ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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St. Lawrence County
Industrial Development Agency

*

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Kimberly A. Gilbert
St. Lawrence County
Industrial Development Agency

MEMORANDUM

To: James Reagen
IDA Representative to the County Legislature

From: Patrick J. Kelly
Chief Executive Officer [redacted]

Date: October 1, 2026

Re: Report to the Legislature

Pursuant to our Economic Development Services Agreement, attached please find the following:

- Semiannual Mission and Performance Review (January 2026 – June 2026)
- Unaudited Financial Statements for the Period Ending June 2026

Please feel free to contact me if you have any questions.

CC: St. Lawrence County Legislators
St. Lawrence County Administrator

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St. Lawrence County
Industrial Development Agency

2026 Semiannual Report

Mission Statement
(Reviewed and Reaffirmed in Public Session on March 27, 2026)

The mission of the St. Lawrence County Industrial Development Agency ("IDA") is to promote, encourage, attract, and develop job opportunities and economically sound commerce and industry in St. Lawrence County. To accomplish its mission, the IDA constructs and owns industrial sites and buildings, administers loan packaging and industrial revenue bond financing, and provides a variety of tax-reduction incentives.

Performance Goals

- To create new employment opportunities for St. Lawrence County citizens through the attraction of or the creation of new businesses
- To create new employment opportunities for St. Lawrence County citizens through the expansion of existing businesses
- To retain existing employment opportunities
- To leverage the greatest level of private investment in St. Lawrence County businesses
- To educate County businesses, elected officials, and community representatives regarding available economic development resources
- Act as a liaison with businesses and government to help coordinate economic development services and reduce bureaucracy
- Work cooperatively with area economic development agencies to market County assets and economic development resources to potential new or expanding businesses
- Ensure a transparent and accountable operation with responsibly-managed Agency assets

2026 Performance Review (January 2026 – June 2026)



This year ***Empire State Mines*** commenced graphite concentrate production at its commercial demonstration processing facility in Fowler. The IDA provided a $2 million loan package, which included $1,500,000 through the IDA Local Development Corporation ("IDA-LDC") and St. Lawrence River Valley Redevelopment Agency ("RVRDA") and $500,000 from the North Country Economic Development Fund, administered by the Development Authority of the North Country ("DANC"), for the facility. Graphite is considered a critical access mineral, and this loan will enable ESM to work toward becoming the first end-to-end graphite mineral producer in the United States in over 50 years. The company currently employs more than 150 people.

St. Lawrence Suds (dba Bent Beam Brewing) opened in Canton in June. The $2.34 million project transformed a vacant property into a brewery, featuring fresh craft beer and live entertainment, creating a vibrant new social hub in St. Lawrence County. In addition to $610,000 in state Restore NY funds, Bent Beam Brewing received additional funding support via a $22,165 grant from National Grid's Brownfield Redevelopment Assistance Program, as well as approximately $1,000,000 in local and regional low-interest financing packaged by the IDA in combination with DANC. The new 3,360-square-foot facility features indoor seating for 64 guests alongside two outdoor patios.



The IDA approved incentives for ***Vecino Group New York, LLC***, to move forward with the redevelopment of the former Congdon Hall property in Potsdam. A public hearing had previously been held on March 24. This project is one of two residential housing developments involving Vecino Group in St. Lawrence County, both receiving IDA benefits that include a PILOT agreement, mortgage recording tax exemption, and sales tax exemption. The second project is located at Midtown Plaza in Canton.



Congdon Hall

Together, these developments will help address the demand for quality housing throughout the County. Each project represents an investment of approximately $28 million and is expected to contribute significantly to the region's housing supply and long-term community growth.



Midtown Plaza

The ***Massena School of Business façade rehabilitation project*** is in its final stages.

As part of the Village's 2021 DRI award, the IDA received $1.9 million in funding from Empire State Development to demolish the dilapidated School of Business while preserving the façade, creating a courtyard and transition space between Main Street and the parking area/proposed riverwalk space behind the building.

The IDA, in conjunction with the Village of Massena, began the project in 2024.



In January, over ***30 Payment-in-lieu-of-Tax ("PILOT") invoices*** were sent out to companies, representing slightly more than $600,000 in PILOT billings. This is in addition to approximately $600,000 in IDA PILOT invoices billed directly by the taxing jurisdictions during the year, representing $1.2 million in new revenue to the various villages, towns, schools, and the County.



The 100,000 square foot 30 Buck Street Facility project in Canton continued with building maintenance and repair work. An RFP for construction was released for HVAC, electrical, roof, and other miscellaneous building envelope work. Proposals were received from qualified contractors and are still being reviewed. A lighting program through National Grid helped pay for lighting upgrades throughout the facility at a discounted cost.



The RVRDA and IDA-LDC approved the purchase of the ***Lot 11 Building***, which is a 20,000 square foot building located in the Massena Industrial Park.

The IDA will work with the RVRDA to repurpose the building as an asset for economic development activities.

In May, IDA approved a Sales and Use Tax Exemption and Mortgage Recording Tax Exemption for ***Small City Brewing Company, LLC*** to support the redevelopment of a vacant Lake Street property in Ogdensburg into a brewing and manufacturing facility.

IDA incentives apply specifically to the brewing and manufacturing components of the project. In addition to these incentives, the IDA coordinated a $600,000 financing package with the IDA-LDC, RVRDA, the Ogdensburg Growth Fund, and DANC to assist with project development. The company's investment will bring a long-vacant building back into productive use, bolster the city's manufacturing base, and generate two new full-time jobs.



The IDA approved a Sales and Use Tax Exemption for ***North Country Dairy, LLC***, to support modernization of the lagoon system and wastewater treatment plant at the company's North Lawrence facility. The improvements will expand treatment capacity, which will support continued production, operational efficiency, and future growth. In conjunction with the project, the IDA assembled a $1 million financing package with participation from the RVRDA and DANC and coordinated participation from both Empire State Development and the New York Power Authority, providing critical support for the investment.



North Country Dairy is a major component of the region's dairy processing industry, processing more than 230 million pounds of New York State milk annually and producing value-added dairy products that are marketed nationwide, bringing new revenue into the North Country economy. The company continues to invest in new product lines and increased production capacity while maintaining 128 full-time employees at its North Lawrence facility.

The project also supports one of St. Lawrence County's most important economic sectors. Dairy production accounts for nearly 79% of the county's agricultural sales, with St. Lawrence County ranking third in New York State and among the nation's leading counties for milk production. While dairy represents approximately 48% of all agricultural product sales statewide, the County's significantly greater reliance on the industry underscores the importance of maintaining and expanding local processing capacity. By supporting investments at North Country Dairy, the IDA is helping to strengthen a critical market for regional dairy farms, preserve agricultural economic activity, and position the industry for continued growth.

T&B NEXT LEVEL
CONSTRUCTION LLC

T&B Next Level Construction, LLC, a startup home repair/renovation business in Massena, received funding through the IDA-LDC's Microenterprise Revolving Loan Fund for working capital and equipment. The company agrees to retain one full-time equivalent position and create an additional position.

