

WARREN COUNTY TREASURER

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To: County Board of Supervisors and Department Heads
From: Warren County Treasurer
Date: October 5, 2026
Subject: August 2026 Budget Analysis Report

Budget Analysis Report

One of the purposes of this monthly Budget Analysis Report is to make County Supervisors and Administration aware of certain issues that may present a current or emerging problem. It is important that appropriate action be taken to address these current and emerging risks and to allow for timely corrective action.

This report analyzes County department revenues and expenditures as of August 31, 2026

EXECUTIVE SUMMARY, with page notations for details:

- General Fund Balance: Surplus exceeds minimum balance by **\$613K**(p. 2)
- Sales Tax: Collections totaling **\$52M** are **5.3%** above August 2025 and **5.7%** ahead of budget (p. 3)
- Interest & Earnings: Revenue is **\$1.7M** or **16.5%** increase over August **2025** and **10.9%** above budget primarily due to the Treasurer's cash optimization efforts (p. 4)

- Occupancy Tax: Collections totaled **\$3.2M** through August and are **9.2%** ahead in the same period in 2025 mostly due to the timing change in the STR collections (p. 5)
- Psychiatric/Criminal Costs: Expenditures total **\$565K** through August, representing **71%** of the adopted budget (p. 7)
- CDTA: Additional Mortgage Tax revenue increased **32.6%** year over year, fully funding the CDTA contract (p. 7)
- DOT Reimbursements: The County is awaiting approximately \$1.9 million in overdue State and Federal DOT reimbursements, creating meaningful cash-flow pressure. (p. 8)

General Fund Balance:

The following shows the balance of unappropriated surplus for the General Fund as of the date of this report compared to the minimum balance needed to operate which equals two months of operating expenses or 16.7%.

Fund Balance Surplus – December 31,2025	\$37.1M
Appropriated for 2026 Budget	<u>\$(1.9) M</u>
Unappropriated Surplus - 2026	\$35.5M
Additional Appropriated During 2026	<u>\$(233)K *</u>
Balance Unappropriated Surplus 2026	\$35.2M
Minimum Surplus Balance Needed (2 months operating expense)	<u>\$34.6M</u>
Balance of Surplus Exceeding/(Below) Minimum Balance	<u><u>\$613K</u></u>

* - The details of the Additional Appropriated Surplus through August 2026 are as follows:

Date	Resolution	Description	Amount
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03/24/2026	129	Treasurer – Forensic Audit	\$145,000
9/21/2026	356	Sheriff – Settlement	\$87,500

REVENUES as of August 31, 2026

County Treasurer

Sales Tax:

- Sales tax collections through August 31, 2026, exceeded the same period in 2025 by **\$2.6M**, an increase of **5.3%**.
- We received **\$2.8M** more in sales tax through August 31st, 2026, than budgeted, which is a **5.7%** increase.
- The net County budget surplus after accounting for the distribution to the Towns and Village is **\$1.5M**
- We have requested from NY State the report needed to be able to determine the main areas driving this increase.

Interest & Earnings

- As of August 31, 2026, Interest & Earnings revenue exceeded the same period in 2025 by **\$242K**, representing a 16.5% increase.
- Interest revenue is **ahead of budget** projections by \$169,083 or **10.9%**.
- The ICS (Insured Cash Sweep) account established in December 2025 for Culvert Repair Bond proceeds earned **\$274K** through August 31, 2026. These earnings may only be used to offset debt payments.
- Below is a breakdown of interest earned through August 31, 2026, for the General bank account, Insured Cash Sweep investment account, and Wealth Management investment account where we invested more funds in the accounts with higher interest rates.

Account	Interest Rate	August 2026 Revenue	August 2025 Revenue	Amount change	% Change
General Checking	2%	\$171,438	\$520,673	(\$349,235)	-67%
General Insured Cash Sweep	3.6%	\$742,670	\$646,261	\$96,409	15%
Wealth Management	4.1 %	\$796,975	\$301,690	\$495,284	164%
TOTAL		\$1,711,083	\$1,468,625	\$242,457	16.5%

County Clerk Fees:

- As of August 31st, 2026, the department received **\$865K** compared to **\$826K** during the same period in 2025, representing a **4.6% increase**.
- The 2026 actual revenue is **8.1%** ahead of the expected 2026 budgeted amounts due to higher administrative fees. The budgeted amount through August 2026 is **\$800K**

Mortgage Tax:

- Mortgage Tax revenue through August 31st, 2026 totaled **\$1.8M** compared to **\$1.4M** during the same period in 2025, representing a **31.6%** increase
- Actual 2026 revenue is currently **35%** ahead of budgeted expectations. Variances are directly tied to the positive housing market activity.

