



SCHUYLER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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

Schuyler County IDA Mission Statement

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

TO: Board Members & Interested Parties
FROM: John Terry, Chairman
Date: December 5, 2025
RE: **Meeting Notice**

Please plan to join the Board meeting held at **FLX WORKS located at 216 N. Franklin St. Watkins Glen, NY** on **Wednesday, December 10, 2025 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. November 2025 Board Meeting Minutes*
7. **Financial Statements**
 - a. Financial Reports for October 2025*
8. **New Business**
 - a.
9. **Ongoing Business**
 - a. Camp Monterey Facilities Condition Assessment - 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?pwd=K2tXVHE0cVhPZ1NyTlQyVnRsMEtLdz09>

Meeting ID: 834 6614 7851

Passcode: 036234

The next meeting is on January 14, 2026 at 5:00 p.m.

**Schuyler County Industrial Development Agency
216 N. Franklin Street - Watkins Glen, NY 14891
Meeting Minutes – November 12, 2025**

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

Roll Call:	John Terry	Chair
	Chad Hendrickson	Vice Chair
	Laury Ward	Secretary
	Mark Taylor	Member
Staff:	Judy McKinney Cherry	CFO/CEO
	Michell Krossber	Office Manager
Absent/Excused:	Kevin Murphy	Board Emeritus
	Margaret Lawrence	Treasurer
	Hon. Carl Blowers	Schuyler County Legislature
Guest:	Carl Taber	Community Member
	Steven Berry	Community Member

Roll Call - Confirmation of Quorum

Conflict of Interest: No conflicts were reported.

Introduction of Guests: John Terry welcomed Carl Taber and Steve Berry.

Public Comment: No comments were made.

Meeting Minutes – October 2025

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

Financials

Judy McKinney Cherry reviewed the September 2025 Financial Reports. Operating income and expenses were detailed, as well as restricted PILOT and lease passthroughs. The line for the Seneca Harbor Marina Restaurant passthrough will not balance to zero. Lucky Hare pays monthly but we pay the county annually, as they've requested. As such, some of the passthrough expense amount for 2025 was received as 2024 income. The Year-To-Date expenses are quite a bit lower than budget because we did not have the expenses for the Camp Monterey Wastewater study, nor the attorney fees we had originally budgeted.

Chad Hendrickson made a motion to accept the September 2025 financial reports. The motion was seconded by Mark Taylor. The motion carried, unanimously.

CCTC \$50,000 CD Maturing 11/16/2025

The Board feels we have sufficient reserves to be able to move this CD to VisionsFCU to take advantage of the best rate, 3.75%, for 17 months. Michell noted that several of the rates had lowered from the previous week.

Mark Taylor made a motion for Michell and Judy to research the early withdrawal penalty and, if it pencils, pull funds out now and move them to Visions for 3.75% for 17 months so we can take advantage of the best possible rate before it lowers. The motion was seconded by Laury Ward. The motion carried, unanimously.

New Business

Haentges Holdings, LLC – Project Authorizing Resolution #11/2025-05*

As a reminder, SCIDA approved the application back in August 2025. A Public Hearing was held in September 2025. The only concern shared was about having affordable housing; however, these three units will be market rate housing and a commercial dental office. This is also one of the Montour Falls NY Forward projects.

This agreement would allow for mortgage tax abatement, sales tax abatement, and an 11-year PILOT. The PILOT term will freeze the base at the current assessment (\$40,000) for five years, which will then increase by 20% annually. Judy reviewed the difference in tax earnings if there were no project completed and the amounts earned with the PILOT. If there is not a PILOT available, the project couldn't be penciled and won't happen.

Mark Taylor made a motion to approve the Project Authorizing Resolution #11/2025-02 for the Haentges Holding LLC Project. Laury Ward seconded the motion.

The question of the approval of the Project Authorizing Resolution #11/2025-05 was duly put to vote on roll call, which resulted as follows:

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

The resolution was thereupon duly adopted.