The IDA was a sponsor and assisted the County Chamber of Commerce with the coordination of a Business Resource Mixer event on April 29 at the Best Western University Inn in Canton. The event was attended by representatives of local businesses, colleges and universities, and local, regional, and state business resource partners.



Three local business representatives (***Clark and Yen Maine, Co-owners and Proprietors of Nature's Storehouse and Adirondack Fragrance Farm; Bill Fiacco, Co-owner and Proprietor of the Gristmill Brewery in Massena; and Michelle Matthews, Chief Corporate Services Officer for United Helpers***) formed a panel of speakers to discuss ***Business Growth in STLC: Business Expansions & Community Impact.***

IDA staff hosted a ***Real Estate Roundtable*** to bring together local real estate agents and economic developers to discuss our shared interest in workforce and business connections as new individuals and businesses look to move into St. Lawrence County.





The IDA also hosted ***The North Country Regional Economic Development Council*** ("REDC") for an Open House on Friday, June 26. At the event, REDC Co-Chair James McKenna provided an informational presentation for businesses and organizations interested in available programs and grant opportunities and gathered feedback on the regional strategic planning process.

In an ongoing effort to connect the regional military population to local job opportunities, the IDA and St. Lawrence County Chamber have partnered at employer connection events on ***Fort Drum***, including job fairs, the North Country Expo, and other informational exchanges.

Let's make sure their next move is New York.
Next Move NY

These efforts strengthen the connections between the region's employers and the Fort Drum-related talent pool of military spouses, transitioning soldiers, and veterans, while assisting local employers with their needs for workforce talent.

The ***Next Move NY Initiative***, administered by DANC, launched its job portal earlier this year, for which IDA staff helped recruit businesses to participate in demonstrations. The job portal is designed to match soldiers transitioning out of the military, family members, and veterans to local job posts to increase the workforce pipeline in St. Lawrence County.

13,320
active-duty service members in Fort Drum

$2.5
billion in economic impact on North Country from Fort Drum in 2025

22,174
jobs supported by Fort Drum impact in 2025

3,600
soldiers transition out of military service from Fort Drum into civilian life



Madrid-Waddington Central School District hosted its first annual Healthcare ***Career Day*** on March 31. This was an exciting opportunity for students to explore a wide range of career paths within the healthcare industry.

The IDA helped coordinate the event, which featured local professionals providing valuable insights into their fields, sharing their educational journeys, and offering guidance on career advancement. Over 250 students from ten local school districts attended the event.

In April, staff attended the ***Massena Central School District Job Fair***. This opportunity served to inform students about the local employees in the area and the types of career opportunities available to them.



As part of a continuing partnership with BOCES Career Tech Education (CTE), staff served on the ***Comprehensive Learning Needs Assessment*** advisory committee to assess/evaluate criteria for BOCES CTE programs to assure alignment with local workforce needs.

Childcare Roundtable: The IDA staff joined local officials and childcare professionals at the Ogdensburg Airport Conference Room on January 22 to discuss the challenges facing childcare in St. Lawrence County and workshop potential solutions.

Assemblyman Scott Gray hosted the conference to assess needs that could be addressed in the upcoming state budget. Earlier this year, the IDA Workforce Development Specialist was also appointed to the St. Lawrence Child Care Council Board of Directors.



The IDA actively supports workforce development initiatives within the education sector, including hosting student interns. During the Spring 2026 semester, the IDA welcomed an intern from **SUNY Canton**, providing an opportunity for a local student to gain direct experience in economic development and public service.

The ***St. Lawrence Center for Entrepreneurial Leadership ("CEL") Core Training Program*** for 2026 finished in June, with seven people completing the program. The following graduates earned certificates from the class of 2026: Diane Cullen of Coakley Home and Hardware, Christina McCarthy of Tri-Town Kids Child Care, Allison Smith of Massena Yoga Studio & Massena Arts and Theater Association, Vernon Fuller, III, of ENI Mechanical Inc., Sherry Taylor of Upstate Doors, and Nick Reddick of Con Tech Building Systems, Inc. Missing from photo: Brian Reece of Service Physics.



The **St. Lawrence River Valley Redevelopment Agency's Community Development and Environmental Improvement Program** application process was made available in January 2026, with a submission deadline of April 15. A total of 14 applications were accepted, totaling project requests of over $460,000. Since the program's inception about 14 years ago, over $4 million in funds have been awarded for this program. This year, the following 9 awards totaling $100,000 were approved:

Organization	Project Description	Award
BLACK LAKE FISH & GAME ASSOCIATION	ERECT/INSTALL NEW BLEACHERS	$ 5,000
CHILDWOLD SNOPACKERS	ERECT 2 STORAGE SHELTERS FOR GROOMING EQUIPMENT	$ 10,000
CLIFTON, TOWN OF	UPGRADES FOR WASTEWATER SYSTEM	$ 15,000
LISBON, TOWN OF	REVITALIZE 2021 ENGINEERING REPORT FOR UPGRADES FOR WASTEWATER TREATMENT SYSTEM	$ 10,000
LOUISVILLE, TOWN OF	GOLF COURSE – IMPROVE INFRASTRUCTURE AND GROUNDS	$ 8,000
MASSENA HUMANE SOCIETY	OPEN SPAY NEUTER CENTER AT SH56 IN MASSENA	$ 20,000
MASSENA ROD & GUN CLUB	REDO THE SHOOTING BERM	$10,000
POTSDAM HUMANE SOCIETY	NEW WELL, NEW SEPTIC, RESTROOM, AND THRIFT STORE	$ 15,000
ST. LAWRENCE COUNTY SNOWMOBILE ASSOCIATION	REPLACE BRUSH HOG	$ 7,000

As part of our ***Public Authority Law compliance*** program, annual policy reviews are conducted by the IDA and its affiliated organizations. In the first quarter, Whistleblower; Code of Ethics; Defense & Indemnification; Compensation, Reimbursement & Attendance; and the Property Disposition & Real Property Report policies were reviewed.

Board members approved the **2025 Independent Audit** reports in March. St. Lawrence County Legislators have been provided the reports electronically. In addition, the reports are available on our website at www.SLCIDA.com.

The IDA also continued ***aggressive marketing efforts*** to better inform local businesses of our resources, to attract outside businesses and investment to St. Lawrence County, and to seek out alumni and former residents of the area to return to the County. Some of these efforts include:



- Staff exhibited at and/or attended various tradeshows, including the Ag Solutions and Networking Expo in Cobleskill; the Northeast Dairy Innovation Summit in Albany; the Quebec - New York Transportation Rendezvous in Plattsburgh; the Select-USA show in Washington D.C.; the Canadian Association of Defense and Security Industries ("CANSEC") show in Ottawa; the EpTech Canada Show in Montreal; and site visits in Quebec as part of the trade show in Mississauga (Montreal, Canada). These events allow staff to engage with a variety of companies to discuss business expansion opportunities in St. Lawrence County. Additionally, staff attended both the Adirondack Days in Albany and Adirondack Planning Forum in Saranac Lake in May.

