



ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

Jeffrey Crist, Chairman • **Dean Tamburri**, Vice Chairman • **Leigh J. Benton** Secretary • **Marc Greene**, Board Member
Giovanni Palladino, Board Member • **Linda Muller**, Board Member • **Vincent Odock**, Board Member
William Fioravanti, Chief Executive Officer • **Lino J. Sciarretta**, General Counsel • **Daniel G. Birmingham**, Bond Counsel

Finance Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold its regularly scheduled meeting of the Finance Committee on August 19th, 2026, immediately following the OCFC Finance Committee Meeting that starts at 4:00 PM at Orange County IDA Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY 12553 to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
 - Approval of Minutes from the June 24th, 2026, Finance Committee Meeting
- **New Business**
 - Approval June & July 2026 Financials
 - Approval of June & July Payables
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: August 4, 2026

By: William Fioravanti – Chief Executive Officer

4 Crotty Lane, Suite 100 • New Windsor, NY 12553
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: business@ocnyida.com



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Date: July 21, 2026
From: Jeffrey D. Crist
Re: Next Meeting Date

OCIDA Finance Committee Meeting Notice

The next Finance Committee meeting of the
Orange County Industrial Development Agency is:

Wednesday, August 19th, 2026

**At 4:00pm immediately following the
OCFC Finance Committee meeting**

**OCIDA Headquarters
4 Crotty Lane, Suite 100
New Windsor, NY 12553**

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Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, NY 12553
(845) 234-4192

OCIDA Finance Committee Minutes
Wednesday, June 24th, 2026

Meeting Location: 4 Crotty Lane, Suite 100, New Windsor, NY 12553

Committee Members Present: Marc Greene (Chair), Jeffrey Crist, Dean Tamburri, Linda Muller

Other Board Members Present: Leigh Benton

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás, Shannon Mannese (External CFO via Zoom), Lino Sciarretta and Rudy Zodda (General Counsel), Billy Ibberson (AV)

Others Present: Brian Sanvidge (NYS Monitor)

I. Call Meeting to Order

The Chairman called the meeting to order at 4:10 pm.

II. Roll Call

Mr. Fioravanti acknowledged the Committee, staff, and guests present.

III. Proof of Notice

The Chairman acknowledged that notice of the meeting was duly provided.

IV. Minutes

A MOTION TO APPROVE THE MAY 13TH, 2026, OCIDA FINANCE COMMITTEE MEETING MINUTES WAS MADE BY MR. TAMBURRI, SECONDED BY MR. CRIST, AND PASSED WITH THREE AYES AND ONE ABSTENTION BY MS. MULLER.

V. New Business

Approval of May 2026 Financial Report: Ms. Mannese reviewed the report and noted the two application fees, the Herrick (Anchin's Legal Counsel) invoices, marketing and PR, and everything else appeared to be standard monthly expenses including the EPA Brownfield Assessment expense. Ms. Mannese confirmed that the balances paid on the Anchin invoices were paid as accruals for 2025 since they were 2025 invoices.

Approval of May 2026 Payables: Ms. Reilly reviewed the payables and vendor list and stated that most of the bills were standard except for the Herrick invoices which totaled \$223,000. Ms. Mannese reviewed the operating and investment accounts. The Chairman noted that since the

time of the report, money had to be withdrawn from the T-Bill to pay the Herrick invoices. The Chairman discussed reinvestment of the CD scheduled to mature on 7/1/26. He suggested re-distributing funds so that the two CDs and the T-Bill all have roughly \$3 Million dollars in them. Ms. Muller discussed her concerns about the amount of revenue going out and expenditures that were not planned for. Another concern was Orange County not being able to attract businesses competitively due to the new prevailing wage legislation recently passed.

A MOTION TO REINVEST \$3 MILLION IN TO 9-MONTH CD AT PROVIDENT BANK – AS LONG AS IT OFFERS THE HIGHEST RATE – AND RE-INVEST THE REMAINING \$1.7 MILLION INTO THE T-BILL FOR 9 MONTHS WAS MADE BY MS. MULLER, SECONDED BY MR. CRIST, AND PASSED UNANIMOUSLY.

A MOTION TO RECOMMEND BOARD APPROVAL OF THE MAY 2026 FINANCIAL REPORT AND THE MAY 2026 PAYABLES WITH THE DISCLAIMER REGARDING THE ANCHIN INVOICES AND THE HERRICK INVOICES THAT ANY MOTION TO PAY THEM WILL BE UNDER PROTEST AND WITH FULL RESERVATION OF THE OCIDA’S RIGHTS TO CHALLENGE THE PAYMENTS AND THE CLAW-BACK OF THE SAME IN THE FUTURE ACTION OR PROCEEDINGS WAS MADE BY MS. MULLER, SECONDED BY MR. CRIST, AND PASSED UNANIMOUSLY.