2026 Board Vacancies –

John Terry confirmed that all board members had sufficient time to review the packets of the interested candidates.

Chad Hendrickson made a motion to put forward Kai D'Alleva and Erin Shawkey as the SCIDA's recommendation to fill two (2) of the three (3) vacant positions, and to leave the third position open at this time. The motion was seconded by Mark Taylor.

Discussion was held. The group feels that Erin's financial background will be a good replacement for Margaret Lawrence's Treasurer position and that having Kai on for the school perspective will assist with addressing the concerns detailed in the recent written article about IDA operations.

The motion carried unanimously. Judy will do the write-up and send the IDA's recommendations to the county legislature.

Mark Taylor made a motion to nominate Carl Taber to serve in an Emeritus Member role. The motion was seconded by Chad Hendrickson.

Discussion was held that Carl meets all the requirements of an Emeritus Member. He has served in a leadership role, with distinction, completed his full terms, continues to do volunteer service for the community, has made and continues to make significant contributions towards the goals of the IDA. In this role, Carl can attend all meetings, speak as a Board member, and stay for Executive Sessions, when invited.

The motion carried unanimously. This nomination is instant and does not need to be approved by the legislature. Welcome back, Carl! 🍷

ONGOING BUSINESS

Camp Monterey Facilities Assessment – Update

We are now actively marketing this site, interest has been coming in, and SCOPED staff have shown the site three times since our October meeting. One prospect is actively engaged, one is working the numbers, and one has gone silent. The active prospect is a local couple that has been doing some general maintenance on the site, and they are planning to submit a proposal to the state. We have not yet paid to push this site but will soon if we don't get something solid. We have also submitted this site as a potential Advanced Energy location. We must find a suitable use and have solid plan for the site by August 2026. Once a seller is identified, OGS would do a double-closing, "selling" the property to the IDA, and the IDA would then sell to the buyer.

The buildings are still being vandalized and there is leaking/standing water in some of the buildings. The DEC has reinstalled the heavy, large chain and we are planning to install a camera at the site to help with security. The police department has asked for a notification when we plan to be at the site. While we do notify the state each time (it is their property and the agency we work with), as a courtesy, will also notify the local sheriff.

Regarding the grant, the state has approved Part 1, now we're looking to do Part 2. Some of the parties have shared a concern about dealing with the state agencies on the funding portion. Judy has offered her assistance to anyone that needs it. A big part of the funding is that it is reimbursable so someone would need to have the funds available ahead of the project. Reminder: We can't do housing on the site. However, housing for workers can be considered. Question was raised if the buyer could meet the existing guideline and add housing later? It is unknown what deed restrictions may be placed on the site. Question was raised if the water/wastewater could be used by the local population. That is unknown.

A.B.O./PAAA-

Judy submitted the 2026 Approved Budget by the October 31, 2025 deadline. She noted that the Schuyler County IDA is always in compliance with the ABO's state reporting requirements (submissions, deadlines, etc.). We are not in a deficit, as some other IDA's are, as mentioned in the article.

Committee Reports

Finance Committee: Did not meet. No report.

Governance Committee: The committee will meet at 4pm on 12/10/25, one hour before the December 2025 regular IDA meeting, to review the results of the 2025 Confidential Board Survey.

Audit Committee: Did not meet. No report.

BROADBAND

Nothing to report at this time.

Executive Session

A motion was made by Chad Hendrickson to enter into Executive Session, pursuant to the Allowable OML List Item #4 – Discussions regarding proposed, pending or current litigation. The motion was seconded by Mark Taylor. The motion carried, unanimously.

The Board entered Executive Session at 5:53 pm.

A motion was made by Mark Taylor to leave Executive Session. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The Board came out of Executive Session at 6:30 pm.

ADJOURNMENT:

A motion was made by Mark Taylor to adjourn the November 12, 2025 meeting. The motion was seconded by Chad Hendrickson. The motion carried, unanimously.

The meeting adjourned at 6:30 pm.

