Operating Expenses -PARIS	125.00	125.00	7,751.80	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	125.00	125.00	97,870.80	86,538.00	170,738.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	0.00	0.00	16,253.55	
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	72,667.54	0.00	72,667.54	11,165.31	11,165.31	2026 SHMR - Overage **OUT**
Lease - Lucky Hare Brewing - Other	2,756.00	0.00	11,834.00	0.00	20,444.00	July 2026 SHMR Lease **OUT**
Total Lease - Lucky Hare Brewing	75,423.54	0.00	84,501.54	11,165.31	31,609.31	
Lease - Schooner Excursions	0.00	0.00	0.00	0.00	4,377.16	
Lease -Village Marina Docks	62,528.20	0.00	62,528.20	0.00	54,625.21	VM 2026 DOCK Lease **OUT**

Schuyler County IDA
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Total Lease - Schuyler Cty Pass Thru	137,951.74	0.00	151,471.08	15,389.33	111,089.25
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
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	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
Total Restricted Expense	137,951.74	0.00	332,082.75	198,558.28	806,567.30
Total Expense	138,910.07	958.33	435,786.86	290,929.59	987,305.26
Net Ordinary Income	8,199.26	1,983.85	-24,104.53	-20,169.98	-16,082.84
Net Income	**8,199.26**	**1,983.85**	**-24,104.53**	**-20,169.98**	**-16,082.84**

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

	Jul 31, 26	Jul 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	17,445.24	17,442.34	2.90	0.02%
COMMUNITY BANK (CLOSED)	0.00	276,621.54	-276,621.54	-100.0%
Community Bank Checking	151,373.43	139,335.05	12,038.38	8.64%
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	613,051.12	585,623.94	27,427.18	4.68%
Total Checking/Savings	613,051.12	585,623.94	27,427.18	4.68%
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	814,530.12	784,313.94	30,216.18	3.85%
Fixed Assets				
Accumulated Depreciation- Equip	-19,166.27	-9,166.31	-9,999.96	-109.1%
EQUIPMENT	50,000.36	50,000.36	0.00	0.0%
Total Fixed Assets	30,834.09	40,834.05	-9,999.96	-24.49%
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	**1,164,019.21**	**1,224,582.99**	**-60,563.78**	**-4.95%**
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%

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

	Jul 31, 26	Jul 31, 25	$ Change	% Change
Security Deposits	4,375.00	4,375.00	0.00	0.0%
SHMR Annual Lease Passthru HOLD	15,731.05	0.00	15,731.05	100.0%
Total Other Current Liabilities	34,339.05	17,464.00	16,875.05	96.63%
Total Current Liabilities	38,010.19	21,135.14	16,875.05	79.84%
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	542,859.19	605,285.14	-62,425.95	-10.31%
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	-24,104.53	-20,096.78	-4,007.75	-19.94%
Total Equity	621,160.02	619,297.85	1,862.17	0.3%
TOTAL LIABILITIES & EQUITY	**1,164,019.21**	**1,224,582.99**	**-60,563.78**	**-4.95%**

Register: OPERATING CASH:Community Bank Checking

From 07/01/2026 through 07/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2026			-split-	Deposit - LHB...		X	4,823.19	144,545.83
07/08/2026			Undeposited Funds	Deposit - Villa...		X	62,528.20	207,074.03
07/08/2026	4897	Schuyler County Tre...	Restricted Expense:Lea...	2026 Village ...	59,401.79	X		147,672.24
07/22/2026	4898	Schuyler County Tre...	Accounts Payable	2026 Q2 - Rec...	125.00	X		147,547.24
07/30/2026			Undeposited Funds	Deposit - Luck...		X	76,492.14	224,039.38
07/30/2026	4899	Schuyler County Tre...	Restricted Expense:Lea...	2026 SHMR/L...	72,667.54			151,371.84
07/31/2026			Nonoperating Revenue...	Interest		X	1.59	151,373.43