Ms. Muller stated for the record that the understanding where the money goes and what it is being used for is part of this Finance Committee’s fiduciary responsibility and one that is taken seriously to protect the integrity of the OCIDA.

Ms. Mannese noted the merger between RBT and UHY and stated that there will be no changes to their services for the OCIDA.

VI. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. TAMBURRI, SECONDED BY CRIST, AND PASSED UNANIMOUSLY.

The meeting closed at 4:39 p.m.

Orange County Industrial Development Agency
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026

	Apr 2026			May 2026			Jun 2026			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Income												
4000 Application Fee		833.33	-833.33		833.33	4,166.67		833.33	-833.33	5,000.00	4,999.98	0.02
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67		16,666.67	-16,666.67		16,666.67	-16,666.67	0.00	100,000.02	-100,000.02
40300 Closing Fees		165,000.00	-165,000.00		165,000.00	-165,000.00		165,000.00	-165,000.00	0.00	990,000.00	-990,000.00
40400 IDA Administrative Fees		1,083.33	-1,083.33		1,083.33	-1,083.33		1,083.33	-1,083.33	0.00	6,469.98	-6,469.98
42500 Other Income		0.00	0.00		0.00	0.00		7,194.86	7,194.86	232,194.86	0.00	232,194.86
43000 Pass Thru Legal Fees		208.33	-208.33		208.33	2,291.67		208.33	-208.33	2,500.00	1,249.98	1,250.02
45000 Management Fee Income	8,130.79	8,223.50	-92.71	7,684.54	8,223.50	-538.96	8,501.76	8,223.50	278.26	41,935.52	49,341.00	-7,405.48
46000 EPA Brownfield Assessments Revenue	39,710.21		39,710.21	17,176.44		17,176.44	38,268.24		38,268.24	107,962.39	0.00	107,962.39
49000 Interest Earnings	131.60	15,411.50	-15,279.90	77.87	15,411.50	-15,333.63	84.27	15,411.50	-15,327.23	77,269.78	92,469.00	-15,199.22
Total Income	\$ 47,972.60	\$ 207,426.66	\$ 159,454.06	\$ 32,438.85	\$ 207,426.66	\$ 174,987.81	\$ 54,049.13	\$ 207,426.66	\$ 153,377.53	\$ 465,862.55	\$ 1,244,569.96	\$ 777,697.41
Gross Profit	\$ 47,972.60	\$ 207,426.66	\$ 159,454.06	\$ 32,438.85	\$ 207,426.66	\$ 174,987.81	\$ 54,049.13	\$ 207,426.66	\$ 153,377.53	\$ 465,862.55	\$ 1,244,569.96	\$ 777,697.41
Expenses												
60000 Administrative Costs			0.00			0.00			0.00	0.00	0.00	0.00
60002 Bank Service Charges	70.00		70.00			0.00			30.16	161.72	0.00	161.72
60003 CFO Bookkeeping Services	1,890.00	2,125.00	-235.00	1,890.00	2,125.00	-235.00	1,890.00	2,125.00	-235.00	13,860.00	12,750.00	1,110.00
60004 Fiscal Audit		1,625.00	-1,625.00		1,625.00	-1,625.00		1,625.00	-1,625.00	0.00	9,750.00	-9,750.00
60005 Insurance	1,311.13	1,550.00	-238.87	1,311.13	1,550.00	-238.87	1,311.13	1,550.00	-238.87	7,421.16	9,300.00	-1,878.84
60006 Office Supplies and Postage	754.66	916.67	-162.01	547.71	916.67	-368.96	565.94	916.67	-350.73	4,728.05	5,500.02	-771.97
60007 Professional Fees	3,024.00	4,085.42	-1,061.42		4,085.42	-4,085.42	3,255.00	4,085.42	-3,760.42	3,346.00	24,512.52	-21,165.52
60008 Travel, Lodging, Meals	354.81	708.33	-353.52	1,124.09	708.33	415.76	250.00	708.33	-458.33	4,680.99	4,249.98	441.01
60009 Archin / NYS Monitor Costs		18,750.00	-18,750.00		18,750.00	-18,750.00		18,750.00	-18,750.00	0.00	112,500.00	-112,500.00
60010 Archin	18,300.63		18,300.63	28,932.58		28,932.58	10,887.63		10,887.63	96,769.97	0.00	96,769.97
60011 Brown & Weinraub Advisors	6,500.00		6,500.00	6,500.00		6,500.00	6,500.00		6,500.00	39,000.00	0.00	39,000.00
60012 Other Consultants	59,607.89		59,607.89	16,567.38		16,567.38	15,649.50		15,649.50	322,440.43	0.00	322,440.43
Total 60009 Archin / NYS Monitor Costs	\$ 124,408.52	\$ 18,750.00	\$ 105,658.52	\$ 51,999.96	\$ 18,750.00	\$ 33,249.96	\$ 33,037.13	\$ 18,750.00	\$ 14,287.13	\$ 461,210.40	\$ 112,500.00	\$ 348,710.40
Total 60000 Administrative Costs	\$ 131,815.12	\$ 29,760.42	\$ 102,052.70	\$ 56,872.89	\$ 29,760.42	\$ 27,112.47	\$ 37,408.36	\$ 29,760.42	\$ 7,648.94	\$ 461,210.40	\$ 178,562.52	\$ 316,658.80