Respectfully Submitted,

Laury Ward, Secretary
mak 11.13.2025

Schuyler County IDA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget	
Ordinary Income/Expense						
Income						
Nonoperating Revenues (ABO)						
Interest - Community Bank	943.84	416.67	8,472.76	4,166.70	5,000.00	OCT 2025 Interest Earnings
Interest Income	1,066.09	458.33	5,795.12	4,583.30	5,500.00	
Total Nonoperating Revenues (ABO)	2,009.93	875.00	14,267.88	8,750.00	10,500.00	
Operating Income/Revenue (ABO)						
Agency Fees						
Capriotti - MortgageRecExempFee	0.00		5,750.00			
Agency Fees - Other	0.00	0.00	0.00	0.00	0.00	
Total Agency Fees	0.00	0.00	5,750.00	0.00	0.00	
Application Fees	0.00	0.00	6,000.00	0.00	0.00	
Finger Lakes Railway LEASE	0.00		40,722.60			
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	208.96	208.96	208.96	
Lease - Admin Fee - Lakeside Tr	0.00	0.00	5.00	5.00	5.00	
Lease - Admin Fee - Lucky Hare	105.00	0.00	1,769.87	1,050.00	1,050.00	Oct'25 LHBC Admin (for 2026 lease)
Lease - Admin Fee - Schooner	0.00	0.00	219.41	219.41	219.41	
Lease - Admin Fee - VM Docks	0.00	0.00	2,791.27	2,600.00	2,600.00	
Lease - Admin Fee - Wine & Gla	0.00	0.00	834.60	834.60	834.60	
PILOT- Admin Fee-FL Railway	0.00	0.00	2,500.00	4,000.00	4,000.00	
PILOT- Admin Fee -WG Brewery Ho	0.00	0.00	500.00	500.00	500.00	
PILOT- Admin Wine&Glass Tour	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT-Admin Fee-WG Apartments	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT - Admin - FLX Gateway Ent	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin- Above Grid Montou	0.00	0.00	0.00	0.00	0.00	
PILOT Admin Fee- TJA-NY-DIX SOL	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - First Second	0.00	0.00	1,500.00	1,500.00	1,500.00	
PILOT Admin Fee - Glen Beacon	0.00	0.00	0.00	0.00	1,500.00	
PILOT Admin Fee - Lin Zhu	0.00	0.00	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)	105.00	0.00	74,801.71	22,917.97	45,417.97	
Rental & Financing Income						
Restaurant Equipment Lease	1,575.00	1,575.00	13,781.25	13,781.25	15,750.00	OCT '25 Equipment
Total Rental & Financing Income	1,575.00	1,575.00	13,781.25	13,781.25	15,750.00	
Restricted Income						
Lease Pass Thru - Lucky Hare Br						
Lucky Hare Brewing - Rev.Share	0.00		10,946.38			
Lease Pass Thru - Lucky Hare Br - Other	2,100.00	1,995.00	17,286.25	17,456.25	19,950.00	LHBC-OCT'25