- Distributing informational flyers with the "Come Back Home and Bring Your Business" theme at local alumni events, reunions, and festivals this summer to foster attraction efforts.

- The creation and utilization of advertising and media promotion pieces, including placements in North Country This Week and Northern New York Newspapers.

- Maintaining memberships in Canadian trade organizations to facilitate access to events and to maintain key contacts with Canadian companies and multiplier organizations.

- Continuing to promote business resources in St. Lawrence County and to position the County as a location for new investment and a destination from outside the area. Postings offer information pieces as well as general updates and promotional messaging.

St. Lawrence County Industrial Development Agency

Semi-Annual Report

Unaudited Financial Statements

Period Ending June 2026

St. Lawrence County
Industrial Development Agency

St. Lawrence County Industrial Development Agency
Balance Sheet
as of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
200 · Cash	228,228.42
200P · Cash - Payroll Checking Account	30,056.06
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	355,861.66
201K · Key Bank Cash in Time	152,778.20
Total 201 · Cash in Time Deposits	508,639.86
202ARPA · NBT Account - ARPA Funding	31,422.87
Total Checking/Savings	798,347.21
Other Current Assets	
211 · Special Reserve	
211A · Special Reserve-LPL Investing	2,633,248.62
211C · Special Reserve LPL Cash Acct	0.00
211H · Special reserve - Cash for LPL	2,000,000.00
Total 211 · Special Reserve	4,633,248.62
220 · Due from Others	
220-I · Due from Others for Insurance	1,198.99
220A · Misc. Due from Others	50,163.18
Total 220 · Due from Others	51,362.17
Total Other Current Assets	4,684,610.79
Total Current Assets	5,482,958.00
Fixed Assets	
132 · 30 Buck St	
132C · 30 Buck St - Depreciation	-30,315.36
132B · 30 Buck St - Improvements	130,584.89
132USE · Right to Use - 30 Buck Street	790,676.71
Total 132 · 30 Buck St	890,946.24
111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park	68,280.17
Total 111 · Gouverneur Industrial Park	68,280.17
112 · Vehicles	
112-A · Vehicles	79,506.00
112-B · Vehicles Depreciation	-19,923.60
Total 112 · Vehicles	59,582.40
119 · Massena Industrial Park-Lot 12	40,963.08

St. Lawrence County Industrial Development Agency
Balance Sheet
as of June 30, 2026

	Jun 30, 26
122 · Furnishings	
122-A · Furnishing	31,728.19
122-B · Furnishing Depreciation	-28,233.22
Total 122 · Furnishings	3,494.97
128 · Canton Industrial Park	
128A · Canton Industrial Park - Land	166,250.00
128B · Canton Industrial Park - Imp-ND	176,990.00
128BD · Canton Ind Park - Imp Deprec	39,669.00
128-C · CIP Depreciation	-27,316.64
Total 128 · Canton Industrial Park	355,592.36
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,024,824.19
129-B · Canton Industrial Bldg Improv	165,873.20
129-C · Canton Ind Bldg - Depreciation	-794,484.66
Total 129 · Canton Industrial Building	1,396,212.73
130 · Paterson St Improvements	
130-A · Paterson St Imp - Depreciable	816,617.23
130-B · Paterson St Depreciation	-163,323.44
Total 130 · Paterson St Improvements	653,293.79
Total Fixed Assets	3,468,365.74
Other Assets	
311 · Deferred Outflow-OPEB	487,475.00
299 · Deferred Outflow - Pension	178,165.00
Capital Lease Receivable	
597 · L/R - Corning	127,192.23
596 · L/R - SLL BOCES	78,883.58
595 · L/P - NAFG NBRC Equip Lease	724,913.32
594 · L/R - From the Heart Cabinetry	421,754.22
Total Capital Lease Receivable	1,352,743.35
Total Other Assets	2,018,383.35
TOTAL ASSETS	**10,969,707.09**

St. Lawrence County Industrial Development Agency
Balance Sheet
as of June 30, 2026

	Jun 30, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
522 · Prepaid Revenue(ESD Rail $)	112,141.49
Total Other Current Liabilities	112,141.49
Total Current Liabilities	112,141.49
Long Term Liabilities	
512 · Deferred Inflow of Leases	196,081.97
550B · Lease liability - 30 Buck St	677,793.90
550A · Lease Liability	59,204.76
511 · Deferred Inflow of Pension	892,354.00
510 · Net Pension Liability	216,350.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	444,109.85
Total Notes Payable (N/P)	444,109.85
500 · Emp Compensated Time Accruals	260,474.01
501 · PostEmpBenft Other Than Pension	2,055,933.00
Total Long Term Liabilities	4,802,301.49
Total Liabilities	4,914,442.98
Equity	
3700 · Investment in Capital Assets	1,556,563.05
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	2,793,776.03
Net Income	-295,074.97
Total Equity	6,055,264.11
TOTAL LIABILITIES & EQUITY	**10,969,707.09**

St. Lawrence County Industrial Development Agency
Budget Report

	2026 Budget	Jun-26	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	189,600.00	7,550.34	44,033.44	145,566.56
2409B · Interest Income - Banking	6,500.00	67.52	321.62	6,178.38
2409L · Interest Income - Lease	23,110.00	4,014.01	10,619.29	12,490.71
2421 · St. Lawrence County Revenue	425,000.00	106,250.00	212,500.00	212,500.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	250.00	0.00	0.00	250.00
Total Operating Revenue	651,760.00	117,881.87	267,474.35	384,285.65
Canton Industrial Building				
2450 · Rental Income - CIB	69,639.00	8,586.58	48,736.15	20,902.85
Total Revenue for CIB	69,639.00	8,586.58	48,736.15	20,902.85
6455408 · Maintenance Expense - CIB	15,000.00	0.00	17,202.95	(2,202.95)
6455411 · Insurance Expense - CIB	6,100.00	0.00	0.00	6,100.00
6455415 · Tax/PILOT Expense - CIB	0.00	0.00	0.00	0.00
6455416 · Utilities Expense - CIB	4,500.00	367.18	3,299.71	1,200.29
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	2,225.00	185.82	939.64	1,285.36
6455510 · Depreciation Expense - CIB	67,208.00	0.00	0.00	67,208.00
Total Expenditure for CIB	95,133.00	553.00	21,442.30	73,690.70
Total Canton Industrial Building	(25,494.00)	8,033.58	27,293.85	(52,787.85)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	0.00	0.00	0.00	0.00
Total Expenditure for CIP	1,750.00	0.00	0.00	1,750.00
Total Canton Industrial Park	(1,750.00)	0.00	0.00	(1,750.00)
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	3,000.00	700.00	700.00	2,300.00
6486411 · Insurance Expense - GIP	75.00	0.00	0.00	75.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	3,325.00	700.00	700.00	2,625.00
Total Gouverneur Industrial Park	(3,325.00)	(700.00)	(700.00)	(2,625.00)
100 Paterson Street Building				
2575 - Rental Income - 100 Paterson St	120,000.00	2,666.66	59,999.94	60,000.06
Total Revenue for 100 Paterson Street	120,000.00	2,666.66	59,999.94	60,000.06
6430408 · Maintenance Expense - 100 Paterson S	20,000.00	3,668.01	14,673.86	5,326.14
6430411 · Insurance Expense - 100 Paterson St	26,000.00	0.00	0.00	26,000.00
6430415 · Tax/PILOT Expense - 100 Paterson St	13,830.00	0.00	13,809.44	20.56
6430416 · Utilities Expense - 100 Paterson St	10,000.00	(818.92)	2,310.18	7,689.82
6430499 · Miscellaneous Expense - 100 Patersor	1,000.00	0.00	0.00	1,000.00
6430510 · Depreciation Expense - 100 Paterson S	70,000.00	0.00	0.00	70,000.00
Total Expenditure for 100 Paterson St	140,830.00	2,849.09	30,793.48	110,036.52
Total - 100 Paterson Street	(20,830.00)	(182.43)	29,206.46	(50,036.46)

