

Choose Columbia

Columbia Economic Development Corporation

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION NOTICE OF PUBLIC MEETING

Please take notice that there will be a regular meeting of the Columbia Economic Development Corporation's Finance Committee to be held in person on October 13, 2026 at 8:30am, at One Hudson City Centre, Suite 301, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a. This meeting is open to the public, who will have the opportunity to attend the meeting in person at the One Hudson City Centre address or via Zoom and provide live comments. Comments can also be provided via email before and during the meeting to jspampinato@columbiaedc.com. Meeting packets are posted and available on CEDC's website:

<https://columbiaedc.com> Join Zoom Meeting:

<https://us06web.zoom.us/j/82049950347?pwd=Z3ACYZJMbklL1pcO55YFXwDFGRxWBB.1>

Meeting ID: 820 4995 0347, Passcode: 469567, Dial by your location +1 646 558 8656 US (New York)

Find your local number: <https://us06web.zoom.us/u/kcd27csykJ>

Dated: October 6, 2026

Rachel Levine

Secretary, Columbia Economic Development Corporation

CEDC Finance Committee

Chair: Bryan Mahoney

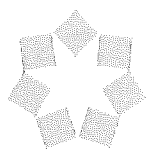
Members: James Calvin Derek Grout Rachel Puckett
Tarah Gay Carmine Pierro

1. Minutes, July 21, 2026*
2. Treasurer's Report/ Financial Statement*
3. 2027 CEDC Budget*
4. Portfolio Dashboard (adhoc)
5. Public Comment

Attachments:

Minutes, July 21, 2026
Treasurer's Report/Financial Statement
2027 CEDC Budget
Portfolio Dashboard

* Requires action



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MINUTES Draft
COLUMBIA ECONOMIC DEVELOPMENT CORPORATION
FINANCE COMMITTEE
Tuesday, July 21, 2026

A regularly scheduled meeting of Columbia Economic Development Corporation's (CEDC) Finance Committee was held at the CEDC office, located at One Hudson City Centre, Suite 301, Hudson, NY, on July 21, 2026. The meeting was called to order at 8:38am by Mr. Mahoney, Chair.

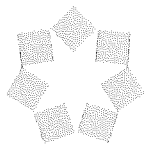
Attendee Name	Title	Status	Departed
James Calvin	Committee Member	Absent	
Tarah Gay	Committee Member	Present in person	
Derek Grout	Committee Member	Absent	
Bryan Mahoney	Chair	Present in person	
Carmine Pierro	Committee Member	Present in person	
Rachel Puckett	Committee Member	Absent	
Gary Graziano	Committee Alternate	Present in person	
Jonathan Spampinato	President/CEO	Present in person	
F. Michael Tucker	Special Projects Coordinator	Present in person	
Andy Howard	Counsel	Absent	
Martha Lane	Vice-President Business Development	Present in person	
Stephen Vandenburg	Business Development Specialist	Present in person	
Cathy Lyden	Bookkeeper	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	

Minutes, February 17, 2026

Ms. Gay made a motion, seconded by Mr. Graziano to approve the February 17, 2026 minutes as presented. Carried.

Treasurer's Report

Mr. Spampinato stated Mr. Tucker would be presenting the financials. Mr. Tucker reviewed the financials with the Committee. He reviewed the Balance Sheet, the Profit and Loss statement and the SBA cash accounts. He informed the Committee, the SBA was now current on their back payments and he anticipated receiving the County check in the upcoming week. He announced the County IDA had closed on the Blue Spruce Apartment project, stating CEDC would be receiving payments from the IDA. He noted that the Loan Program continued to put money on the street, stating there was \$350,000 yet to draw in SBA loan funds. He reviewed the Broadband/Wireless grant and the Kinderhook Forward grant. He stated he and Mr. Spampinato had reviewed the bank accounts with the goal to maximize interest and minimize the risk of holding funds in one bank.