Schuyler County IDA

Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget	
Total Lease Pass Thru - Lucky Hare Br	2,100.00	1,995.00	28,232.63	17,456.25	19,950.00	(for 2026 Lease)
Lease Pass Thru - Schooner 9/1	0.00	0.00	4,168.72	4,168.72	4,168.72	
Lease Pass Thru - Wine & Glass	0.00	0.00	15,857.40	15,857.40	15,857.40	
Lease Pass Thru -FLXCycleBoat3/	0.00		3,970.22			
Lease Pass Thru Vlg Mar Dock	0.00	0.00	53,034.18	48,976.54	48,976.54	
LeasePassThru LakesideTrolle5/1	0.00	0.00	95.00	90.00	90.00	
PILOT- LSE Musca Solar- Due 2/1	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT-Wine&GlassTour Holding9/1	0.00	0.00	15,468.39	19,749.12	19,749.12	
PILOT - Above Grid Montour 2/1	0.00	0.00	0.00	0.00	0.00	
PILOT - FIRST SECOND DEV. 2/1	0.00	0.00	12,537.34	12,537.34	12,537.34	
PILOT - NY DIX 1 Solar-Due 2/1	0.00	0.00	27,465.91	27,465.91	27,465.91	
PILOT -NY Orange1 Solar-Due 2/1	0.00	0.00	16,110.77	16,110.77	16,110.77	
PILOT Finger Lakes Rail-Due 5/1	0.00	0.00	31,057.82	54,217.09	54,217.09	
PILOT FLX Gateway Enterpris 9/1	0.00	0.00	4,287.43	5,556.77	5,556.77	
PILOT Glen Beacon 12/1	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu 2/1	0.00	0.00	3,858.51	3,858.51	3,858.51	
PILOT Montour House- Due 8/1	0.00	0.00	28,463.84	37,982.42	37,982.42	
PILOT Seneca Mkt 1 Due 9/1	0.00	0.00	306,567.33	390,216.49	390,216.49	
PILOT TJA-NY-DIX Solar 2/1	0.00	0.00	22,784.92	22,784.92	22,784.92	
PILOT Water Works						
PILOT Water Works Center 9/1	0.00	0.00	14,270.80	20,459.45	20,459.45	
Unit 41 - Due Sept. 1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 43 - Due Sept. 1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 45 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 47 - Due Sept 1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 49 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 51 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 53 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 55 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Unit 61 - Due Sept.1	0.00	0.00	1,865.06	1,865.06	1,865.06	
Total PILOT Water Works	0.00	0.00	31,056.34	37,244.99	37,244.99	
PILOT Watkins Brew Hold- Sept 1	0.00	0.00	21,796.16	27,828.05	27,828.05	
PILOT WGA -SEPP Due Sept 1	0.00	0.00	53,635.75	53,635.75	53,635.75	
Total Restricted Income	2,100.00	1,995.00	716,836.25	832,124.63	845,827.77	
Total Income	5,789.93	4,445.00	819,687.09	877,573.85	917,495.74	
Gross Profit	5,789.93	4,445.00	819,687.09	877,573.85	917,495.74	
Expense						
Nonoperating Expenses - ABO						
Interest/Finance Charges -PARIS	0.00		15.00			
Rest. Equipment - Depreciation	833.33	1,003.66	8,333.30	10,036.60	12,043.92	OCT'25 Depreciation
Total Nonoperating Expenses - ABO	833.33	1,003.66	8,348.30	10,036.60	12,043.92	
Operating Expenses - ABO						