	2026 Budget	Jun-26	YTD	Balance
30 Buck Street				
2440 - Rental Income - 100 Paterson St	0.00	0.00	0.00	0.00
Total Revenue for 30 Buck Street	0.00	0.00	0.00	0.00
6440404 · Lease Expense - 30 Buck Street	96,000.00	25,000.00	25,000.00	71,000.00
6440408 · Maintenance Expense - 30 Buck Stree	10,000.00	5,289.20	6,689.20	3,310.80
6440411 · Insurance Expense - 30 Buck Street	30,200.00	0.00	28,675.36	1,524.64
6440415 · Tax/PILOT Expense - 30 Buck Street	0.00	4,023.68	9,294.40	(9,294.40)
6440416 · Utilities Expense - 30 Buck Street	30,000.00	3,135.28	20,102.34	9,897.66
6440450 · Rehab Expenses - 30 Buck Street	670,000.00	11,966.15	28,741.03	641,258.97
6440499 · Miscellaneous Expense - 30 Buck Stre	1,000.00	0.00	0.00	1,000.00
6440510 · Depreciation Expense - 30 Buck Stree	26,250.00	0.00	0.00	26,250.00
Total Expenditure for 30 Buck Street	863,450.00	49,414.31	118,502.33	744,947.67
Total - 30 Buck Street	(863,450.00)	(49,414.31)	(118,502.33)	(744,947.67)
Total Building Revenues	189,639.00	11,253.24	108,736.09	80,902.91
Total Building Expenses	1,104,488.00	53,516.40	171,438.11	933,049.89
Total Building Net Income	(914,849.00)	(42,263.16)	(62,702.02)	(852,146.98)
ARPA Revenue				
2480 · ARPA Revenues from SLC	0.00	0.00	25,017.25	(25,017.25)
Total Revenue for ARPA	0.00	0.00	25,017.25	(25,017.25)
6458501 · ARPA - Facility&Infrastructure	0.00	0.00	0.00	0.00
6458502 · ARPA - Small Business & NP	0.00	0.00	0.00	0.00
6458503 · ARPA - Tourism Promotion	0.00	0.00	7,061.00	(7,061.00)
6458504 · ARPA - Tourism Capacity	0.00	0.00	0.00	0.00
6458505 · ARPA - Workforce -New Worker	0.00	0.00	0.00	0.00
6458506 · ARPA - Workforce -Existing Worker	0.00	0.00	0.00	0.00
6458507 · ARPA - Workforce -Heavy Equip	0.00	0.00	0.00	0.00
6458508 · ARPA - Workforce -Heathcare	0.00	0.00	0.00	0.00
6458509 · ARPA - Workforce -Pipeline	0.00	0.00	0.00	0.00
6458510 · ARPA - CDLA Program	0.00	0.00	0.00	0.00
6458511 · ARPA - Family Child Care	0.00	0.00	0.00	0.00
Total Expenditure for ARPA	0.00	0.00	7,061.00	(7,061.00)
Total ARPA Programs	0.00	0.00	17,956.25	(17,956.25)
Miscellaneous Projects				
2413 · Project Fees	10,000.00	0.00	116,666.82	(106,666.82)
2420 · PILOT Revenue	667,075.00	0.00	681,250.40	(14,175.40)
2504 · CDC Project Revenue	0.00	0.00	0.00	0.00
2424 · NBRC Project Revenue	0.00	0.00	0.00	0.00
2550 · Benson Mines FRAP Revenue	399,818.00	0.00	19,092.36	380,725.64
6499 · Miscellaneous Income	0.00	0.00	0.00	0.00
Total Revenue for Misc. Projects	1,076,893.00	0.00	817,009.58	259,883.42
6490616 · PILOT Payment Expense	667,075.00	0.00	681,250.40	(14,175.40)
6420623 · NBRC-NAFG Expense	0.00	0.00	0.00	0.00
6420624 · Benson Mines FRAP Expenses	470,374.00	0.00	0.00	470,374.00
6420625 · Massena School of Business Exp.	50,000.00	87,788.45	259,576.30	(209,576.30)
6475515 · CAP IMP Vehicle	0.00	0.00	0.00	0.00
Total Expenditure for Misc. Projects	1,187,449.00	87,788.45	940,826.70	246,622.30
Total Miscellaneous Projects	(110,556.00)	(87,788.45)	(123,817.12)	13,261.12

	2026 Budget	Jun-26	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	200.00	0.79	40.75	159.25
6460408 · Maintenance Expense	1,500.00	66.80	817.48	682.52
6460411 · Insurance Expense	11,500.00	0.00	0.00	11,500.00
6460416 · Utilities Expense	8,500.00	525.06	3,098.15	5,401.85
6460418 · Underwriting/Credit Report Exp	0.00	0.00	0.00	0.00
6460420 · Office Supplies Expense	2,500.00	95.82	1,223.17	1,276.83
6460421 · Office Equipment Expense	2,500.00	0.00	7,301.29	(4,801.29)
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	5,000.00	1,168.13	3,676.06	1,323.94
6460424 · Postage Expense	500.00	0.00	165.08	334.92
6460425 · Printing and Copying Expense	2,500.00	188.73	2,250.00	250.00
6460426 · IT Expense	15,000.00	215.76	7,271.26	7,728.74
6460427 · Professional Associations Expense	2,500.00	0.00	1,500.00	1,000.00
6460432 · Other Legal Expense	5,000.00	184.24	1,538.24	3,461.76
6460433 · Legal Expense - Retainer	3,750.00	0.00	1,875.00	1,875.00
6460434 · Accounting Expense	13,313.00	0.00	13,250.00	63.00
6460436 · Promotion/Marketing Expense	25,000.00	4,920.39	32,991.53	(7,991.53)
6460440 · Auto Expense	1,000.00	346.79	988.98	11.02
6460441 · Subscriptions & Periodicals	500.00	0.00	38.00	462.00
6460442 · Meeting Expense	2,000.00	12.04	455.70	1,544.30
6460443 · Mileage Expense	1,250.00	160.01	403.61	846.39
6460444 · Education Workshops Expense	5,000.00	695.00	5,442.00	(442.00)
6460445 · Travel Expense	4,000.00	340.19	665.31	3,334.69
6460499 · Miscellaneous Expense	500.00	0.00	100.25	399.75
6460503 · Payroll Expenses				
503A · Salaries & Wages	480,578.00	40,065.07	243,150.73	237,427.27
503B · Employee Benefits	131,513.00	557.20	46,227.88	85,285.12
503C · Post Employment Benefits Expense	135,000.00	0.00	0.00	135,000.00
503D · Payroll Tax Expense	34,854.00	2,917.17	17,647.55	17,206.45
503E · Payroll Processing Fees	3,500.00	268.90	1,868.41	1,631.59
6460599 · Depreciation Expense	0.00	0.00	0.00	0.00
Total General Operating Expenses	899,208.00	52,728.09	393,986.43	505,221.57
Total Revenue	1,918,292.00	129,135.11	1,218,237.27	700,054.73
Total Expenses	3,191,145.00	194,032.94	1,513,312.24	1,677,832.76
Net Income	**(1,272,853.00)**	**(64,897.83)**	**(295,074.97)**	**(977,778.03)**

