

Cohoes Industrial Development Agency  
Balance Sheet  
As of January 14, 2021

2:53 PM  
01/14/21  
Cash Basis

	Jan 14, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	395,724.84
Pioneer Operating Account	395,724.84
Total Checking/Savings	395,724.84
Total Current Assets	
Other Assets	209,126.00
Property Held for Investment	209,126.00
Total Other Assets	209,126.00
<b>TOTAL ASSETS</b>	<b>604,850.84</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	607,325.34
Retained Earnings	-2,474.50
Net Income	604,850.84
Total Equity	604,850.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>604,850.84</b>

**Cohoes Industrial Development Agency**  
**Profit & Loss Budget vs. Actual**  
**January through December 2020**

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Cash Basis

	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Administrative Fees	109,723.63	100,000.00	9,723.63	109.7%
Total Income	109,723.63	100,000.00	9,723.63	109.7%
Expense				
Accounting Fees- CFO	6,500.00	6,500.00	0.00	100.0%
CPA Audit	2,200.00	2,000.00	200.00	110.0%
Executive Assistant	5,000.00	5,000.00	0.00	100.0%
Insurance	7,136.80	10,000.00	-2,863.20	71.4%
Interest Expense	0.00	0.00	0.00	0.0%
Legal Fees	21,633.00	21,000.00	633.00	103.0%
Misc Expenses	650.00	500.00	150.00	130.0%
Network Support- Web Site	5,616.05	10,000.00	-4,383.95	56.2%
Office Supplies	0.00	500.00	-500.00	0.0%
Other Costs Properties Held For	3,918.00	35,000.00	-31,082.00	11.2%
Professional Services	0.00	7,500.00	-7,500.00	0.0%
Taxes	0.00	1,000.00	-1,000.00	0.0%
Training, Travel & Dues	902.82	1,000.00	-97.18	90.3%
Total Expense	53,556.67	100,000.00	-46,443.33	53.6%
Net Ordinary Income	56,166.96	0.00	56,166.96	100.0%
Net Income	<b>56,166.96</b>	<b>0.00</b>	<b>56,166.96</b>	<b>100.0%</b>

## Cohoes Industrial Development Agency Profit & Loss Budget vs. Actual January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Administrative Fees	2,250.00	100,000.00	-97,750.00	2.3%
Gain on Sale of Properties Held	73,185.00			
<b>Total Income</b>	<b>75,435.00</b>	<b>100,000.00</b>	<b>-24,565.00</b>	<b>75.4%</b>
Expense				
Accounting Fees- CFO	6,500.00	6,500.00	0.00	100.0%
CPA Audit	2,100.00	2,000.00	100.00	105.0%
Decline in Fair Value-Prop Held	142,500.00			
Executive Assistant	5,000.00	5,000.00	0.00	100.0%
Executive Director- CEO	0.00	15,000.00	-15,000.00	0.0%
Insurance	8,685.58	2,500.00	6,185.58	347.4%
Interest Expense	6,127.76	6,000.00	127.76	102.1%
Legal Fees	16,126.08	10,000.00	6,126.08	161.3%
Misc Expenses	0.00	500.00	-500.00	0.0%
Network Support- Web Site	3,695.88	1,000.00	2,695.88	369.6%
Office Supplies	120.95	500.00	-379.05	24.2%
Other Costs Properties Held For	11,511.39	40,000.00	-28,488.61	28.8%
Professional Services	2,400.00	7,000.00	-4,600.00	34.3%
Taxes	0.00	4,000.00	-4,000.00	0.0%
<b>Total Expense</b>	<b>204,767.64</b>	<b>100,000.00</b>	<b>104,767.64</b>	<b>204.8%</b>
<b>Net Ordinary Income</b>	<b>-129,332.64</b>	<b>0.00</b>	<b>-129,332.64</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-129,332.64</b>	<b>0.00</b>	<b>-129,332.64</b>	<b>100.0%</b>

**Cohoes Industrial Development Agency  
Profit & Loss Budget vs. Actual**

January through December 2018

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Cash Basis

	Jan - Dec 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Administrative Fees	198,750.00	110,800.00	87,950.00	179.4%
Gain on Sale of Properties Held	132,211.68			
IDA Support	0.00	50,000.00	-50,000.00	0.0%
Rental Income	5,000.00			
Transfer to CLDC	67,600.00			
<b>Total Income</b>	<b>403,561.68</b>	<b>160,800.00</b>	<b>242,761.68</b>	<b>251.0%</b>
Expense				
Accounting Fees- CFO	6,500.00	6,500.00	0.00	100.0%
CPA Audit	2,000.00	2,500.00	-500.00	80.0%
Executive Assistant	5,000.00			
Executive Director- CEO	15,000.00	15,000.00	0.00	100.0%
Filing Fees	0.00			
Health & Dental Insurance	3,449.24	10,400.00	-6,950.76	33.2%
Insurance	2,888.63	3,500.00	-611.37	82.5%
Interest Expense	6,441.17			
Intermunicipal Agreements	0.00	0.00	0.00	0.0%
Legal Fees	14,794.80	15,000.00	-205.20	98.6%
Misc Expenses	268.86			
Network Support- Web Site	755.63	1,500.00	-744.37	50.4%
Office Supplies	0.00	500.00	-500.00	0.0%
Payroll Expenses	0.00	54,000.00	-54,000.00	0.0%
Professional Services	1,500.00	50,000.00	-48,500.00	3.0%
Taxes	5,555.03			
Training, Travel & Dues	0.00	1,000.00	-1,000.00	0.0%
Unemployment Insurance	0.00	400.00	-400.00	0.0%
Utilities	199.58			
Workers Comp	529.83	500.00	29.83	106.0%
<b>Total Expense</b>	<b>64,882.77</b>	<b>160,800.00</b>	<b>-95,917.23</b>	<b>40.3%</b>
<b>Net Ordinary Income</b>	<b>338,678.91</b>	<b>0.00</b>	<b>338,678.91</b>	<b>100.0%</b>
<b>Net Income</b>	<b>338,678.91</b>	<b>0.00</b>	<b>338,678.91</b>	<b>100.0%</b>