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Mr. Tucker reviewed the Land Bank revenue, noting it may be consolidated under administrative revenue. He reviewed expenses, noting the Land Bank was currently on their own books and would no longer show on CEDC's. He stated new initiatives funds had increased due to the wireless grant expenses, \$57,000 of which was anticipated to be reimbursed by New York State. He reviewed the office expenses. He noted the EIDL was down to about \$30,000. He informed the Committee there would be additional expenses from UHY when they complete work on the single audit. He stated interest on the SBA loans remained steady. He stated the County had asked for the CEDC budget early in order to begin their budget process. *Ms. Gay made a motion, seconded by Mr. Mahoney to approve the Treasurer Report as presented. Carried.*

Form 990:

Mr. Mahoney stated he had reviewed the form and felt it was reasonable, appropriate and consistent with prior years. Mr. Mahoney did notice on page 29 the level of Columbia County funding appeared high. Mr. Tucker stated it was accurate considering the additional grant funding received through Columbia County from other sources. With no further questions Mr. Mahoney called for a motion recommending the document to the Full Board for approval. *Ms. Gay made a motion, seconded by Mr. Graziano to recommend the document to the Full Board for approval. Carried.*

Portfolio Dashboard:

Mr. Vandenburg stated Loan Client A: was the restaurant all were familiar with; Loan Client B: Ms. Lane has been in contact with them; Loan Client C: was waiting on sale on the property; Loan Client D and E: Ms. Lane had been in contact. Mr. Vandenberg noted payments had been received from loan clients D and E. since the report had been created. Ms. Lane stated Loan Clients A and B had been fully reserved.

2025 Finance Committee Evaluation:

Mr. Mahoney reviewed the evaluation and called for a motion to approve. *Mr. Mahoney made a motion, seconded by Ms. Gay to approve the evaluation as presented. Carried.*

Investment Policy:

Mr. Mahoney recommended inserting a date of approval to the policy. *With no changes, Ms. Gay made a motion, seconded by Mr. Graziano to recommend the policy to the Full Board for their review. Carried.*

With no public comment, Ms. Gay made a motion, seconded by Mr. Graziano to adjourn the meeting. The meeting adjourned at 9:12am. Carried.

Respectfully submitted by Lisa Drahushuk

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
Administrative Revenue		0.00	0.00	
Columbia County IDA	13,500.00	13,500.00	0.00	100.00 %
Columbia County IDA Projects	9,500.00	17,500.00	-8,000.00	54.29 %
Commerce Park - Col Tent	5,000.00		5,000.00	
HIDA Projects		20,000.00	-20,000.00	
Hudson IDA	13,500.00	13,500.00	0.00	100.00 %
NY Forward - Kinderhook	14,250.00		14,250.00	
OCR Grant Administration	2,142.50	12,500.00	-10,357.50	17.14 %
Other		1,874.97	-1,874.97	
Wireless Grant	57,000.00	58,500.00	-1,500.00	97.44 %
Total Administrative Revenue	114,892.50	137,374.97	-22,482.47	83.63 %
Columbia County		0.00	0.00	
Columbia County Income	372,000.00	372,000.00	0.00	100.00 %
Total Columbia County	372,000.00	372,000.00	0.00	100.00 %
Grant Income		0.00	0.00	
Columbia County-Grant program		0.00	0.00	
Grant-Land Trust	10,000.00	0.00	10,000.00	
Total Columbia County-Grant program	10,000.00	0.00	10,000.00	
Total Grant Income	10,000.00	0.00	10,000.00	
Interest Income (Header)		0.00	0.00	
Bank Interest		0.00	0.00	
Bank Interest Income	7,918.29	11,250.00	-3,331.71	70.38 %
Total Bank Interest	7,918.29	11,250.00	-3,331.71	70.38 %
Loan Interest Income	116,887.78	115,000.00	1,887.78	101.64 %
Total Interest Income (Header)	124,806.07	126,250.00	-1,443.93	98.86 %
Land Income				
Land Bank income	45,000.00	45,000.00	0.00	100.00 %
Total Land Income	45,000.00	45,000.00	0.00	100.00 %
Membership/Sponsorship		0.00	0.00	
Associate Membership	4,500.00	4,500.00	0.00	100.00 %
Full Membership	7,500.00	18,000.00	-10,500.00	41.67 %
Microbusiness Membership	1,727.35	1,874.97	-147.62	92.13 %
Not for Profit Membership	593.60	1,125.00	-531.40	52.76 %
Sponsorship Inc.	1,000.00	9,000.00	-8,000.00	11.11 %
Sustaining Membership	4,927.20	10,500.03	-5,572.83	46.93 %
Total Membership/Sponsorship	20,248.15	45,000.00	-24,751.85	45.00 %
Other Income		0.00	0.00	
Other Income	3,927.90	7,499.97	-3,572.07	52.37 %
Total Other Income	3,927.90	7,499.97	-3,572.07	52.37 %
SBA Microloan T/A		0.00	0.00	
SBA - T/A	259,627.74	209,999.97	49,627.77	123.63 %