60200 Agency Support Expenses			0.00			0.00			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	2,393.18	2,916.67	-523.49	1,368.18	2,916.67	-1,548.49	2,072.68	2,916.67	-843.99	12,616.89	17,500.02	-4,883.13
60202 Marketing & PR	7,181.81	6,236.67	945.14	4,541.74	6,236.67	-1,694.93	7,820.00	6,236.67	1,583.33	36,660.13	37,420.02	-759.89
60203 Memberships and Events		1,073.33	-1,073.33	102.00	1,073.33	-971.33		1,073.33	-1,073.33	4,647.29	6,439.98	-1,792.69
60204 Training and Education	4,539.03	333.33	4,205.70	45.00	333.33	-288.33	45.00	333.33	-288.33	4,629.03	1,999.98	2,629.05
60205 Lobbying		0.00	0.00		0.00	0.00	50.00	0.00	50.00	10.00	0.00	10.00
Total 60200 Agency Support Expenses	\$ 14,109.02	\$ 10,560.00	\$ 3,549.02	\$ 6,056.92	\$ 10,560.00	\$ -4,503.08	\$ 9,987.68	\$ 10,560.00	\$ -572.32	\$ 58,653.34	\$ 63,360.00	\$ -4,706.66
60400 Project Programs			0.00			0.00			0.00	0.00	0.00	0.00
60402 Cost-Benefit Analyses		833.33	-833.33		833.33	-833.33		833.33	-833.33	0.00	4,999.98	-4,999.98
60404 Legal Counsel	7,822.23	10,416.67	-2,593.44	144.00	10,416.67	-10,272.67	5,840.00	10,416.67	-4,576.67	25,846.35	62,500.02	-36,653.67
60405 Legal, Pass Thru		208.33	-208.33		208.33	-208.33	2,500.00	208.33	2,291.67	2,500.00	1,249.98	1,250.02
60406 Local Labor Auditing Fees Expense		416.67	-416.67		416.67	-416.67		416.67	-416.67	1,365.00	2,500.02	-1,135.02
60408 Shovel Ready Program		125,168.67	-125,168.67		125,168.67	-125,168.67		125,168.67	-125,168.67	0.00	751,000.02	-751,000.02
60409 EPA Brownfield Assessments	19,806.68		19,806.68	17,176.44		17,176.44	38,268.24		38,268.24	107,962.39	0.00	107,962.39
Total 60400 Project Programs	\$ 27,629.91	\$ 137,041.67	\$ 109,411.76	\$ 17,320.44	\$ 137,041.67	\$ 119,721.23	\$ 46,608.24	\$ 137,041.67	\$ 90,433.43	\$ 137,675.74	\$ 822,250.02	\$ 684,574.28
61000 Payroll Expenses			0.00			0.00			0.00	0.00	0.00	0.00
61001 Employee Benefits	3,307.31	3,074.92	232.39	3,540.55	3,074.92	465.63	3,097.49	3,074.92	22.57	19,889.70	18,449.52	1,440.18
61002 Payroll Taxes & Fees (Staff Line)	2,559.65	2,923.75	-365.10	3,073.16	2,923.75	149.41	2,426.80	2,923.75	-496.95	18,449.80	17,542.50	907.30
61003 Salaries	25,388.61	27,845.25	-2,456.64	31,652.20	27,845.25	3,806.95	25,433.76	27,845.25	-2,411.49	164,476.29	167,071.50	-2,593.21
61004 Retirement and Profit-Sharing	1,650.00	1,369.42	280.58		1,369.42	-1,369.42	187.50	1,369.42	-1,181.92	2,025.00	8,216.52	-6,191.52
61005 Deferred Compensation		2,083.33	-2,083.33		2,083.33	-2,083.33		2,083.33	-2,083.33	0.00	12,469.98	-12,469.98
Total 61000 Payroll Expenses	\$ 32,904.57	\$ 37,296.67	\$ 4,392.10	\$ 38,266.31	\$ 37,296.67	\$ 999.64	\$ 31,145.55	\$ 37,296.67	\$ 6,151.12	\$ 204,942.79	\$ 223,780.02	\$ -18,837.23
62000 Building Expenses			0.00			0.00			0.00	0.00	0.00	0.00
62002 Building Rent	8,506.72	7,222.75	1,283.97	8,317.11	7,222.75	1,094.36	8,506.72	7,222.75	1,283.97	59,357.43	43,336.50	16,020.93
62003 Building Utilities	595.60	676.58	-79.98	442.29	676.58	-234.29		676.58	-676.58	4,191.92	4,059.48	132.44
62006 Internet and Telephones	512.82	458.33	54.49	512.77	458.33	54.44	512.93	458.33	54.60	3,050.71	2,749.98	300.73
62007 Maintenance	595.00	733.33	-148.33	600.00	733.33	-133.33	850.00	733.33	116.67	3,950.00	4,369.98	-449.98
62008 Repair/Renovations		166.67	-166.67		166.67	-166.67		166.67	-166.67	0.00	1,000.02	-1,000.02
Total 62000 Building Expenses	\$ 10,261.14	\$ 9,257.66	\$ 943.48	\$ 9,872.17	\$ 9,257.66	\$ 614.51	\$ 9,886.65	\$ 9,257.66	\$ 611.99	\$ 70,550.06	\$ 55,545.96	\$ 15,004.10
Total Expenses	\$ 216,667.76	\$ 239,164.42	\$ 7,236.66	\$ 128,388.73	\$ 223,916.42	\$ 95,527.69	\$ 135,020.48	\$ 223,916.42	\$ 88,895.94	\$ 967,143.25	\$ 1,343,888.52	\$ -376,355.27
Net Operating Income	\$ 168,685.16	\$ 16,489.76	\$ 152,195.40	\$ 95,549.88	\$ 16,489.76	\$ 79,060.12	\$ 80,971.35	\$ 16,489.76	\$ 64,811.59	\$ 500,280.70	\$ 98,508.56	\$ 401,342.14
Net Income	\$ 168,685.16	\$ 16,489.76	\$ 152,195.40	\$ 95,549.88	\$ 16,489.76	\$ 79,060.12	\$ 80,971.35	\$ 16,489.76	\$ 64,811.59	\$ 500,280.70	\$ 98,508.56	\$ 401,342.14

