

County of Sullivan Industrial Development Agency

ADOPTED 2025 Budget - Revenues

Adopted 10/21/24

| | 2023 Actual | 2024 Budget | Current 9/30/24 | Estimated 2024 Final | 2025 Budget |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| ANNUAL LEASE PAYMENTS (Annual Agency Fees) | | | | | |
| 234 Main Street, LLC | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 |
| 457 Equities Monticello Corp. | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 |
| Adelaar Developer, LLC (Waterpark) | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 |
| Amytra Development, LLC. | 8,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | 8,000.00 |
| Be Neet LLC & Jeff Sanitation Inc. | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 |
| Beaverkill Studio/ RJ Baker | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| Bethel Performing Arts Center, LLC | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| BRR Brothers III, LLC | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 0.00 |
| Catskill Hospitality Holding, LLC. | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 |
| Center for Discovery, Inc. | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| Center One Holdings LLC | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| Deb El Foods | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| Dimifini-Fallsburg LLC | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Doetsch Family II, LLC. (Seminary Hill Cider) | 3,550.00 | 3,550.00 | 3,550.00 | 3,550.00 | 3,550.00 |
| Doetsch Family III, LLC. (Seminary Hill Suites) | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| Doetsch Family III, LLC (Old Ross House) | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 |
| EPR Concord II LP (Infrastructure) | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| ERREI, LLC (Golf) | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| ERREII, LLC. (EV Hotel) | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 |
| Fay Hospitality Catskills LLC | 0.00 | 12,000.00 | 4,750.00 | 4,750.00 | 12,000.00 |
| Forestburgh Property, LLC. | 3,000.00 | 3,000.00 | 36,000.00 | 36,000.00 | 0.00 |
| Four Goats LLC | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 |
| FSH Lodge at Neversink, LLC | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 |
| Gibbers Estates LLC / M E P Wholesalers | 250.00 | 0.00 | 3,000.00 | 3,000.00 | 3,000.00 |
| Hudsut LLC & HVFG LLC | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 |
| Frito-Lay (f/k/a Ideal Snacks) | 7,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Jam Two/International Contractors Corp. | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| Loughlin & Billig, P.C. | 1,000.00 | 1,000.00 | 10,000.00 | 10,000.00 | 0.00 |
| Maude Crawford Realty/ Bridgeville Ski Co. | 1,925.00 | 3,000.00 | 3,300.00 | 3,300.00 | 3,300.00 |
| Metallized Carbon Corporation | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 | 3,000.00 |
| Millennium Pipeline Company | 0.00 | 0.00 | 19.00 | 19.00 | 0.00 |
| MHC 83, LLC (Former Canopy Liberty) | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 0.00 |
| Mogenvavland, LLC (Bethel) | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| Mogenvavland, LLC (Tusten) | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| Monticello Industrial Park | 9,000.00 | 9,000.00 | 9,000.00 | 9,000.00 | 9,000.00 |
| Montreign Operating Company (Casino) | 166,250.00 | 166,250.00 | 166,250.00 | 166,250.00 | 166,250.00 |
| Mountain Kosher Grocery | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 |
| Nonni's Acquisition Co., Inc. | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 |
| North Branch Cider Mill | 400.00 | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 |
| Peck's Market, Inc. | 1,500.00 | 1,500.00 | 4,500.00 | 4,500.00 | 0.00 |
| Pestech Exterminating, Inc. | 5,250.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| RGG Realty & Columbia Ice & Cold Storage | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 | 3,600.00 |
| Rock Meadow Partners | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| Rolling V Bus Corp. | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 |
| SCCC Dormitory Corporation | 3,250.00 | 3,250.00 | 3,250.00 | 3,250.00 | 3,250.00 |
| SPT Ivey 61 Emerald MOB | 9,167.00 | 9,167.00 | 9,167.00 | 9,167.00 | 0.00 |
| Sullivan Glen Wild Corporation | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 5,000.00 |
| Sunset Lake Local Development Corporation | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| SVG 26, LLC. | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| Theowins, LLC (et al) | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| Veria Lifestyle Inc. (Infrastructure) | 8,750.00 | 8,750.00 | 8,750.00 | 8,750.00 | 8,750.00 |
| Veria Wellness Center | 43,750.00 | 43,750.00 | 43,750.00 | 43,750.00 | 43,750.00 |
| Veteran NY 55 Sturgis LLC | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| West Delaware Hydro | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 |
| Yasgur Road Productions | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| TOTAL AGENCY FEES | \$ 508,642.00 | \$ 510,017.00 | \$ 551,086.00 | \$ 551,086.00 | \$ 496,150.00 |