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total SBA Microloan T/A	259,627.74	209,999.97	49,627.77	123.63 %
Total Revenue	\$950,502.36	\$943,124.91	\$7,377.45	100.78 %
GROSS PROFIT	\$950,502.36	\$943,124.91	\$7,377.45	100.78 %
Expenditures				
Conferences and Training		0.00	0.00	
Conference & Training	4,138.08	5,625.00	-1,486.92	73.57 %
Total Conferences and Training	4,138.08	5,625.00	-1,486.92	73.57 %
Consulting Fees		0.00	0.00	
Consultants	43,582.69	26,250.03	17,332.66	166.03 %
Consulting TSI	112,071.06	112,500.00	-428.94	99.62 %
Total Consulting Fees	155,653.75	138,750.03	16,903.72	112.18 %
Direct Program Expenses		0.00	0.00	
Meetings / Events	5,580.35	7,500.00	-1,919.65	74.40 %
Total Direct Program Expenses	5,580.35	7,500.00	-1,919.65	74.40 %
Employer Expenses		0.00	0.00	
Employer Payroll Taxes	0.02	0.00	0.02	
Disability	12.70	1,575.00	-1,562.30	0.81 %
FUTA		450.00	-450.00	
Medicare	5,097.28	6,599.97	-1,502.69	77.23 %
Social Security	21,795.28	28,500.03	-6,704.75	76.47 %
State Unemployment	2,790.99	600.03	2,190.96	465.14 %
Workers Comp.	1,151.00	1,575.00	-424.00	73.08 %
Total Employer Payroll Taxes	30,847.27	39,300.03	-8,452.76	78.49 %
Fringe Benefits		0.00	0.00	
Health Insurance	31,094.49	38,250.00	-7,155.51	81.29 %
Life Insurance	1,805.50	1,874.97	-69.47	96.29 %
Retirement/Pension	15,862.95	18,000.00	-2,137.05	88.13 %
Vacation Buy Back	4,098.21	5,249.97	-1,151.76	78.06 %
Total Fringe Benefits	52,861.15	63,374.94	-10,513.79	83.41 %
Payroll		0.00	0.00	
Salaries	322,546.30	428,625.00	-106,078.70	75.25 %
Total Payroll	322,546.30	428,625.00	-106,078.70	75.25 %
Total Employer Expenses	406,254.72	531,299.97	-125,045.25	76.46 %
Facility		0.00	0.00	
Rent	33,490.06	33,490.06	0.00	100.00 %
Total Facility	33,490.06	33,490.06	0.00	100.00 %
Grants Expense*		0.00	0.00	
CRC Grant Expense	3,500.00	5,000.00	-1,500.00	70.00 %
Land Trust	10,403.24	0.00	10,403.24	
Total Grants Expense*	13,903.24	5,000.00	8,903.24	278.06 %
Insurance		0.00	0.00	