St. Lawrence County IDALDC
Consolidated Balance Sheet
as of June 30, 2026

	BMRLF	General Fund	GMEDF	Loan Fund	Micro	RVRA	TOTAL
ASSETS							
205 · BrasherFund							
205-A · NBT - Brasher Fund	78,811.96	0.00	0.00	0.00	0.00	0.00	78,811.96
Total 205 · BrasherFund	78,811.96	0.00	0.00	0.00	0.00	0.00	78,811.96
204 · Cash -MICRO							
204A · Cash - MICRO NBT	0.00	0.00	0.00	0.00	223,138.96	0.00	223,138.96
Total 204 · Cash -MICRO	0.00	0.00	0.00	0.00	223,138.96	0.00	223,138.96
200B · Cash - General Fund - KeyBank							
200BG · Cash - General - Key Bank	0.00	10,328.21	0.00	0.00	0.00	0.00	10,328.21
Total 200B · Cash - General Fund - KeyBank	0.00	10,328.21	0.00	0.00	0.00	0.00	10,328.21
200C · Cash - General - NBTBank	0.00	583,914.58	0.00	0.00	0.00	0.00	583,914.58
200P2 · Cash - General -Comm Payroll	0.00	27,932.04	0.00	0.00	0.00	0.00	27,932.04
Total 200 · Cash - General Fund	0.00	622,174.83	0.00	0.00	0.00	0.00	622,174.83
201LPL · CASH-RLF -LPL Investing Account	0.00	0.00	0.00	819,229.40	0.00	0.00	819,229.40
201D · Cash - RLF - KeyBank	0.00	0.00	0.00	82,076.90	0.00	0.00	82,076.90
201F · Cash - RLF - NBT	0.00	0.00	0.00	470,450.90	0.00	0.00	470,450.90
201Z · Cash - RLF - CD_NBT	0.00	0.00	0.00	100,396.99	0.00	0.00	100,396.99
Total 201 · Cash - Revolving Loan Fund	0.00	0.00	0.00	1,472,154.19	0.00	0.00	1,472,154.19
202G · Cash - RVRA - LPL Investments	0.00	0.00	0.00	0.00	0.00	4,169,414.73	4,169,414.73
202A · Cash - RVRA - NBT	0.00	0.00	0.00	0.00	0.00	837,791.00	837,791.00
202C · Cash - RVRA - Key	0.00	0.00	0.00	0.00	0.00	38,983.56	38,983.56
202E · Cash - RVRA - Community Bank	0.00	0.00	0.00	0.00	0.00	89,913.73	89,913.73
202F · Cash - RVRA - NBT CDRS	0.00	0.00	0.00	0.00	0.00	1,188,388.99	1,188,388.99
Total 202 · Cash - RVRA	0.00	0.00	0.00	0.00	0.00	6,324,492.01	6,324,492.01
203 · Cash - GMEDF							
203A · Cash - GMEDF - NBT	0.00	0.00	339,056.44	0.00	0.00	0.00	339,056.44
203B · CASH -GMEDF - LPL Investments	0.00	0.00	2,426,504.69	0.00	0.00	0.00	2,426,504.69
Total 203 · Cash - GMEDF	0.00	0.00	2,765,561.13	0.00	0.00	0.00	2,765,561.13
Total Checking/Savings	78,811.96	622,174.83	2,765,561.13	1,472,154.19	223,138.96	6,324,492.01	11,486,333.08
Total Current Assets	78,811.96	622,174.83	2,765,561.13	1,472,154.19	223,138.96	6,324,492.01	11,486,333.08
Fixed Assets							
101 · Massena Lot 19 (MIB19) RVRA							
101A · MIB 19 - Building [RVRA]	0.00	0.00	0.00	0.00	0.00	340,200.00	340,200.00
101B · MIB 19 - Bldg Deprec [RVRA]	0.00	0.00	0.00	0.00	0.00	-201,324.97	-201,324.97
101C · MIB 19 - Improvements	0.00	0.00	0.00	0.00	0.00	110,032.01	110,032.01
Total 101 · Massena Lot 19 (MIB19) RVRA	0.00	0.00	0.00	0.00	0.00	248,907.04	248,907.04
Total Fixed Assets	0.00	0.00	0.00	0.00	0.00	248,907.04	248,907.04
Lease Receivable[RVRA]							
300 · Lease Recievable-Fockler[RVR]	0.00	0.00	0.00	0.00	0.00	61,862.79	61,862.79
546 · Cap Lease Lot18 - Amtech[RVRA]	0.00	0.00	0.00	0.00	0.00	247,768.11	247,768.11
Total Lease Receivable[RVRA]	0.00	0.00	0.00	0.00	0.00	309,630.90	309,630.90
690 · M/R - Villnave Construction BLF	25,271.25	0.00	0.00	0.00	0.00	0.00	25,271.25
652 · N/R - Tri-Town Kids [BMRLF]	14,996.14	0.00	0.00	0.00	0.00	0.00	14,996.14
636 · M/R - M&M Eggs - BMRLF	15,412.35	0.00	0.00	0.00	0.00	0.00	15,412.35
Total Receivables [BMRLF]	55,679.74	0.00	0.00	0.00	0.00	0.00	55,679.74
692 · N/R - T&B Construction [MIC]	0.00	0.00	0.00	0.00	19,722.60	0.00	19,722.60
639 · N/R - Eshelmans [MIC]	0.00	0.00	0.00	0.00	1,368.62	0.00	1,368.62
627 · N/R - Waddington Auto [MIC]	0.00	0.00	0.00	0.00	2,811.41	0.00	2,811.41
650 · N/R - M&M Heating & AC [MICRO]	0.00	0.00	0.00	0.00	6,365.26	0.00	6,365.26
651 · N/R - Tri-Town Kids [MICRO]	0.00	0.00	0.00	0.00	9,934.57	0.00	9,934.57
656 · M/R-Lead Foot Trucking [MICRO]	0.00	0.00	0.00	0.00	8,968.37	0.00	8,968.37
658 · N/R - L&T Crafts n Things [MIC]	0.00	0.00	0.00	0.00	4,868.34	0.00	4,868.34
Total Note Receivable [MICRO]	0.00	0.00	0.00	0.00	54,039.17	0.00	54,039.17
Bad Debt Allowance							
555-E · Bad Debt Allowance[BMRLF]	-10,000.00	0.00	0.00	0.00	0.00	0.00	-10,000.00
555-D · Bad Debt Allowance [MIC]	0.00	0.00	0.00	0.00	-7,000.00	0.00	-7,000.00
555-A · Bad Debt Allowance[RLF]	0.00	0.00	0.00	-121,000.00	0.00	0.00	-121,000.00
555-B · Bad Debt Allowance[RVRDA]	0.00	0.00	0.00	0.00	0.00	-76,000.00	-76,000.00
555-C · Bad Debt Allowance[GMEDF]	0.00	0.00	-1,000.00	0.00	0.00	0.00	-1,000.00
Total Bad Debt Allowance	-10,000.00	0.00	-1,000.00	-121,000.00	-7,000.00	-76,000.00	-215,000.00
Mortgage Receivable [GMEDF]							
413 · M/R - High Peaks Winery [GMEDF]	0.00	0.00	10,126.50	0.00	0.00	0.00	10,126.50