Orange County Industrial Development Agency
 Banks Accounts/Certificates of Deposit/Money Markets Accounts
 As of June 30, 2026

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
10/12/25	7/12/26	9 months	Provident Bank	\$	4,700,000	4.20%
12/26/25	10/1/26	9 months	JP Morgan T-Bill	\$	999,001	3.41%
3/23/26	12/23/26	9 months	Provident Bank	\$	2,550,000	3.73%
Bank			Account Type		Amount	% of total
Chase Bank			Checking Account - IDA Ops		\$ 32,509	0%
Orange Bank & Trust			Checking Account - Trust Escrow		\$ 9,577	0%
Total CDs & Treasuries			Certificates of Deposit & Treasuries		\$ 8,249,001	99%
					\$ 8,291,087	100%

Orange County Industrial Development Agency
Transaction List by Vendor
June 2026

Vendor	Date	Memo	Amount	May
Acquisitions Marketing Inc.	06/02/2026	Live stream services and marketing services 5/13/26 meetings	\$ 2,500.00	
	06/29/2026	Live streaming services and marketing support	\$ 2,600.00	\$ 2,450.00
Adams Fairacre Farms	06/25/2026	Office Supplies (06-24-26 Board meeting)	\$ 20.92	\$ 15.93
Anchin, Block & Anchin, LLP	06/11/2026	Professional services rendered through May 31, 2026	\$ 10,887.63	
	06/15/2026	(Balance Due) Professional services through October 31, 2025 including various reports	\$ 19,976.25	\$ 22,370.26
BLEAKLEY PLATT & SCHMIDT, LLP	06/11/2026	Pass-thru counsel fee for South Gate Flats project IDA-1108	\$ 2,500.00	
	06/24/2026	Legal services for general agency matters through May 2026	\$ 6,164.00	
	06/24/2026	Legal services for state monitor legislation and federal complaint research (Monitor)	\$ 15,649.50	
Brown & Weinraub Advisors, LLC	06/01/2026	Professional services for June 2026	\$ 6,500.00	\$ 6,500.00
Complete Document Solutions	06/24/2026	Contract overage charges for Xerox copier	\$ 22.39	
Credit Card Payment Processing	06/19/2026	March 2026 M&T Statement PAID with check #3399 - Google	\$ 139.16	
First Columbia 4-LA, LLC	06/25/2026	Monthly CAM and rent charges for July rent	\$ 8,506.72	\$ 8,759.40
Frances Roth	06/18/2026	Stenographer services for Silverlake Ridge Developers public hearing minutes	\$ 325.00	
HRP Associates, Inc.	06/10/2026	Professional services for USEPA Brownfield Assessment Grant and project management	\$ 38,268.24	
Intuit	06/01/2026	Quickbooks OCIDA	\$ 124.34	
	06/01/2026	Quickbooks OCFC	\$ 124.34	\$ 248.68
KR Cleaning	06/10/2026	4/8/26: Office clean out and furniture disassembly services	\$ 250.00	
Lobbying	06/11/2026	Semi-Annual Lobbyist Report	\$ 50.00	
ManyChat	06/17/2026	Marketing & PR	\$ 16.22	\$ 16.22
Meeting Tree Computer Corp.	06/15/2026	IT user support security stack and training compliance services	\$ 450.00	
Microsoft Office Azure	06/23/2026	Microsoft Office / Azure services for IT support	\$ 210.00	\$ 210.00
Niki Jones Agency, Inc.	06/02/2026	2026)	\$ 1,500.00	
	06/20/2026	Monthly website SEO basic plan services	\$ 320.00	
	06/20/2026	June 2026 Monthly retainer for social media, PR, and copywriting services	\$ 2,000.00	\$ 2,320.00
OpenAI	06/26/2026	Marketing & PR	\$ 21.63	\$ 21.63
Orange County	06/10/2026	Mileage, Food, Lodging - OC Association Breakfast	\$ 31.50	
PEAC Solutions	06/11/2026	Equipment lease payment and supply freight for printer C8245/H2	\$ 456.68	\$ 456.68
Primo Brands - Blue Triton - Crystal Rock	06/26/2026	Office Supplies - Bottled water delivery and delivery fees	\$ 32.53	
RBT CPAs LLP	06/15/2026	Monthly accounting processing and advisory services for June 2026	\$ 1,890.00	\$ 1,890.00
Spectrum	06/17/2026	IT & Telephones	\$ 258.19	\$ 258.19
Stamps.com	06/08/2026	Office Supplies	\$ 22.70	\$ 22.70
Times Union	06/09/2026	Marketing & PR	\$ 7.96	\$ 3.96
TJE Cleaning Service	06/01/2026	Monthly cleaning services for June 2026	\$ 600.00	\$ 600.00
Walmart	06/18/2026	Office Supplies -Plates, Napkins, and Creamer for June 2026 Board Meeting	\$ 10.72	
Zultys, Inc.	06/01/2026	Monthly telecommunications services including user licenses and hardware rental	\$ 254.74	\$ 254.58

Orange County Industrial Development Agency
Budget vs. Actuals: Budget, FY26_P&L - FY26 P&L
July 2026