**Cohoes Industrial Development Agency**  
**Profit & Loss Budget vs. Actual**  
**January through December 2017**

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01/14/21  
Cash Basis

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
Administrative Fees	261,406.40	57,750.00	203,656.40	452.7%
IDA Support	176,306.00			
Property Sale	0.00			
Rental Income	3,710.00			
Transfer to CLDC	-100,200.00			
<b>Total Income</b>	<b>341,222.40</b>	<b>57,750.00</b>	<b>283,472.40</b>	<b>590.9%</b>
Expense				
Accounting Fees- CFO	6,500.00	6,500.00	0.00	100.0%
CED grant expenses	2,754.05			
Cohoes Music Hall	34,939.54			
CPA Audit	1,800.00	2,000.00	-200.00	90.0%
Executive Director- CEO	15,000.00	15,000.00	0.00	100.0%
FICA	2,495.34			
Filing Fees	0.00			
Health & Dental Insurance	2,294.67			
Insurance	3,315.17			
Interest Expense	2,653.38			
Intermunicipal Agreements	0.00	20,000.00	-20,000.00	0.0%
Legal Fees	11,970.00	10,000.00	1,970.00	119.7%
Loan Closing Costs	7,533.78			
Loss on Sale of Properties Held	47,132.59			
Misc Expenses	1,143.44			
Network Support- Web Site	608.40	1,250.00	-641.60	48.7%
Office Supplies	1,705.84	500.00	1,205.84	341.2%
Other Costs Properties Held For	250.10			
Payroll Expenses	32,618.92			
Professional Services	35,141.70			
Training, Travel & Dues	270.00	2,500.00	-2,230.00	10.8%
Unemployment Insurance	430.24			
Utilities	1,101.50			
Workers Comp	499.50			
<b>Total Expense</b>	<b>212,158.16</b>	<b>57,750.00</b>	<b>154,408.16</b>	<b>367.4%</b>
<b>Net Ordinary Income</b>	<b>129,064.24</b>	<b>0.00</b>	<b>129,064.24</b>	<b>100.0%</b>

Cohoes Industrial Development Agency  
**Profit & Loss Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income	9.62			
Interest Income	9.62			
Total Other Income	9.62	0.00	9.62	100.0%
Net Other Income	129,073.86	0.00	129,073.86	100.0%
Net Income				

**Cohoes Industrial Development Agency**  
**Profit & Loss Budget vs. Actual**  
**January through December 2016**

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	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
Administrative Fees	1,500.00	44,750.00	-43,250.00	3.4%
Contributed Property	28,338.04			
<b>Total Income</b>	<b>29,838.04</b>	<b>44,750.00</b>	<b>-14,911.96</b>	<b>66.7%</b>
Expense				
Accounting Fees- CFO	6,500.00	6,500.00	0.00	100.0%
Cohoes Music Hall	100,060.46			
CPA Audit	1,700.00	2,000.00	-300.00	85.0%
Executive Director- CEO	15,000.00	10,000.00	5,000.00	150.0%
Intermunicipal Agreements	0.00	20,000.00	-20,000.00	0.0%
Juncta	0.00			
Legal Fees	17,473.91	1,500.00	15,973.91	1,164.9%
Misc Expenses	120.00			
Network Support- Web Site	758.40	1,250.00	-491.60	60.7%
Office Supplies	107.92	500.00	-392.08	21.6%
Professional Services	19,350.00			
Sargent St/Sandusky St Prop. Training, Travel & Dues	0.00	3,000.00	-2,250.00	25.0%
	750.00			
<b>Total Expense</b>	<b>161,820.69</b>	<b>44,750.00</b>	<b>117,070.69</b>	<b>361.6%</b>
<b>Net Ordinary Income</b>	<b>-131,982.65</b>	<b>0.00</b>	<b>-131,982.65</b>	<b>100.0%</b>
<b>Other Income/Expense</b>				
Other Income				
Interest Income	43.70			
<b>Total Other Income</b>	<b>43.70</b>			
<b>Net Other Income</b>	<b>43.70</b>	<b>0.00</b>	<b>43.70</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-131,938.95</b>	<b>0.00</b>	<b>-131,938.95</b>	<b>100.0%</b>