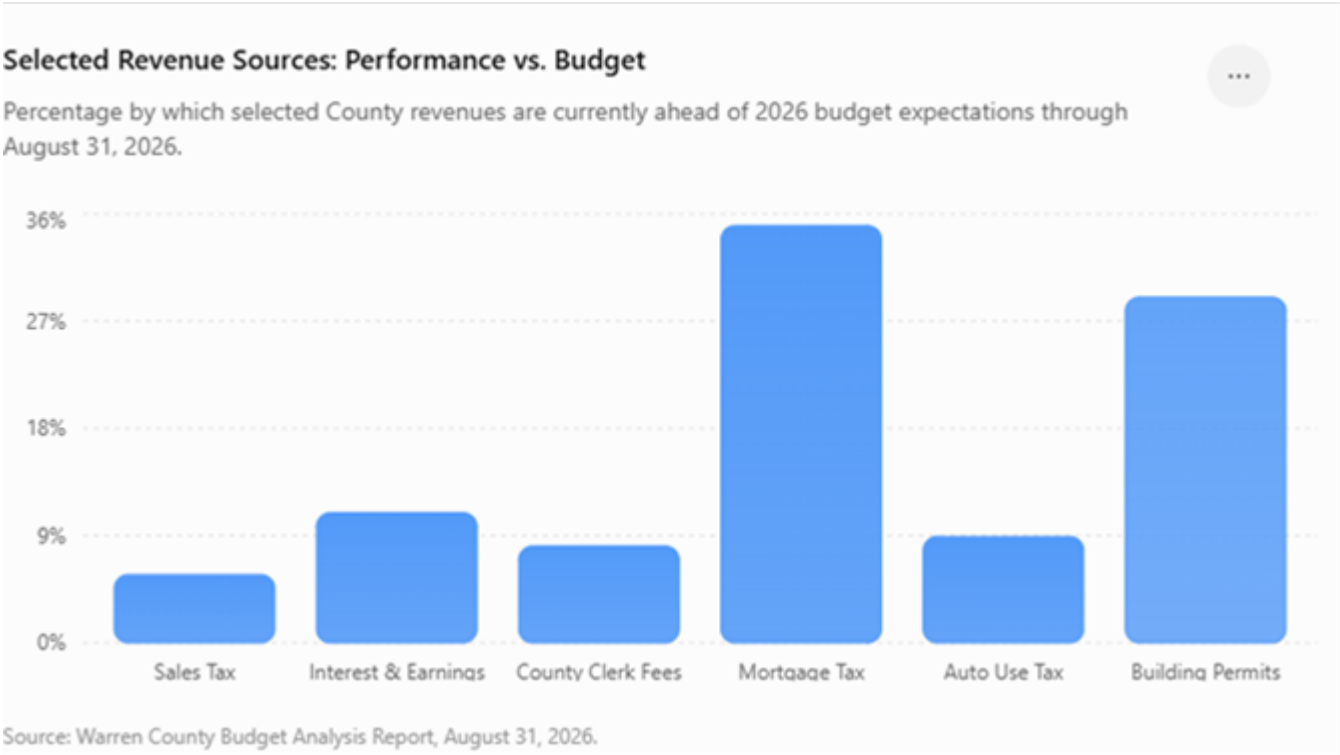
Auto Use Tax:

- As of August 31, 2026, only January through July Auto Use Tax revenues had been received. This analysis compares those months with the same period in 2025.
- January through July 2026 Auto Use Tax was **\$4K (1.4%)** below the same period in 2025.
- Actual 2026 revenue of **\$301K** is **8.9%** ahead of budgeted expectations of **\$277K**. Auto Use Tax revenue is tied to vehicle

registration numbers and weight-based charges for Warren County residents.

Building Permits

- Building Permit revenue through August 31, 2026, exceeded the same period in 2025 by **\$64K or 37.8%**.
- Revenue exceeded budget expectations by **\$53K or 29%**
- This increase is attributable to both higher permit fees and the scale of current development projects.



EXPENDITURES:

Tourism: Occupancy Tax Reserves and Collections:

- Below is an analysis of the occupancy tax Reserves for the past three months
- Please note the positive shift in Occupancy Tax Reserve from June to August associated with our County's Tourism "high season". While we expect this balance to continue to grow in the coming months, it is imperative to consider this analysis prior to committing more funds.