	May 2026				Jun 2026				Jul 2026				Total			
	Actual	Budget	over Budget		Actual	Budget	over Budget		Actual	Budget	over Budget		Actual	Budget	over Budget	
Income																
40000 Application Fee	5,000.00	833.33	4,166.67	-833.33		833.33	-833.33			833.33	-833.33		5,000.00	5,833.31	-833.31	
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67	-16,666.67		16,666.67	-16,666.67			16,666.67	-16,666.67		0.00	116,666.69	-116,666.69	
40300 Closing Fees		165,000.00	-165,000.00	-165,000.00		165,000.00	-165,000.00			165,000.00	-165,000.00		0.00	1,155,000.00	-1,155,000.00	
40400 IDA Administrative Fees		1,083.33	-1,083.33	-1,083.33		1,083.33	-1,083.33			1,083.33	-1,083.33		0.00	7,583.31	-7,583.31	
42500 Other Income		0.00	0.00	0.00		7,194.86	7,194.86			232,194.86	0.00		232,194.86	0.00	232,194.86	
43000 Pass Thru Legal Fees	2,500.00	208.33	2,291.67	-208.33		208.33	-208.33			2,500.00	1,458.31		1,041.69	0.00	1,041.69	
45000 Management Fee Income	7,684.54	8,223.50	-538.96	8,501.76		8,223.50	-278.26			50,135.52	57,564.50		7,428.98			
46000 EPA Brownfield Assess Revenue	17,176.44		17,176.44	38,268.24		38,268.24	38,268.24			177,143.93	0.00		177,143.93			
49000 Interest Earnings	77.87	15,411.50	-15,333.63	84.27		15,411.50	-15,327.23			214,730.39	107,880.50		106,849.89			
Total Income	\$ 32,438.85	\$ 207,426.66	\$ -174,987.81	\$ 54,049.13	\$ 207,426.66	\$ -153,377.53	\$ 153,377.53		\$ 214,842.15	\$ 207,426.66	\$ 7,415.49	\$ 7,415.49	\$ 681,704.70	\$ 1,451,986.62	\$ -770,281.92	
Gross Profit	\$ 32,438.85	\$ 207,426.66	\$ -174,987.81	\$ 54,049.13	\$ 207,426.66	\$ -153,377.53	\$ 153,377.53		\$ 214,842.15	\$ 207,426.66	\$ 7,415.49	\$ 7,415.49	\$ 681,704.70	\$ 1,451,986.62	\$ -770,281.92	
Expenses																
60000 Administrative Costs			0.00	0.00			0.00				0.00		0.00	0.00	0.00	
60002 Bank Service Charges			0.00	30.16		30.16	30.16				0.00		161.72	0.00	161.72	
60003 CFO/Bookkeeping Services	1,890.00	2,125.00	-235.00	1,890.00		2,125.00	-235.00			1,890.00	-235.00		15,750.00	14,875.00	875.00	
60004 Fiscal Audit		1,625.00	-1,625.00	1,311.13		1,625.00	-1,625.00			1,311.13	-1,625.00		0.00	11,375.00	-11,375.00	
60005 Insurance	1,311.13	1,550.00	-238.87	1,311.13		1,550.00	-238.87			1,311.13	-238.87		8,732.29	10,850.00	-2,117.71	
60006 Office Supplies and Postage	547.71	916.67	-368.96	565.94		916.67	-350.73			704.80	-211.87		5,432.85	6,416.69	-983.84	
60007 Professional Fees		4,085.42	-4,085.42	325.00		4,085.42	-3,760.42			424.93	-4,085.42		3,349.00	28,597.94	-25,248.94	
60008 Travel, Lodging, Meals	1,124.09	708.33	415.76	250.00		708.33	-458.33			424.93	-708.33		5,115.92	4,958.31	157.61	