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Insurance	4,025.96	4,500.00	-474.04	89.47 %
Total Insurance	4,025.96	4,500.00	-474.04	89.47 %
Microbusiness Expenses		0.00	0.00	
Marketing	2,855.00	1,874.97	980.03	152.27 %
Seminars/Workshops		1,874.97	-1,874.97	
Technical Assistance	21,042.70	45,000.00	-23,957.30	46.76 %
Total Microbusiness Expenses	23,897.70	48,749.94	-24,852.24	49.02 %
New Initiatives		0.00	0.00	
Commerce Park	5,500.00		5,500.00	
Housing		11,250.00	-11,250.00	
NY Forward -Kinderhook	14,250.00		14,250.00	
Wireless Grant	66,000.00	60,000.00	6,000.00	110.00 %
Workforce & Education		15,000.00	-15,000.00	
Total New Initiatives	85,750.00	86,250.00	-500.00	99.42 %
Office Expense		0.00	0.00	
Bank Service Charges	2,460.24	2,625.03	-164.79	93.72 %
Charitable Contributions		1,125.00	-1,125.00	
Comp./Equip & Leasing & Maint.	40,677.63	33,750.00	6,927.63	120.53 %
Dues & Subscriptions	13,982.00	11,999.97	1,982.03	116.52 %
Office Supplies & Printing	3,899.33	3,750.03	149.30	103.98 %
Other Office Expense	980.65	3,750.03	-2,769.38	26.15 %
Postage	226.24	375.03	-148.79	60.33 %
Telephone/Internet	4,206.68	4,875.03	-668.35	86.29 %
Web Site	4,429.00	11,250.00	-6,821.00	39.37 %
Total Office Expense	70,861.77	73,500.12	-2,638.35	96.41 %
Other Expenses		0.00	0.00	
EIDL Interest Expense	445.27	1,170.00	-724.73	38.06 %
Miscellaneous Expense	-7,759.79	749.97	-8,509.76	-1,034.68 %
Total Other Expenses	-7,314.52	1,919.97	-9,234.49	-380.97 %
Professional Fees		0.00	0.00	
Accounting and Audit Fees	40,235.80	38,000.00	2,235.80	105.88 %
Legal Fees	3,199.00	9,000.00	-5,801.00	35.54 %
Payroll Services	2,201.59	2,062.53	139.06	106.74 %
Total Professional Fees	45,636.39	49,062.53	-3,426.14	93.02 %
Public Relations/Marketing		0.00	0.00	
Marketing	16,822.87	3,750.03	13,072.84	448.61 %
Travel & Entertainment	3,437.36	7,499.97	-4,062.61	45.83 %
Total Public Relations/Marketing	20,260.23	11,250.00	9,010.23	180.09 %
SBA Interest Expense		0.00	0.00	
Interest on Loan for SBA 10	13,787.53	28,943.20	-15,155.67	47.64 %
Interest on Loan for SBA 11	6,072.08		6,072.08	
Total SBA Interest Expense	19,859.61	28,943.20	-9,083.59	68.62 %

Columbia Economic Development Corporation (CEDC)

