

County of Sullivan Industrial Development Agency

DRAFT 2026 Budget - Revenues

As of 9/15/25

	2024 Actual	2025 Budget	Current 9/15/25	Estimated 2025 Final	2026 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	0.00
Bethel Performing Arts Center, LLC	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
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	1,000.00	1,000.00	1,000.00	1,000.00
Doetsch Family II, LLC. (Seminary Hill Cidery)	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	4,750.00	12,000.00	12,000.00	12,000.00	12,000.00
Forestburgh Property, LLC.	36,000.00	0.00	0.00	0.00	0.00
Four Goats LLC	1,250.00	1,250.00	1,250.00	1,250.00	0.00
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	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Hudsut LLC & HVFG LLC	4,500.00	4,500.00	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.	10,000.00	0.00	0.00	0.00	0.00
Maude Crawford Realty/ Bridgeville Ski Co.	3,300.00	3,300.00	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	19.00	0.00	0.00	0.00	0.00
MHC 83, LLC (Former Canopy Liberty)	2,500.00	0.00	0.00	0.00	0.00
Mogenavland, LLC (Bethel)	2,500.00	2,500.00	2,500.00	2,500.00	0.00
Mogenavland, LLC (Tusten)	2,500.00	2,500.00	2,500.00	2,500.00	0.00
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	0.00
North Branch Cider Mill	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Peck's Market, Inc.	4,500.00	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	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00
Sullivan Glen Wild Corporation	5,000.00	5,000.00	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	0.00
SVG 26, LLC.	2,500.00	2,500.00	0.00	0.00	0.00
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	\$ 551,086.00	\$ 496,150.00	\$ 489,150.00	\$ 489,150.00	\$ 475,900.00
OTHER REVENUES					
Building & Equipment Lease Payments	118,548.00	126,500.00	104,009.00	113,919.00	135,200.00
Interest Income - Loans & Leases	43,503.00	40,000.00	23,650.00	29,761.00	40,000.00
Interest Income - Bank & CD	3,841.00	4,000.00	2,950.00	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
Reimbursement from SCRFLDC	0.00	0.00	0.00	0.00	98,170.00
Project Fees (One Time)	123,217.00	115,000.00	14,405.00	20,000.00	110,000.00
Application Fees	1,125.00	2,000.00	675.00	1,000.00	2,000.00
Late Fee & Misc.	1,507.00	0.00	1,632.00	2,000.00	0.00
TOTAL OTHER REVENUES	\$ 313,741.00	\$ 309,500.00	\$ 154,821.00	\$ 192,680.00	\$ 411,370.00
TOTAL REVENUES	\$ 864,827.00	\$ 805,650.00	\$ 643,971.00	\$ 681,830.00	\$ 887,270.00

County of Sullivan Industrial Development Agency
DRAFT 2026 Budget - Expenses

As of 9/15/25

	2024 Actual	2025 Budget	Current 9/15/25	Est. 2025 Total	2026 Budget
PROFESSIONAL SERVICES					
Accounting	15,500.00	16,000.00	16,000.00	16,000.00	16,500.00
General Consulting	21,810.00	12,000.00	6,149.00	10,000.00	10,000.00
Legal	75,288.00	110,000.00	17,990.00	70,000.00	70,000.00
TOTAL	\$ 112,598.00	\$ 138,000.00	\$ 40,139.00	\$ 96,000.00	\$ 96,500.00

SALARY & BENEFITS					
Executive Director	95,000.00	100,000.00	78,843.00	100,000.00	137,000.00
Chief Executive Officer	54,167.00	52,000.00	36,000.00	52,000.00	52,000.00
Project Manager	71,000.00	77,000.00	64,343.00	77,000.00	87,500.00
Economic Development Coordinator	50,000.00	57,000.00	42,306.00	57,000.00	67,500.00
Health Insurance	15,861.00	30,000.00	17,663.00	40,000.00	45,000.00
Payroll Expenses	29,616.00	33,000.00	25,438.00	36,000.00	40,000.00
TOTAL	\$ 315,644.00	\$ 349,000.00	\$ 264,593.00	\$ 362,000.00	\$ 429,000.00

DUES & SUBSCRIPTIONS					
Credit Reports	-	250.00	-	-	250.00
Economic Dev. Council Dues	1,500.00	1,500.00	1,750.00	1,750.00	1,750.00
Subscriptions	5,440.00	7,500.00	3,719.00	7,500.00	10,000.00
TOTAL	\$ 6,940.00	\$ 9,250.00	\$ 5,469.00	\$ 9,250.00	\$ 12,000.00

PROMOTION					
Advertising	396.00	500.00	56.00	100.00	500.00
Hudson Valley AgriBusiness Devt. Corp.	30,000.00	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	5,390.00	5,500.00	5,450.00	5,450.00	5,500.00
TOTAL	\$ 135,786.00	\$ 136,000.00	\$ 110,506.00	\$ 135,550.00	\$ 136,000.00

OTHER OPERATING EXPENSES					
Rent	44,400.00	44,400.00	33,300.00	44,400.00	44,400.00
Telephone/Fax/Computer	4,058.00	4,500.00	3,670.00	4,500.00	4,500.00
Office Supplies and Misc. Expense	7,128.00	7,500.00	5,561.00	6,500.00	7,500.00
Travel Expenses	41.00	2,500.00	133.00	1,000.00	2,500.00
Insurance (IDA)	16,693.00	19,500.00	15,191.00	20,000.00	20,000.00
Postage	1,632.00	2,700.00	2,329.00	3,000.00	3,000.00
Repairs & Maintenance	10,071.00	250.00	1,091.00	2,100.00	250.00
Equipment Purchase	-	1,000.00	-	10,000.00	2,000.00
Conferences, Seminars, Workshops	2,831.00	2,000.00	335.00	500.00	2,000.00
Bad Debt Expense	-	2,000.00	-	-	2,000.00
Expense Reserve	-	3,000.00	-	-	3,000.00
TOTAL	\$ 86,854.00	\$ 89,350.00	\$ 61,610.00	\$ 92,000.00	\$ 91,150.00

TOTAL EXPENSES	\$ 657,822.00	\$ 721,600.00	\$ 482,317.00	\$ 694,800.00	\$ 764,650.00
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