Schuyler County IDA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget	
Other Operating Expenses -PARIS						
Advertising	0.00	0.00	461.68	100.00	200.00	
Dues and Subscriptions						
IMPLAN	0.00	1,800.00	0.00	1,800.00	1,800.00	
NYSEDC	0.00	0.00	0.00	0.00	850.00	
Website & Hosting (GIS)	0.00	0.00	4,000.00	4,000.00	4,000.00	
Total Dues and Subscriptions	0.00	1,800.00	4,000.00	5,800.00	6,650.00	
Insurance						
Flex Plus Five - D&O Insurance	0.00	0.00	2,697.00	2,900.00	2,900.00	
Ultra Pack Plus-Gen. Liability	0.00	0.00	351.21	400.00	400.00	
Total Insurance	0.00	0.00	3,048.21	3,300.00	3,300.00	
Miscellaneous	0.00	0.00	0.00	0.00	200.00	
Records Management	125.00	125.00	375.00	500.00	500.00	Q3 Record Storage
Telephone/Postage	0.00	0.00	729.34	0.00	400.00	
Total Other Operating Expenses -PARIS	125.00	1,925.00	8,614.23	9,700.00	11,250.00	
Prof ServicesContracts - PARIS						
Administration	0.00	0.00	70,000.00	70,000.00	70,000.00	
AUDIT	0.00	0.00	8,400.00	8,400.00	8,400.00	
Professional Fees incl Legal	0.00	0.00	20,493.00	0.00	25,000.00	
Special Projects (CampMonterey2	0.00	0.00	0.00	0.00	100,000.00	
Total Prof ServicesContracts - PARIS	0.00	0.00	98,893.00	78,400.00	203,400.00	
Total Operating Expenses - ABO	125.00	1,925.00	107,507.23	88,100.00	214,650.00	
Restricted Expense						
Lease - Schuyler Cty Pass Thru						
Lease- Wine & Glass Tours	0.00	0.00	15,857.40	15,857.40	15,857.40	
Lease - Lakeside Trolley	0.00	0.00	95.00	90.00	90.00	
Lease - FLX Cycle Boats	0.00	0.00	3,970.22	3,970.22	3,970.22	
Lease - Lucky Hare Brewing						
LHBC Revenue Share	0.00		10,946.38			
Lease - Lucky Hare Brewing - Other	2,100.00	0.00	22,786.25	19,950.00	19,950.00	LHBC-OCT'25
Total Lease - Lucky Hare Brewing	2,100.00	0.00	33,732.63	19,950.00	19,950.00	(for 2026 Lease)
Lease - Schooner Excursions	0.00	0.00	4,168.72	4,168.72	4,168.72	*Lease Pmts now
Lease -Village Marina Docks	0.00	0.00	53,034.18	48,976.54	48,976.54	housed as a Current
Total Lease - Schuyler Cty Pass Thru	2,100.00	0.00	110,858.15	93,012.88	93,012.88	Liability - to be paid in
PILOT-Wine & Glass Tour Holding	0.00	0.00	15,468.39	19,749.12	19,749.12	SEP 2026)
PILOT - First Second Dev.	0.00	0.00	12,537.34	12,537.34	12,537.34	\$2,100 payment
PILOT Finger Lakes Rail	0.00	0.00	31,057.82	54,217.09	54,217.09	less \$105 to ADMIN INC.
PILOT FLX Gate Enterprises	0.00	0.00	4,287.44	5,556.77	5,556.77	\$1,995 to be paid to SC.
PILOT Glen Beacon	0.00	0.00	0.00	0.00	11,209.39	
PILOT Lin Zhu	0.00	0.00	3,858.52	3,858.51	3,858.51	
PILOT LSE Musca	0.00	0.00	36,387.59	36,387.59	36,387.59	
PILOT Montour House	0.00	0.00	28,463.84	37,982.42	37,982.42	

Schuyler County IDA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
PILOT NY Dix 1 Solar	0.00	0.00	27,465.91	27,465.91	27,465.91
PILOT NY Orange1 Solar	0.00	0.00	16,110.76	16,110.77	16,110.77
PILOT Seneca Mkt 1 Harbor Hotel	0.00	0.00	306,567.33	390,216.49	390,216.49
PILOT TJA-NY-DIX Solar	0.00	0.00	22,784.92	22,784.92	22,784.92
PILOT Water Works Center	0.00	0.00	14,270.79	20,459.45	20,459.45
PILOT Waterworks (Omnibus)	0.00	0.00	16,785.54	16,785.54	16,785.54
PILOT Watkins Brewery Holdings	0.00	0.00	21,796.16	27,828.05	27,828.05
PILOT WG Apts / SEPP	0.00	0.00	53,635.75	53,635.75	53,635.75
Total Restricted Expense	2,100.00	0.00	722,336.25	838,588.60	849,797.99
Total Expense	3,058.33	2,928.66	838,191.78	936,725.20	1,076,491.91
Net Ordinary Income	2,731.60	1,516.34	-18,504.69	-59,151.35	-158,996.17
Net Income	2,731.60	1,516.34	-18,504.69	-59,151.35	-158,996.17

With the new way of processing the LHBC payments:

ADMIN fees will be paid out monthly (in the month the work was done).

Restricted Income & Expense lines will now zero-out monthly.

*NOTE: 2025 YTD Restricted will not zero out b/c we included income from 2024.

In Sep. of the following year, the funds will be pulled from the liability line to make the annual payment to the county.