60009 Anchin / NYS Monitor Costs		18,750.00	-18,750.00	10,887.63		18,750.00	-10,887.63			18,750.00	-18,750.00		0.00	131,250.00	-131,250.00	
60010 Anchin	28,932.58		28,932.58	10,887.63		10,887.63	10,887.63			6,500.00	0.00		99,769.97	0.00	99,769.97	
60011 Brown & Weinraub Advisors	6,500.00		6,500.00	6,500.00		6,500.00	6,500.00			6,500.00	6,500.00		45,500.00	0.00	45,500.00	
60012 Other Consultants	16,567.38		16,567.38	15,649.50		15,649.50	15,649.50			0.00	0.00		322,440.43	0.00	322,440.43	
Total 60009 Anchin / NYS Monitor Costs	\$ 51,999.96	\$ 18,750.00	\$ -33,249.96	\$ 37,037.13	\$ 18,750.00	\$ -17,287.13	\$ 17,287.13		\$ 6,500.00	\$ 18,750.00	\$ -12,250.00	\$ -12,250.00	\$ 467,710.40	\$ 131,250.00	\$ -336,460.40	
Total 60000 Administrative Costs	\$ 56,872.89	\$ 29,760.42	\$ -27,112.47	\$ 37,409.33	\$ 29,760.42	\$ -7,648.94	\$ 7,648.94		\$ 10,830.86	\$ 29,760.42	\$ -18,929.56	\$ -18,929.56	\$ 506,252.18	\$ 208,322.94	\$ -297,929.24	
60200 Agency Support Expenses			0.00	0.00			0.00				0.00		0.00	0.00	0.00	
60201 IT Support & Audio/Visual	963.18	2,916.67	-1,953.49	2,072.68		2,916.67	-843.99			1,743.88	2,916.67		13,550.77	20,416.69	-6,865.92	
60202 Marketing & PR	4,541.74	6,236.67	-1,694.93	7,820.00		6,236.67	-1,583.33			53.77	6,236.67		36,713.90	43,656.69	-6,942.79	
60203 Memberships and Events	102.00	1,073.33	-971.33	45.00		1,073.33	-1,073.33			3,426.50	1,073.33		8,073.79	7,513.31	560.48	
60204 Training and Education		333.33	-333.33	288.33		333.33	-333.33			90.00	-243.33		4,629.03	2,295.72	2,333.31	
60205 Lobbying			0.00	50.00			50.00				0.00		100.00	0.00	100.00	
Total 60200 Agency Support Expenses	\$ 5,606.92	\$ 10,560.00	\$ -4,953.08	\$ 9,987.68	\$ 10,560.00	\$ -572.32	\$ 572.32		\$ 5,314.15	\$ 10,560.00	\$ -5,245.85	\$ -5,245.85	\$ 63,067.49	\$ 73,920.00	\$ -10,852.51	
60400 Projects/Programs			0.00	0.00			0.00				0.00		0.00	0.00	0.00	
60402 Cost-Benefit Analyses		833.33	-833.33	833.33		833.33	-833.33			833.33	-833.33		0.00	5,833.31	-5,833.31	
60404 Legal Counsel	144.00	10,416.67	-10,272.67	5,840.00		10,416.67	-4,576.67			10,416.67	-10,416.67		25,848.35	72,916.69	-47,068.34	
60405 Legal, Pass Thru		208.33	-208.33	2,500.00		208.33	2,291.67			208.33	-208.33		2,500.00	1,458.31	1,041.69	
60406 Local Labor Auditing Fees		416.67	-416.67	416.67		416.67	-416.67			416.67	-416.67		1,365.00	2,916.69	-1,551.69	
60408 Shovel Ready Program		125,166.67	-125,166.67	38,268.24		125,166.67	-125,166.67			125,166.67	-125,166.67		0.00	876,166.69	-876,166.69	
60409 EPA Brownfield Assessments	17,176.44		17,176.44	38,268.24		38,268.24	38,268.24			69,181.54	69,181.54		177,143.93	0.00	177,143.93	