OTHER REVENUES

| | | | | | |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Building & Equipment Lease Payments | 118,881.00 | 123,065.00 | 96,610.00 | 118,736.00 | 126,500.00 |
| Interest Income - Loans & Leases | 41,102.00 | 39,017.00 | 31,242.00 | 40,000.00 | 40,000.00 |
| Interest Income - Bank & CD | 3,830.00 | 4,500.00 | 2,885.00 | 4,000.00 | 4,000.00 |
| Reimbursement from SCFC | 10,000.00 | 10,000.00 | 7,500.00 | 10,000.00 | 10,000.00 |
| Reimbursement from TSCILDC | 12,000.00 | 12,000.00 | 0.00 | 12,000.00 | 12,000.00 |
| Project Fees (One Time) | 127,074.00 | 85,000.00 | 92,512.00 | 100,000.00 | 115,000.00 |
| Application Fees | 1,625.00 | 2,000.00 | 625.00 | 1,000.00 | 2,000.00 |
| Late Fee & Misc. | 257.00 | 0.00 | 847.00 | 1,000.00 | 0.00 |
| TOTAL OTHER REVENUES | \$ 314,769.00 | \$ 275,582.00 | \$ 232,221.00 | \$ 286,736.00 | \$ 309,500.00 |

| | | | | | |
|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| TOTAL REVENUES | \$ 823,411.00 | \$ 785,599.00 | \$ 783,307.00 | \$ 837,822.00 | \$ 805,650.00 |
|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|

County of Sullivan Industrial Development Agency

ADOPTED 2025 Budget - Expenses

Adopted 10/21/24

| | 2023 Actual | 2024 Budget | Current 9/30/24 | Est. 2024 Total | 2025 Budget |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| PROFESSIONAL SERVICES | | | | | |
| Accounting | 15,000.00 | 15,000.00 | 15,500.00 | 15,500.00 | 16,000.00 |
| General Consulting | 7,188.00 | 8,500.00 | 14,110.00 | 26,000.00 | 12,000.00 |
| Legal | 72,673.00 | 100,000.00 | 46,440.00 | 70,000.00 | 110,000.00 |
| TOTAL | \$ 94,861.00 | \$ 123,500.00 | \$ 76,050.00 | \$ 111,500.00 | \$ 138,000.00 |
| SALARY & BENEFITS | | | | | |
| Executive Director | 94,615.00 | 95,000.00 | 73,077.00 | 95,000.00 | 100,000.00 |
| Chief Executive Officer | 52,000.00 | 52,000.00 | 38,000.00 | 52,000.00 | 52,000.00 |
| Project Manager | 69,808.00 | 70,000.00 | 53,846.00 | 70,000.00 | 77,000.00 |
| Economic Development Coordinator | 48,077.00 | 50,000.00 | 38,461.00 | 50,000.00 | 57,000.00 |
| Health Insurance | 16,793.00 | 30,000.00 | 10,474.00 | 18,600.00 | 30,000.00 |
| Payroll Expenses | 28,980.00 | 32,185.00 | 21,475.00 | 31,015.00 | 33,000.00 |
| TOTAL | \$ 310,273.00 | \$ 329,185.00 | \$ 235,333.00 | \$ 316,615.00 | \$ 349,000.00 |
| DUES & SUBSCRIPTIONS | | | | | |
| Credit Reports | - | 250.00 | - | - | 250.00 |
| Economic Dev. Council Dues | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| Subscriptions | 4,600.00 | 5,000.00 | 4,720.00 | 7,100.00 | 7,500.00 |
| TOTAL | \$ 6,100.00 | \$ 6,750.00 | \$ 6,220.00 | \$ 8,600.00 | \$ 9,250.00 |
| PROMOTION | | | | | |
| Advertising | 403.00 | 500.00 | 433.00 | 575.00 | 500.00 |
| Hudson Valley AgriBusiness Devt. Corp. | 15,000.00 | 30,000.00 | 30,000.00 | 30,000.00 | 30,000.00 |
| Partnership for Economic Dev. | 100,000.00 | 100,000.00 | 75,000.00 | 100,000.00 | 100,000.00 |
| Pattern for Progress | 5,230.00 | 5,300.00 | 5,390.00 | 5,390.00 | 5,500.00 |
| TOTAL | \$ 120,633.00 | \$ 135,800.00 | \$ 110,823.00 | \$ 135,965.00 | \$ 136,000.00 |
| OTHER OPERATING EXPENSES | | | | | |
| Rent | 38,400.00 | 44,400.00 | 33,000.00 | 44,400.00 | 44,400.00 |
| Telephone/Fax/Computer | 4,454.00 | 4,500.00 | 3,204.00 | 4,500.00 | 4,500.00 |
| Office Supplies and Misc. Expense | 5,918.00 | 7,500.00 | 3,470.00 | 5,000.00 | 7,500.00 |
| Travel Expenses | 280.00 | 2,500.00 | 41.00 | 1,000.00 | 2,500.00 |
| Insurance (IDA) | 13,361.00 | 18,000.00 | 34,518.00 | 40,000.00 | 19,500.00 |
| Postage | 3,278.00 | 2,250.00 | 1,182.00 | 2,200.00 | 2,700.00 |
| Repairs & Maintenance | - | 250.00 | 10,071.00 | 11,000.00 | 250.00 |
| Equipment Purchase | - | 1,000.00 | - | - | 1,000.00 |
| Conferences, Seminars, Workshops | 250.00 | 1,500.00 | 2,776.00 | 3,500.00 | 2,000.00 |
| Bad Debt Expense | 2,795.00 | 1,880.00 | 12,679.00 | 12,679.00 | 2,000.00 |
| Expense Reserve | - | 3,000.00 | - | - | 3,000.00 |
| TOTAL | \$ 68,736.00 | \$ 86,780.00 | \$ 100,941.00 | \$ 124,279.00 | \$ 89,350.00 |
| TOTAL EXPENSES | \$ 600,603.00 | \$ 682,015.00 | \$ 529,367.00 | \$ 696,959.00 | \$ 721,600.00 |