St. Lawrence County IDALDC
Consolidated Balance Sheet
as of June 30, 2026

	BMRLF	General Fund	GMEDF	Loan Fund	Micro	RVRA	TOTAL
Total Mortgage Receivable [GMEDF]	0.00	0.00	10,126.50	0.00	0.00	0.00	10,126.50
Mortgage Receivable [RLF]							
691 · M/R - Villnave Construction[LF]	0.00	0.00	0.00	34,190.51	0.00	0.00	34,190.51
660 · M/R - Summit SHRED LAB [RLF]	0.00	0.00	0.00	51,349.22	0.00	0.00	51,349.22
659 · M/R - STLAWSUDS 24[RLF]	0.00	0.00	0.00	224,961.54	0.00	0.00	224,961.54
637 · M/R - Riverside Iron [RLF]	0.00	0.00	0.00	74,626.63	0.00	0.00	74,626.63
501 · M/R - SLCIDACIB [RLF]	0.00	0.00	0.00	444,059.85	0.00	0.00	444,059.85
Total Mortgage Receivable [RLF]	0.00	0.00	0.00	829,187.75	0.00	0.00	829,187.75
Mortgage Receivables [RVRA]							
414 · M/R - High Peaks Winery [RVRA]	0.00	0.00	0.00	0.00	0.00	10,134.77	10,134.77
551 · M/R - Structural Wood [RVRA]	0.00	0.00	0.00	0.00	0.00	127,377.99	127,377.99
638 · M/R - Riverside Iron 2022[RVRA]	0.00	0.00	0.00	0.00	0.00	75,322.84	75,322.84
Total Mortgage Receivables [RVRA]	0.00	0.00	0.00	0.00	0.00	212,835.60	212,835.60
N/R Revolving Loan Fund - [RLF]							
668 · N/R - Legacy Crane LLC [RLF]	0.00	0.00	0.00	181,836.36	0.00	0.00	181,836.36
666 · N/R - Empire State Mines [RLF]	0.00	0.00	0.00	714,835.90	0.00	0.00	714,835.90
665 · N/R - Thompson Diesel[RLF]	0.00	0.00	0.00	56,583.73	0.00	0.00	56,583.73
466 · N/R - Hacketts [RLF]	0.00	0.00	0.00	26,465.44	0.00	0.00	26,465.44
492 · N/R - CurranRenewable2012 [RLF]	0.00	0.00	0.00	14,890.62	0.00	0.00	14,890.62
549 · N/R - Johnson Newspaper [RLF]	0.00	0.00	0.00	22,088.12	0.00	0.00	22,088.12
535 · N/R - NorthAmericanForest [RLF]	0.00	0.00	0.00	234,879.43	0.00	0.00	234,879.43
547 · N/R - AmTech Loan [RLF]	0.00	0.00	0.00	76,193.50	0.00	0.00	76,193.50
642 · N/R - Canexsys 2022 [RLF]	0.00	0.00	0.00	86,759.16	0.00	0.00	86,759.16
653 · N/R-St. Lawrence Suds, LLC[RLF]	0.00	0.00	0.00	18,032.35	0.00	0.00	18,032.35
654 · N/R - Brozzo [RLF]	0.00	0.00	0.00	28,938.87	0.00	0.00	28,938.87
Total N/R Revolving Loan Fund - [RLF]	0.00	0.00	0.00	1,461,503.48	0.00	0.00	1,461,503.48
Notes Receivable - [RVRA]							
669 · N/R - Small City Brewing LLC	0.00	0.00	0.00	0.00	0.00	300,000.00	300,000.00
667 · N/R - Empire State Mines [RVRA]	0.00	0.00	0.00	0.00	0.00	700,456.16	700,456.16
507 · N/R - Curran LOC [RVRA]	0.00	0.00	0.00	0.00	0.00	250,000.00	250,000.00
536 · N/R - NorthAmericanForest [RVR]	0.00	0.00	0.00	0.00	0.00	58,952.69	58,952.69
643 · N/R - Canexsys 2022 [RVRA]	0.00	0.00	0.00	0.00	0.00	85,769.47	85,769.47
Total Notes Receivable - [RVRA]	0.00	0.00	0.00	0.00	0.00	1,395,178.32	1,395,178.32
Notes Receivable GMEDF							
432 · N/R - CliftonFineHosp [GMEDF]	0.00	0.00	1,472.39	0.00	0.00	0.00	1,472.39
Total Notes Receivable GMEDF	0.00	0.00	1,472.39	0.00	0.00	0.00	1,472.39
220 · Due from Affiliate							
220-Ins · Due From Tenant for Insurance	0.00	0.00	0.00	0.00	0.00	132.52	132.52
Total 220 · Due from Affiliate	0.00	0.00	0.00	0.00	0.00	132.52	132.52
Total Other Assets	45,679.74	0.00	10,598.89	2,169,691.23	47,039.17	1,841,777.34	4,114,786.37
TOTAL ASSETS	**124,491.70**	**622,174.83**	**2,776,160.02**	**3,641,845.42**	**270,178.13**	**8,415,176.39**	**15,850,026.49**
LIABILITIES & EQUITY							
5110 · Deferred Inflow - Leases	0.00	0.00	0.00	0.00	0.00	60,801.00	60,801.00
524 · Due to Affiliates							
524RVRA · Due to RVRDA	0.00	0.00	0.00	4,047.72	0.00	0.00	4,047.72
Total 524 · Due to Affiliates	0.00	0.00	0.00	4,047.72	0.00	0.00	4,047.72
Total Long Term Liabilities	0.00	0.00	0.00	4,047.72	0.00	60,801.00	64,848.72
Total Liabilities	0.00	0.00	0.00	4,047.72	0.00	60,801.00	64,848.72
Equity							
3901 · Net Assets - Board Designated	49,677.21	0.00	0.00	-434.00	0.00	0.00	49,243.21
32000 · Unrestricted Net Assets	-581.36	627,507.11	100,492.64	314,755.10	5,733.23	-851,227.22	196,679.50
3800 · Net Assets - No Restrictions	0.00	62,883.42	0.00	98,194.58	0.00	254,626.63	415,704.63
3900 · Net Assets - Donor Restricted	74,133.85	0.00	2,634,810.81	3,013,705.58	263,168.14	9,234,702.00	15,220,520.38
Net Income	1,262.00	-68,215.70	40,856.57	211,576.44	1,276.76	-283,726.02	-96,969.95
Total Equity	124,491.70	622,174.83	2,776,160.02	3,637,797.70	270,178.13	8,354,375.39	15,785,177.77
TOTAL LIABILITIES & EQUITY	**124,491.70**	**622,174.83**	**2,776,160.02**	**3,641,845.42**	**270,178.13**	**8,415,176.39**	**15,850,026.49**