Total 60400 Projects/Programs	\$ 17,320.44	\$ 137,041.67	\$ -119,721.23	\$ 46,608.24	\$ 137,041.67	\$ -90,433.43	\$ 90,433.43		\$ 69,181.54	\$ 137,041.67	\$ -67,860.13	\$ -67,860.13	\$ 206,857.28	\$ 959,291.69	\$ -752,434.41	
61000 Payroll Expenses			0.00	0.00			0.00				0.00		0.00	0.00	0.00	
61001 Employee Benefits	3,540.95	3,074.92	466.03	3,097.49		3,074.92	22.57			3,543.27	3,074.92		23,432.97	21,524.44	1,908.53	
61002 Payroll Taxes & Fees (Staff Line)	3,073.16	2,923.75	149.41	2,426.80		2,923.75	-496.95			3,153.99	2,320.75		21,603.79	20,466.25	1,137.54	
61003 Salaries	31,652.20	27,845.25	3,806.95	25,433.76		27,845.25	-2,411.49			32,268.20	27,845.25		196,746.49	194,916.75	1,829.74	
61004 Retirement and Profit-Sharing		1,369.42	-1,369.42	187.50		1,369.42	-1,181.92			1,369.42	-1,369.42		2,025.00	9,585.94	-7,560.94	
61005 Deferred Compensation		2,083.33	-2,083.33	2,083.33		2,083.33	-2,083.33			2,083.33	-2,083.33		0.00	14,583.31	-14,583.31	
Total 61000 Payroll Expenses	\$ 38,266.31	\$ 37,296.67	\$ -969.64	\$ 31,145.55	\$ 37,296.67	\$ -6,151.12	\$ 6,151.12		\$ 38,965.46	\$ 37,296.67	\$ 1,668.79	\$ 1,668.79	\$ 243,808.25	\$ 261,076.69	\$ -17,268.44	
62000 Building Expenses			0.00	0.00			0.00				0.00		0.00	0.00	0.00	
62002 Building Rent	8,317.11	7,222.75	1,094.36	8,506.72		7,222.75	1,283.97			8,506.72	7,222.75		67,864.15	50,559.25	17,304.90	
62003 Building Utilities	442.29	676.58	-234.29	512.93		676.58	-163.65			513.13	676.58		4,191.92	4,736.06	-544.14	
62006 Internet and Telephones	512.77	458.33	54.44	512.93		458.33	54.60			513.13	458.33		3,563.84	3,208.31	355.53	
62007 Maintenance	600.00	733.33	-133.33	850.00		733.33	-116.67			600.00	733.33		4,550.00	5,133.31	-583.31	
62008 Repairs/Renovations		166.67	-166.67	166.67		166.67	-166.67			166.67	-166.67		0.00	1,166.69	-1,166.69	
Total 62000 Building Expenses	\$ 9,872.17	\$ 9,257.66	\$ 614.51	\$ 9,869.65	\$ 9,257.66	\$ 611.99	\$ 611.99		\$ 9,619.85	\$ 9,257.66	\$ 362.19	\$ 362.19	\$ 80,169.91	\$ 64,803.62	\$ 15,366.29	
Total Expenses	\$ 127,938.73	\$ 223,916.42	\$ -95,977.69	\$ 135,020.48	\$ 223,916.42	\$ -88,895.94	\$ 88,895.94		\$ 133,911.86	\$ 223,916.42	\$ -90,004.56	\$ -90,004.56	\$ 1,100,155.11	\$ 1,567,414.94	\$ -467,259.83	
Net Operating Income	\$ -95,499.88	\$ -16,489.76	\$ -79,010.12	\$ -80,971.35	\$ -16,489.76	\$ -64,481.59	\$ 64,481.59		\$ 80,930.29	\$ -16,489.76	\$ 97,420.05	\$ 97,420.05	\$ 418,450.41	\$ -115,428.32	\$ -303,022.09	
Net Income	\$ -95,499.88	\$ -16,489.76	\$ -79,010.12	\$ -80,971.35	\$ -16,489.76	\$ -64,481.59	\$ 64,481.59		\$ 80,930.29	\$ -16,489.76	\$ 97,420.05	\$ 97,420.05	\$ 418,450.41	\$ -115,428.32	\$ -303,022.09	