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - September, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Expenditures	\$881,997.34	\$1,025,840.82	\$ -143,843.48	85.98 %
NET OPERATING REVENUE	\$68,505.02	\$ -82,715.91	\$151,220.93	-82.82 %
Other Expenditures				
Amortization Expense ROU Asset	23,758.21		23,758.21	
Interest Expense ROU Asset	8,084.90		8,084.90	
Rent ROU	-25,977.00		-25,977.00	
Total Other Expenditures	\$5,866.11	\$0.00	\$5,866.11	0.00%
NET OTHER REVENUE	\$ -5,866.11	\$0.00	\$ -5,866.11	0.00%
NET REVENUE	\$62,638.91	\$ -82,715.91	\$145,354.82	-75.73 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
Cash and Cash Equivalents				
Loan CEDC Cash Accounts				
Loan CEDC Money Market	723,743.03	551,931.31	171,811.72	31.13 %
Loan Community Ckg 6489	147,176.52	215,548.82	-68,372.30	-31.72 %
Total Loan CEDC Cash Accounts	870,919.55	767,480.13	103,439.42	13.48 %
Loan SBA Cash Account				
SBA Bank of Greene Cty - RLF #5	648.78	458.11	190.67	41.62 %
SBA Bank of Greene Cty - RLF #6	32,767.60	37,703.73	-4,936.13	-13.09 %
SBA Key - RLF #10	154,374.59	91,874.18	62,500.41	68.03 %
SBA Key - RLF #11	82,237.86	255,609.40	-173,371.54	-67.83 %
SBA Key - RLF #7	72,298.75	52,774.21	19,524.54	37.00 %
SBA Key - RLF #8	91,102.67	49,729.30	41,373.37	83.20 %
SBA Key - RLF #9	98,630.79	66,696.35	31,934.44	47.88 %
Total Loan SBA Cash Account	532,061.04	554,845.28	-22,784.24	-4.11 %
Operating Bank Accounts				
Checking -Key Bank (4176)	79,036.20	93,272.56	-14,236.36	-15.26 %
Key -Membership payments	348.15	7,101.90	-6,753.75	-95.10 %
Key Bank - Gold MM Savings	18,769.54	44,167.64	-25,398.10	-57.50 %
Total Operating Bank Accounts	98,153.89	144,542.10	-46,388.21	-32.09 %
Total Cash and Cash Equivalents	1,501,134.48	1,466,867.51	34,266.97	2.34 %
Restricted Cash				
Bank of Greene County - LLR #5	0.00	1.52	-1.52	-100.00 %
Bank of Greene County - LLR #6	42,359.46	42,308.71	50.75	0.12 %
BOGC - Reserve	225,270.13	223,429.70	1,840.43	0.82 %
Key Bank - LLR #10	116,916.74	116,916.74	0.00	0.00 %
Key Bank - LLR #11	97,500.11	52,500.11	45,000.00	85.71 %
Key Bank - LLR #7	37,600.00	37,600.00	0.00	0.00 %
Key Bank - LLR #8	41,186.02	41,186.02	0.00	0.00 %
Key Bank - LLR #9	64,360.53	64,360.53	0.00	0.00 %
Total Restricted Cash	625,192.99	578,303.33	46,889.66	8.11 %
Total Bank Accounts	\$2,126,327.47	\$2,045,170.84	\$81,156.63	3.97 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Other Current Assets				
*Undeposited Funds	1,590.77	1,004.60	586.17	58.35 %
Accounts Receivable				
Col. County Land Bank Corp	15,000.00	15,000.00	0.00	0.00 %
Columbia County IDA	3,000.08	34,375.07	-31,374.99	-91.27 %
Due From La Bella	0.00	2,720.00	-2,720.00	-100.00 %
Hudson IDA	4,500.08	3,125.07	1,375.01	44.00 %
SBA Technical Assistance	110,263.97	80,688.98	29,574.99	36.65 %
Total Accounts Receivable	132,764.13	135,909.12	-3,144.99	-2.31 %
Loans Receivable Current				
Loans Receivable SBA	0.00	0.00	0.00	
SBA - RLF #11	555,216.26	94,616.64	460,599.62	486.81 %
SBA RLF - 04	0.00	2,618.19	-2,618.19	-100.00 %
SBA RLF - 05	0.00	12,141.16	-12,141.16	-100.00 %
SBA RLF - 06	33,488.12	59,496.38	-26,008.26	-43.71 %
SBA RLF - 07	47,172.06	104,562.90	-57,390.84	-54.89 %
SBA RLF - 08	98,955.29	171,284.66	-72,329.37	-42.23 %
SBA RLF - 09	195,078.40	261,596.80	-66,518.40	-25.43 %
SBA RLF -10	463,361.74	618,581.91	-155,220.17	-25.09 %
Total Loans Receivable SBA	1,393,271.87	1,324,898.64	68,373.23	5.16 %
Loans Receivable-CEDC-01	0.00	-69,482.00	69,482.00	100.00 %
CEDC - 01	1,203,610.47	1,273,448.99	-69,838.52	-5.48 %
Total Loans Receivable-CEDC-01	1,203,610.47	1,203,966.99	-356.52	-0.03 %
Total Loans Receivable Current	2,596,882.34	2,528,865.63	68,016.71	2.69 %
OCR Grant Receivable				
Loan Receivable HV Creamery	45,000.00	45,000.00	0.00	0.00 %
Loan Receivable Kleins Kill	238,000.00	232,085.00	5,915.00	2.55 %
Loan Receivable Klocke Estates	285,200.00	285,200.00	0.00	0.00 %
Loan Receivable Return Brewery	172,320.00	156,502.31	15,817.69	10.11 %
Total OCR Grant Receivable	740,520.00	718,787.31	21,732.69	3.02 %
Unbilled AR				
Commerce Park - Columbia Tent Unbilled AR	5,000.00		5,000.00	
NY Forward - Kinderhook Unbilled AR	14,250.00		14,250.00	
Wireless Grant Unbilled AR	57,000.00		57,000.00	
Total Unbilled AR	76,250.00		76,250.00	
Total Other Current Assets	\$3,548,007.24	\$3,384,566.66	\$163,440.58	4.83 %
Total Current Assets	\$5,674,334.71	\$5,429,737.50	\$244,597.21	4.50 %