St. Lawrence County IDALDC
Budget Report

	2026 Budget	BMRLF June 2026	Gen Fund June 2026	GMEDF June 2026	Fund June 2026	MICRO June 2026	RVRDA June 2026	Combined June 2026	YTD	Balance
OPERATING REVENUE										
2400 · Late Fees Received	1,000.00	0.00	0.00	58.54	25.00	30.00	0.00	113.54	595.26	404.74
2401 · Gain/Loss on Investments	322,300.00	0.00	0.00	114.38	53.16	0.00	3,364.86	3,532.40	113,462.23	208,837.77
2409B · Interest Income - Banking	206,700.00	1.21	0.28	5.56	45.07	3.66	22.13	77.91	2,134.36	204,565.64
2409L · Interest Income - Loans	148,673.00	825.53	0.00	33.59	13,086.70	172.39	15,765.30	29,883.51	75,546.93	73,126.07
2412 · RVRA Administrative Revenue	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00
2421 · Salary Stipend Revenue	24,820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,820.00
2449 · Brasher Admin	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
2450 · Miscellaneous Income	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,000.00
Total OPERATING REVENUE	1,007,193.00	826.74	0.28	212.07	13,209.93	206.05	19,152.29	33,607.36	343,238.78	663,954.22
MASSENA IND BLDG LOT19										
2423 - MIB Lot 19 Rent	30,690.00	0.00	0.00	0.00	0.00	0.00	2,557.50	2,557.50	17,752.50	12,937.50
Total Revenue for MIB19	30,690.00	0.00	0.00	0.00	0.00	0.00	2,557.50	2,557.50	17,752.50	12,937.50
6487408 · MIB19 - Maintenance Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	130.00	130.00	1,315.78	(315.78)
6487411 · MIB19 - Insurance Expense	6,186.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,186.00
6487415 · MIB19 - Tax Expense	4,950.00	0.00	0.00	0.00	0.00	0.00	2,688.38	2,688.38	2,688.38	2,261.62
6487416 · MIB19 - Utility Expense	5,000.00	0.00	0.00	0.00	0.00	0.00	510.69	510.69	2,958.02	2,041.98
6487499 · MIB19 - Miscellaneous Expens	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6487500 · MIB19 - Depreciation Expense	17,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,808.00
Total Expenditures for MIB19	35,444.00	0.00	0.00	0.00	0.00	0.00	3,329.07	3,329.07	6,962.18	28,481.82
TOTAL FOR MIB 19	(4,754.00)	0.00	0.00	0.00	0.00	0.00	(771.57)	(771.57)	10,790.32	(15,544.32)
Total Building Revenues	30,690.00	0.00	0.00	0.00	0.00	0.00	2,557.50	2,557.50	17,752.50	12,937.50
Total Building Expenditures	35,444.00	0.00	0.00	0.00	0.00	0.00	3,329.07	3,329.07	6,962.18	28,481.82
Total Building Net Income	(4,754.00)	0.00	0.00	0.00	0.00	0.00	(771.57)	(771.57)	10,790.32	(15,544.32)
Total Building Depreciation	17,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,808.00
Building Net Income without Depreciation	13,054.00	0.00	0.00	0.00	0.00	0.00	(771.57)	(771.57)	10,790.32	2,263.68
COMMUNITY DEVELOPMENT PROGRAM										
6460450-17 · CDEIP 2017	13,428.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,428.00
6460450-20 · CDEIP 2020	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
6460450-21 · CDEIP 2021	22,500.00	0.00	0.00	0.00	0.00	0.00	4,078.00	4,078.00	7,512.29	14,987.71
6460450-22 · CDEIP 2022	4,741.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,741.00
6460450-23 · CDEIP 2023	34,342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	19,342.00
6460450-24 · CDEIP 2024	66,143.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	30,000.00	36,143.00
6460450-25 · CDEIP 2025	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,334.70	68,665.30
6460450-26 · CDEIP 2026	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
Total COMMUNITY DEVELOPMENT PF	341,154.00	0.00	0.00	0.00	0.00	0.00	19,078.00	19,078.00	63,846.99	277,307.01
6460411 · Insurance Expense	3,295.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,295.00
6460417 · Bank Charges	300.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00	152.28	147.72
6460418 · Underwriting / Credit Reports	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	313.00	1,687.00
6460420 · Office Supplies Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	820.00
6460426 · IT/Cyber Expenses	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
6460427 · Professional Assoc. Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6460430 · Contractual Expenses to MED	30,000.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	17,500.00	12,500.00
6460431 · IDALDC Admin Payment	300,000.00	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00	300,000.00	0.00
6460432 · Other Legal Expense	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	5,775.00
6460433 · Legal Expense - Retainer	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00
6460434 · Accounting Expense - Genera	27,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	26,375.00
6460435 · GMEDF Admin Fee	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
6460436 · Marketing	25,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,600.00
6460442 · Meeting Expense	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
6460443 · Mileage Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6460444 ·Educational Workshop Expens	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6460445 ·Other Travel Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6460499 · Miscellaneous Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	985.00
6460452 · Brasher Admin to IDALDC Exp	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
6460503 · Payroll Expenses										
503A - Salaries & Wages	128,338.00	0.00	9,145.49	0.00	0.00	0.00	0.00	9,145.49	60,460.12	67,877.88
503B - Employee Benefits	3,200.00	0.00	(16.53)	0.00	0.00	0.00	0.00	(16.53)	589.78	2,610.22
503D - Payroll Tax Expenses	9,825.00	0.00	787.71	0.00	0.00	0.00	0.00	787.71	5,331.91	4,493.09
503E- Payroll Processing Fees	2,600.00	0.00	232.30	0.00	0.00	0.00	0.00	232.30	1,634.97	965.03
6460555 · Bad Debt Expense	(43,200.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(43,200.00)
	519,483.00	0.00	10,148.97	0.00	25.00	0.00	152,500.00	162,673.97	387,152.06	32,746.22
Total Income	1,037,883.00	826.74	0.28	212.07	13,209.93	206.05	21,709.79	36,164.86	360,991.28	676,891.72
Total Expenses	896,081.00	0.00	10,148.97	0.00	25.00	0.00	174,907.07	185,081.04	457,961.23	338,535.05
Net Income	**141,802.00**	**826.74**	**(10,148.69)**	**212.07**	**13,184.93**	**206.05**	**(153,197.28)**	**(148,916.18)**	**(96,969.95)**	**338,356.67**
Depreciation Costs	17,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,808.00
Net Income without Depreciation	**159,610.00**	**826.74**	**(10,148.69)**	**212.07**	**13,184.93**	**206.05**	**(153,197.28)**	**(148,916.18)**	**(96,969.95)**	**256,579.95**