**Orange County Industrial Development Agency
Transaction List by Vendor
July 2026**

Vendor	Date	Memo	Amount	June
Anchin, Block & Anchin, LLP	07/01/2026	NYS Monitor - April 2026	\$ 28,932.58	\$ 30,863.88
BJ's Wholesale Club	07/01/2026	Office Supplies	\$ 117.91	
Brown & Weinraub Advisors, LLC	07/01/2026	Professional services for July 2026	\$ 6,500.00	\$ 6,500.00
First Columbia 4-LA, LLC	07/02/2026	CAM and rent charges for August 2026	\$ 8,506.72	\$ 8,506.72
GoDaddy	07/24/2026	IT Support / Audio Visual	\$ 38.18	
HRP Associates, Inc.	07/10/2026	EPA Brownfield Assessment Grant environmental consulting services	\$ 69,181.54	\$ 38,268.24
Intuit	07/02/2026	Quickbooks OCFC	\$ 124.34	\$ 124.34
	07/02/2026	Quickbook OCIDA	\$ 124.34	\$ 124.34
ManyChat	07/01/2026	Marketing & PR	\$ 16.22	
	07/17/2026	Marketing & PR	\$ 16.22	\$ 16.22
Meeting Tree Computer Corp.	07/08/2026	User support, security stack, & training compliance services (Invoice rec'd by MB on 7/8/26)	\$ 450.00	
	07/08/2026	IT support, security monitoring, & training compliance services (Invoice rec'd on 7/8/26)	\$ 450.00	
	07/08/2026	Monthly support security stack & training compliance portal services (Invoice rec'd on 7/8/26)	\$ 450.00	\$ 450.00
Microsoft Office Azure	07/23/2026	Microsoft Office / Azure services for IT support	\$ 235.20	\$ 210.00
New York State Economic Development Council	07/02/2026	Registration fee for NYSEDC's Summer IDA Academy on July 16, 2026.	\$ 225.00	
	07/30/2026	Sponsorship	\$ 3,000.00	
OpenAI	07/01/2026	Marketing & PR	\$ 21.63	
	07/25/2026	Marketing & PR	\$ 21.63	\$ 21.63
Orange County Association	07/01/2026	Travel, Lodging & Meals	\$ 31.50	
	07/07/2026	Registration for Legislative Update from Orange County Chamber	\$ 20.00	\$ 31.50
Orange County Partnership	07/15/2026	Tickets for ABG August Meeting	\$ 150.00	
PEAC Solutions	07/12/2026	Equipment lease and maintenance services including freight and taxes	\$ 456.68	\$ 456.68
RBT CPAs LLP	07/15/2026	Monthly accounts receivable, payable processing and advisory services	\$ 1,890.00	\$ 1,890.00
Spectrum	07/16/2026	IT & Telephones	\$ 258.13	\$ 258.19
Stamps.com	07/08/2026	Office Supplies	\$ 22.70	\$ 22.70
Times Union	07/01/2026	Marketing & PR	\$ 7.96	
	07/07/2026	Marketing & PR	\$ 7.96	\$ 7.96
TJE Cleaning Service	07/01/2026	Monthly cleaning services for July 2026	\$ 600.00	\$ 600.00
W.B. Mason	07/01/2026	Office supplies	\$ 135.90	
	07/02/2026	Office Supplies	\$ 43.97	
Walmart	07/15/2026	Office Supplies	\$ 4.98	\$ 10.72
Zultys, Inc.	07/01/2026	Telecommunications services including monthly users and local numbers	\$ 255.00	\$ 254.74

Orange County Industrial Development Agency
 Banks Accounts/Certificates of Deposit/Money Markets Accounts
 As of July 31, 2026

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
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7/12/26	4/12/27	9 months	Provident Bank	\$	3,000,000	4.20%
7/12/26	4/15/27	9 months	JP Morgan T-Bill	\$	1,499,436	3.74%
3/23/26	12/23/26	9 months	Provident Bank	\$	2,550,000	3.73%
12/26/25	10/1/26	9 months	JP Morgan T-Bill	\$	898,901	3.41%

Bank	Account Type	Amount	% of total
Chase Bank	Checking Account - IDA Ops	\$ 342,963	4%
Orange Bank & Trust	Checking Account - Trust Escrow	\$ 9,577	0%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	\$ 7,948,337	96%
		<u>\$ 8,300,877</u>	<u>100%</u>