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
OPERATING CASH				
CCTC-CD_CLOSED 11/16/24	0.00	23,516.51	-23,516.51	-100.0%
CCTC - CD-----CLOSED!	50,000.00	103,731.34	-53,731.34	-51.8%
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 (3.75%) 4/06/26	102,138.23	127,189.25	-25,051.02	-19.7%
Comm Bank Savings -Redec	17,443.21	17,439.73	3.48	0.02%
COMMUNITY BANK (4.1%) 03/9/26	279,505.01	271,035.15	8,469.86	3.13%
Community Bank Checking	140,395.53	34,256.96	106,138.57	309.83%
Visions FCU- Money Mkt	1,402.47	182.04	1,220.43	670.42%
Visions FDU - SAV	16.09	1,227.07	-1,210.98	-98.69%
Total OPERATING CASH	591,711.02	579,388.53	12,322.49	2.13%
Total Checking/Savings	591,711.02	579,388.53	12,322.49	2.13%
Other Current Assets				
Accrued Interest Rec'vble Curr	271.00	234.00	37.00	15.81%
Lease Receivable - Current	46,453.00	20,320.00	26,133.00	128.61%
Right of Use Lease Asset	151,966.00	151,966.00	0.00	0.0%
Total Other Current Assets	198,690.00	172,520.00	26,170.00	15.17%
Total Current Assets	790,401.02	751,908.53	38,492.49	5.12%
Fixed Assets				
Accumulated Depreciation- Equip	-11,666.30	47,992.68	-59,658.98	-124.31%
EQUIPMENT	50,000.36	0.00	50,000.36	100.0%
Total Fixed Assets	38,334.06	47,992.68	-9,658.62	-20.13%
Other Assets				
Accrued Interest Receivable LT	3,211.00	3,483.00	-272.00	-7.81%
Accumulated Amortization	-39,643.00	-26,430.00	-13,213.00	-49.99%
Lease Receivable - LT	435,867.00	398,240.00	37,627.00	9.45%
Total Other Assets	399,435.00	375,293.00	24,142.00	6.43%
TOTAL ASSETS	1,228,170.08	1,175,194.21	52,975.87	4.51%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Total Accounts Payable	3,671.14	3,671.14	0.00	0.0%
Other Current Liabilities				
Accrued Interest Liability	3,308.00	3,530.00	-222.00	-6.29%
Lease Liability - Current	9,781.00	8,475.00	1,306.00	15.41%
Security Deposits	4,375.00	4,375.00	0.00	0.0%

Schuyler County IDA

Balance Sheet Prev Year Comparison

As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change	% Change
SHMR Annual Lease Passthru HOLD	1,995.00	0.00	1,995.00	100.0%
Total Other Current Liabilities	19,459.00	16,380.00	3,079.00	18.8%
Total Current Liabilities	23,130.14	20,051.14	3,079.00	15.36%
Long Term Liabilities				
Deferred Inflows of Resources	468,083.00	409,313.00	58,770.00	14.36%
Lease Liability LT	116,067.00	125,848.00	-9,781.00	-7.77%
Total Long Term Liabilities	584,150.00	535,161.00	48,989.00	9.15%
Total Liabilities	607,280.14	555,212.14	52,068.00	9.38%
Equity				
Opening Bal Equity	24.14	24.14	0.00	0.0%
Retained Earnings	639,370.49	637,778.78	1,591.71	0.25%
Net Income	-18,504.69	-17,820.85	-683.84	-3.84%
Total Equity	620,889.94	619,982.07	907.87	0.15%
TOTAL LIABILITIES & EQUITY	1,228,170.08	1,175,194.21	52,975.87	4.51%

Schuyler County IDA

11/18/2025 12:17 PM

Register: OPERATING CASH:Community Bank Checking

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/01/2025			-split-	Deposit - LHB...		X	3,675.00	140,519.34
10/09/2025	4848	Schuyler County Tre...	Accounts Payable	2025 Q3 - Rec...	125.00	X		140,394.34
10/31/2025			Nonoperating Revenue...	Interest		X	1.19	140,395.53