St. Lawrence County IDA Civic Development Corp.
Balance Sheet
as of June 30, 2026

ASSETS	
Current Assets	
Checking/Savings	
200 · Checking Account	
200-A · NBT - Checking	124,893.99
200-B · Key Bank	8,506.11
200-C · Community Bank	4,792.19
Total 200 · Checking Account	138,192.29
201 · CivicDevFund - Restricted	
201-A · NBT - Civic Dev Fund	30,647.71
201-C · Community Bank - Civic Dev Fund	5,000.00
Total 201 · CivicDevFund - Restricted	35,647.71
Total Checking/Savings	173,840.00
Total Current Assets	173,840.00
TOTAL ASSETS	**173,840.00**
LIABILITIES & EQUITY	
Equity	
Unrestricted	33,682.00
Unrestricted - Board Designated	135,618.16
Net Income	4,539.84
Total Equity	173,840.00
TOTAL LIABILITIES & EQUITY	**173,840.00**

St. Lawrence County IDA
Civic Development Corporation
Budget Report

	2026 Budget	June-26	YTD	Balance
Income				
2400 · Late Fees Received	0.00	0.00	0.00	0.00
2409B · Interest Income - Banking	300.00	3.03	33.84	266.16
2409L · Interest Income - Loans	950.00	0.00	0.00	950.00
2499 · Miscellaneous Income	0.00	0.00	0.00	0.00
	1,250.00	3.03	33.84	1,216.16
Expenditures				
6460411 · Insurance Expense	0.00	0.00	0.00	0.00
6460420 · Office Supplies Expense	100.00	0.00	0.00	100.00
6460426 · IT/Cyber Expenses	500.00	0.00	0.00	500.00
6460432 · Legal Expense Other	5,000.00	0.00	(4,506.00)	9,506.00
6460433 · Legal Expense-Retainer	3,750.00	0.00	0.00	3,750.00
6460434 · Accounting Expense	7,156.00	0.00	0.00	7,156.00
6460450 · Project Development Expense	50.00	0.00	0.00	50.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00	250.00
6460503 · Salary Stipend Expense	12,410.00	0.00	0.00	12,410.00
Total IDA CDC Operating Expenditur	29,216.00	0.00	(4,506.00)	33,722.00
Total Revenue	1,250.00	3.03	33.84	1,216.16
Total Expenditures	29,216.00	0.00	(4,506.00)	33,722.00
Net Income	(27,966.00)	3.03	4,539.84	(32,505.84)

St. Lawrence County Property Development Corporation
Balance Sheet
as of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
200 · Checking Account	
200-CB · Community Bank	1,968.33
200-NBT · NBT Account	77,490.85
Total 200 · Checking Account	79,459.18
201 · CD - Security for DANC Loan	86,000.00
Total Checking/Savings	165,459.18
Total Current Assets	165,459.18
Fixed Assets	
100 · 100 Paterson Street	
100-A · 100 Paterson St Improvements	1,226,014.70
100-B · 100 Paterson St - Depreciation	-91,950.00
Total 100 · 100 Paterson Street	1,134,064.70
Total Fixed Assets	1,134,064.70
Other Assets	
203 · Lease Receiveables	736,999.00
Total Other Assets	736,999.00
TOTAL ASSETS	**2,036,522.88**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
120 · Deferred Inflows - Leases	764,714.00
525 · Accrued Interest Payable	376.35
Notes Payable	
301 · N/P - DANC Newell	76,849.36
Total Notes Payable	76,849.36
Total Other Current Liabilities	841,939.71
Total Current Liabilities	841,939.71
Total Liabilities	841,939.71
Equity	
3900 · Restricted - Board Designated	1,169,942.22
Net Income	24,640.95
Total Equity	1,194,583.17
TOTAL LIABILITIES & EQUITY	**2,036,522.88**

St. Lawrence County
Property Development Corporation

BUDGET REPORT

	2026 Budget	June-26	YTD	Balance
Income				
2409B · Interest Income - Banking	2,000.00	1.62	710.41	1,289.59
2499 · Miscellaneous Income	100.00	0.00	0.00	100.00
	2,100.00	1.62	710.41	1,389.59
30 Buck Street Revenues				
2419 · Rental - 30 Buck St	96,000.00	25,000.00	25,000.00	71,000.00
	96,000.00	25,000.00	25,000.00	71,000.00
30 Buck Street Expenses				
6430610 · 30 Buck St - Depreciation Expe	26,250.00	0.00	0.00	26,250.00
	26,250.00	0.00	0.00	26,250.00
Total 30 Buck Street	69,750.00	25,000.00	25,000.00	44,750.00
100 Paterson Street Expenses				
6430490 · Interest Expense Paterson	820.00	819.46	819.46	0.54
6430610 · 30 Buck St - Depreciation Expe	30,650.00	0.00	0.00	30,650.00
	31,470.00	819.46	819.46	30,650.54
Total for Paterson Street Building	(31,470.00)	(819.46)	(819.46)	(30,650.54)
Expenditures				
6460420 · Office Supplies Expense	150.00	0.00	0.00	150.00
6460426 · IT/ Cyber Expenses	1,500.00	0.00	0.00	1,500.00
6460432 · Other Legal Expense	500.00	0.00	0.00	500.00
6460433 · Legal Expense-Retainer	3,750.00	0.00	0.00	3,750.00
6460434 · Accounting Expense	6,656.00	0.00	250.00	6,406.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00	250.00
6460500 · Project Development Expense	25,000.00	0.00	0.00	25,000.00
6460503 · Salary Stipend Expense	12,410.00	0.00	0.00	12,410.00
Total IDA CDC Operating Expenditure	50,216.00	0.00	250.00	49,966.00
Total Revenue	98,100.00	25,001.62	25,710.41	72,389.59
Total Expenditures	107,936.00	819.46	1,069.46	106,866.54
Net Income	(9,836.00)	24,182.16	24,640.95	(34,476.95)