	<u>6/30/2026</u>	<u>7/31/2026</u>	<u>8/31/2026</u>
Occupancy Tax Reserve (includes committed encumbrances)	\$ 1,118,854	\$ 2,930,016	\$ 1,728,607
Reserve Minimum Balance	<u>\$ (1,500,000)</u>	<u>\$ (1,500,000)</u>	<u>\$ (1,500,000)</u>
Occupancy Tax Reserve - Available Balance	\$ (381,146)	\$ 1,430,016	\$ 228,607

- Please see below the occupancy tax figures through August 31st,2026
- We are now receiving STR payments quarterly rather than at year-end so the significant percentage increase of 103% is misleading
- The more meaningful indicator is the Hotel, Motel, and Resort sectors, which account for approximately 80% of total occupancy tax collections. This sector is currently down .3% year over year, despite a significant portion of the peak tourism season having already passed

Occupancy Tax Receipts YoY As of 8/31/2026

TOTAL RECEIPTS

2026 Revenue Collected Through 8/31/ 2026	\$	3,151,821.57
Unallocated Q1& Q2 Platform Receipts	\$	<u>3,590.86</u>
2026 Adjusted Total	\$	3,155,412.43
2025 Revenue Collected Through 8/31/ 2025	\$	2,889,540.72
Increase/Decrease from 2025	\$	<u>265,871.71</u>
Percent Change:		9.2%

HOTEL MOTEL & RESORT

2026 Revenue Collected Through 8/31/2026	\$	2,619,953.09
2025 Revenue Collected Through 8/31/2025	\$	2,627,592.57
Increase/Decrease from 2025	\$	<u>(7,639.48)</u>
Percent Change:		-0.3%

SHORT TERM RENTAL COLLECTIONS

2026 Revenue Collected Through 8/31/2026	\$	531,868.48
2025 Revenue Collected Through 8/31/2025	\$	261,948.15
Increase/Decrease from 2025	\$	<u>269,920.33</u>
Percent Change:		103.0%

Psychiatric Exp/Criminal:

- **Expenditures:** As of August 31,2026, 71% of the annual budget has been utilized, compared with 88% at the same point in the prior year. The prior year's budget was significantly under budgeted, contributing to the higher utilization rate.
- **Year-to-Date Expenditures:** Expenditures totaled \$565K through August 31,2026, compare to an annual budget of \$800K, leaving approximately \$235K or 29% of the budget remaining

CDTA:

- The CDTA contract is funded entirely (100%) through the County's allocated Additional Mortgage Tax revenue. Because this funding source is directly tied to overall mortgage tax collections, available revenue fluctuates with market activity.
- As of August 31st, 2026, Additional Mortgage Tax receipts totaled **\$918K** compared to **\$693K** through August 31st, 2025. This represents an increase of **\$225K** or approximately **32.6%** year over year

Unpaid DOT Capital Projects Claims

- The following is an aging report regarding DOT capital projects unpaid claims as of August 31st,2026
- DPW has been in communication with DOT trying to get status on these outstanding reimbursements
- This presents a meaningful cash-flow issue

Unpaid DOT Capital Project Claims
8/31/2026
Aging Report

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days	Total
\$ -	\$ -	\$ 116,212	\$ -	\$ 1,814,152	\$ 1,930,364

DEBT SUMMARY:

The following schedule presents the County's outstanding debt as of August 31, 2026, along with projected ending debt balances for future years.

The \$21M bond issued in November 2024 was used to pay off \$8.4M in Bond Anticipation Notes (BANs) and to fund two new capital projects: the SUNY High Voltage project and Culvert Repairs.

DPW is committed to spending at least 85% of the Culvert Repairs bond proceeds by November 2027 to help ensure the County remains in compliance with applicable bond and arbitrage requirements.

Warren County County Debt - Future Balances

	Current Balance	End of 2026 Balance	2027	2028	2029	2030- 2034	2035- 2039	2039- 2040
Bonds								
Recovery Act Bonds, Various Proj	8,660,000	7,840,000	6,990,000	6,110,000	5,200,000	-	-	-
Court Expansion - 2015	4,720,000	4,305,000	3,880,000	3,445,000	2,995,000	530,000	-	-
Court Expansion - 2017	5,520,000	5,120,000	4,715,000	4,295,000	3,865,000	1,550,000	-	-
SUNY Adirondack NSTEM - 2017	3,735,000	3,465,000	3,190,000	2,905,000	2,615,000	1,050,000	-	-
Paving, Culverts and SUNY ADK \	18,935,000	18,045,000	17,110,000	16,125,000	15,090,000	9,095,000	1,665,000	-
Leased Commitments								
Copiers/Printers - National Busines	135,457	68,690	-	-	-	-	-	-
Copier - Toshiba	11,835	7,936	3,871	-	-	-	-	-
Office Space - Mental Health	71,070	36,060	-	-	-	-	-	-
Total Outstanding	41,788,362	38,887,686	35,888,871	32,880,000	29,765,000	12,225,000	1,665,000	-

Budget Exception Report

- Please see the attached Budget Exception report which summarizes budgeted expenditure line items where there is currently a problem or there may be a problem in the future. We are reporting on an exception basis only.
- Each department is responsible for monitoring its budget, including salary and fringe benefit appropriations, to ensure expenditure remains within

authorized levels. If a budget issue is identified, corrective action should be taken immediately. State law prohibits the County from incurring expenditures without sufficient appropriations.

- We appreciate the County Administrator's office support in addressing these over budgets in a timely manner.