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Fixed Assets				
Accumulated depreciation	-48,114.90	-41,193.90	-6,921.00	-16.80 %
Computers & Equipment	29,561.82	29,082.82	479.00	1.65 %
Equipment	2,616.00	2,616.00	0.00	0.00 %
Furniture	8,687.28	8,687.28	0.00	0.00 %
Land - Rt 9H Property	232,900.00	232,900.00	0.00	0.00 %
Website	10,037.00	10,037.00	0.00	0.00 %
Total Fixed Assets	\$235,687.20	\$242,129.20	\$ -6,442.00	-2.66 %
Other Assets				
Allowance for Bad Debt Loans	0.00	0.00	0.00	
Allowance for loan loss	-232,477.48	-188,128.48	-44,349.00	-23.57 %
SBA Allowance for Loan Loss	-200,917.18	-120,868.18	-80,049.00	-66.23 %
Total Allowance for Bad Debt Loans	-433,394.66	-308,996.66	-124,398.00	-40.26 %
ROU				
Right of Use Asset	407,284.00	407,284.00	0.00	0.00 %
ROU Accumulated Amortization	-78,062.50	-13,576.29	-64,486.21	-474.99 %
Total ROU	329,221.50	393,707.71	-64,486.21	-16.38 %
Security Deposit	3,200.00	3,200.00	0.00	0.00 %
Total Other Assets	\$ -100,973.16	\$87,911.05	\$ -188,884.21	-214.86 %
TOTAL ASSETS	\$5,809,048.75	\$5,759,777.75	\$49,271.00	0.86 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	29,263.17	12,621.84	16,641.33	131.85 %
Total Accounts Payable	\$29,263.17	\$12,621.84	\$16,641.33	131.85 %
Other Current Liabilities				
Accrued Expenses				
Accrued EIDL Interest	0.00	1,699.72	-1,699.72	-100.00 %
Paid Family Leave	1,540.78	1,353.62	187.16	13.83 %
Retirement	5,169.42	6,621.65	-1,452.23	-21.93 %
Vac buy back	3,749.94	3,997.90	-247.96	-6.20 %
Total Accrued Expenses	10,460.14	13,672.89	-3,212.75	-23.50 %
Deferred Revenue (Header)				
Deferred Columbia Housing Money	25,000.00	25,000.00	0.00	0.00 %
Deferred County Money	42,500.00	42,500.00	0.00	0.00 %
Deferred Membership fees	3,914.00	0.00	3,914.00	

Columbia Economic Development Corporation (CEDC)

