

County of Sullivan Industrial Development Agency

DRAFT 2027 Budget - Revenues

Draft Date 9/15/26

	2025 Actual	2026 Budget	Current 9/15/26	Estimated 2026 Final	2027 Proposed
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
26 Holland Development/ Gelsomino & Davis	0.00	0.00	2,000.00	2,000.00	4,000.00
457 Equities Monticello Corp.	1,250.00	1,250.00	1,250.00	1,250.00	0.00
Adelaar Developer, LLC (Waterpark)	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Amytra Development et al. (Eldred Preserve)	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	0.00	0.00	0.00	0.00
Bethel Performing Arts Center, LLC	2,500.00	2,500.00	2,500.00	2,500.00	0.00
Catskill Brewery, LLC & Catskill East LLC	0.00	0.00	0.00	0.00	2,000.00
Catskill Hospitality	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
Catskill Vet	0.00	0.00	5,500.00	5,500.00	6,000.00
Center for Discovery, Inc.(Hurleyville PAC)	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	0.00
Deb El Foods	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Dimifini-Fallsburg LLC	1,000.00	1,000.00	1,000.00	2,000.00	0.00
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 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	12,000.00	12,000.00	0.00	0.00	0.00
Four Goats LLC	1,250.00	0.00	0.00	0.00	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	0.00	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
Maude Crawford Realty/ Bridgeville Ski Co.	3,300.00	3,300.00	3,500.00	3,500.00	3,300.00
Metallized Carbon Corporation	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Mogenavland, LLC (Bethel)	2,500.00	0.00	0.00	0.00	0.00
Mogenavland, LLC (Tusten)	2,500.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00
North Branch Cider Mill/ Homesteadt	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
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
SCCC Dormitory Corporation	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00
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	0.00	0.00	0.00	0.00
Theowins, LLC (et al)	2,000.00	2,000.00	2,000.00	2,000.00	0.00
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	\$ 489,150.00	\$ 475,900.00	\$ 471,600.00	\$ 472,600.00	\$ 466,650.00

OTHER REVENUES

Building & Equipment Lease Payments	118,861.00	135,200.00	92,179.00	105,200.00	97,500.00
Interest Income - Loans & Leases	31,906.00	40,000.00	19,776.00	23,200.00	18,900.00
Installment Sale - 46 Industrial Park Road	0.00	0.00	34,762.00	43,500.00	52,100.00
Interest Income - Bank & CD	3,925.00	4,000.00	3,000.00	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)	41,552.00	110,000.00	58,856.00	87,400.00	65,000.00
Application Fees	1,175.00	2,000.00	750.00	1,000.00	1,000.00
Late Fee & Misc.	2,589.00	0.00	860.00	1,000.00	0.00
TOTAL OTHER REVENUES	\$ 222,008.00	\$ 313,200.00	\$ 217,683.00	\$ 287,300.00	\$ 260,500.00

TOTAL REVENUES	\$ 711,158.00	\$ 789,100.00	\$ 689,283.00	\$ 759,900.00	\$ 727,150.00
-----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

County of Sullivan Industrial Development Agency

DRAFT 2027 Budget - Expenses

Draft Date 9/15/26

	2025 Actual	2026 Budget	Current 9/15/26	Est. 2026 Total	2027 Proposed
PROFESSIONAL SERVICES					
Accounting	16,000.00	16,500.00	16,500.00	16,500.00	17,000.00
General Consulting	7,070.00	10,000.00	753.00	2,000.00	10,000.00
Legal	20,789.00	70,000.00	10,230.00	70,000.00	70,000.00
TOTAL	\$ 43,859.00	\$ 96,500.00	\$ 27,483.00	\$ 88,500.00	\$ 97,000.00

SALARY & BENEFITS

Executive Director	\$118,577.00	137,000.00	\$100,115.00	\$137,000.00	\$137,000.00
Chief Executive Officer	\$52,000.00	52,000.00	\$38,000.00	\$52,000.00	\$52,000.00
Project Manager	\$82,077.00	87,500.00	\$90,129.00	\$90,129.00	\$75,000.00
Economic Development Coordinator	\$63,885.00	67,500.00	\$48,596.00	\$66,500.00	\$67,500.00
Health Insurance	\$36,271.00	50,000.00	\$14,660.00	\$31,119.00	52,500.00
Payroll Expenses	\$41,550.00	40,000.00	\$30,495.00	\$41,660.00	42,000.00
TOTAL	\$394,360.00	\$ 434,000.00	\$ 321,995.00	\$ 418,408.00	\$ 426,000.00

DUES & SUBSCRIPTIONS

Credit Reports	-	250.00	-	-	250.00
Economic Dev. Council Dues	-	1,750.00	1,750.00	1,750.00	2,000.00
Subscriptions	7,562.00	10,000.00	4,268.00	10,000.00	10,000.00
TOTAL	\$ 7,562.00	\$ 12,000.00	\$ 6,018.00	\$ 11,750.00	\$ 12,250.00

PROMOTION

Advertising	183.00	500.00	36.00	200.00	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	5,450.00	5,500.00	5,615.00	5,615.00	5,850.00
TOTAL	\$ 135,633.00	\$ 136,000.00	\$ 110,651.00	\$ 135,815.00	\$ 136,350.00

OTHER OPERATING EXPENSES

Rent	44,400.00	44,400.00	33,300.00	44,400.00	44,400.00
Project Expenditures (46 Industrial Pk. Rd.)	-	-	-	150,000.00	300,000.00
Telephone/Fax/Computer	4,708.00	4,500.00	3,949.00	4,500.00	5,550.00
Office Supplies and Misc. Expense	7,453.00	7,500.00	3,693.00	7,500.00	7,500.00
Travel Expenses	133.00	2,500.00	40.00	1,000.00	2,500.00
Insurance (IDA)	19,471.00	20,000.00	15,386.00	20,000.00	20,000.00
Postage	2,757.00	3,000.00	2,167.00	3,000.00	3,250.00
Repairs & Maintenance	1,091.00	250.00	-	250.00	250.00
Equipment Purchase	-	2,000.00	360.00	2,000.00	2,000.00
Conferences, Seminars, Workshops	560.00	2,000.00	75.00	1,000.00	2,000.00
Bad Debt Expense	-	2,000.00	2,086.00	3,000.00	3,000.00
Expense Reserve	-	3,000.00	-	-	3,000.00
TOTAL	\$ 80,573.00	\$ 91,150.00	\$ 61,056.00	\$ 236,650.00	\$ 393,450.00

TOTAL EXPENSES	\$ 661,987.00	\$ 769,650.00	\$ 527,203.00	\$ 891,123.00	\$ 1,065,050.00
-----------------------	----------------------	----------------------	----------------------	----------------------	------------------------