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
Total Deferred Revenue (Header)	71,414.00	67,500.00	3,914.00	5.80 %
OCR Grants Deferred				
HV Creamery - CDBG Grant	45,000.00	45,000.00	0.00	0.00 %
Klein's Kill CDBG Grant	238,000.00	238,000.00	0.00	0.00 %
Klocke Estates CDBG Grant	285,200.00	285,200.00	0.00	0.00 %
Return Brewery- CDBG Grant	172,320.00	156,502.31	15,817.69	10.11 %
Total OCR Grants Deferred	740,520.00	724,702.31	15,817.69	2.18 %
Payroll Liabilities	0.02	-0.02	0.04	200.00 %
Total Other Current Liabilities	\$822,394.16	\$805,875.18	\$16,518.98	2.05 %
Total Current Liabilities	\$851,657.33	\$818,497.02	\$33,160.31	4.05 %
Long-Term Liabilities				
Lease Liability	349,737.65	396,666.75	-46,929.10	-11.83 %
Loan payable - EIDL	32,673.66	48,777.67	-16,104.01	-33.02 %
Loans Payable to SBA	0.00	0.00	0.00	
Loan Payable - SBA #10	596,679.57	676,618.82	-79,939.25	-11.81 %
Loan Payable - SBA #11	621,404.33	350,000.00	271,404.33	77.54 %
Loan Payable - SBA #6	-0.42	33,610.74	-33,611.16	-100.00 %
Loan Payable - SBA #7	84,046.36	113,769.40	-29,723.04	-26.13 %
Loan Payable - SBA #8	144,339.55	178,301.83	-33,962.28	-19.05 %
Loan Payable - SBA #9	241,299.64	286,642.60	-45,342.96	-15.82 %
Total Loans Payable to SBA	1,687,769.03	1,638,943.39	48,825.64	2.98 %
Total Long-Term Liabilities	\$2,070,180.34	\$2,084,387.81	\$ -14,207.47	-0.68 %
Total Liabilities	\$2,921,837.67	\$2,902,884.83	\$18,952.84	0.65 %
Equity				
Columbia county Land	232,900.00		232,900.00	
Invested in Capital Assets	12,341.70	242,128.70	-229,787.00	-94.90 %
Net assets Restricted				
R SBA Microloan	611,313.51	406,663.51	204,650.00	50.32 %
Total Net assets Restricted	611,313.51	406,663.51	204,650.00	50.32 %
Unrestricted Net Position	1,968,016.96	2,134,539.26	-166,522.30	-7.80 %
Net Revenue	62,638.91	73,561.45	-10,922.54	-14.85 %
Total Equity	\$2,887,211.08	\$2,856,892.92	\$30,318.16	1.06 %
TOTAL LIABILITIES AND EQUITY	\$5,809,048.75	\$5,759,777.75	\$49,271.00	0.86 %

Portfolio Dashboard as of October 6, 2026

Loan Fund	# of Active Loans	Amount Approved	Principal Balance	# of Delinquent Loans	30+	60+	90+	120+	150+	180+	Delinquency Total
CEDC Loan Fund	70	\$1,937,629.57	\$1,195,817.82	6	\$2,334.29	\$1,385.32	\$1,110.36	\$1,110.36	\$1,110.36	\$21,568.05	\$28,618.74
SBA Loan Fund	105	\$2,242,074.69	\$1,379,330.74	4	\$1,493.48	\$1,000.16	\$379.46				\$2,873.10
Grand Total	175	\$4,179,704.26	\$2,575,148.56	10	\$3,827.77	\$2,385.48	\$1,489.82	\$1,110.36	\$1,110.36	\$21,568.05	\$31,491.84
Loan Fund	Borrower	Amount Approved	Principal Balance	Date of Last Payment	30+	60+	90+	120+	150+	180+	Delinquency Total
CEDC Loan Fund	Client A	33,060.36	31,631.69	1/10/2025	639.15	639.15	639.15	639.15	639.15	12,143.85	15,339.60
CEDC Loan Fund	Client B	18,936.23	18,115.62	8/7/2026	366.09						366.09
CEDC Loan Fund	Client C	20,967.95	20,365.39	7/15/2026	405.37						405.37
CEDC Loan Fund	Client D	10,000.00	6,510.85	8/25/2026	174.11	127.48					301.59
SBA Loan Fund	Client D	40,000.00	27,025.36	8/25/2026	696.46	696.46	378.76				1,771.68
CEDC Loan Fund	Client E	34,765.25	34,377.60	11/4/2024	471.21	471.21	471.21	471.21	471.21	9,424.20	11,780.25
SBA Loan Fund	Client F	10,000.00	6,532.55	8/23/2026	128.88						128.88
SBA Loan Fund	Client G	15,000.00	15,000.00		364.44						364.44
CEDC Loan Fund	Client H	15,207.89	13,729.87	7/20/2026	278.36	147.48					425.84
SBA Loan Fund	Client I	12,500.00	12,053.32	7/1/2026	303.7	303.7	0.7				608.10
Grand Total		210,437.68	185,342.25		3,827.77	2,385.48	1,489.82	1,110.36	1,110.36	21,568.05	31,491.84