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To: **County Board of Supervisors and Department Heads**
From: Warren County Treasurer
Date: July 31, 2026
Subject: June 2026 Budget Analysis Report

Budget Analysis Report

The purpose of this monthly Budget Analysis Report is to inform County Supervisors of current and emerging budget risks. Early identification allows for timely corrective action.

This report analyzes County department revenues and expenditures as of June 30, 2026

EXECUTIVE SUMMARY, with page notations for details:

- General Fund Balance: Surplus exceeds minimum reserve by **$700,000** (p. 2)

- Sales Tax: Collections total $34,576,079 are **3.9%** above June 2025 and at **4.3%** ahead of budget. The budgeted amount as of June 2026 is $33,131,976 (p. 3)
- Interest & Earnings: Revenue is $1,212,641 or **9.4%** increase over June **2025** and **4.8% above** budget. The budgeted amount as of June 2026 is $1,156,500 (p. 4)
- Adult-Use Cannabis: the payment received in May was distributed at the end of July, when the needed information from OCM was received (pp. 4-5)

- Occupancy Tax: Collections totaled $1,206,318 through June and are **7.9%** below the same period in 2025 (p. 5)
- Psychiatric/Criminal Costs: Expenditures total $419,105 through June, representing 52% of the adopted budget of $800,000(p. 7)
- CDTA: Additional Mortgage Tax revenue increased **32%** year over year, fully funding the CDTA contract. Collections increased from $488,059 through June 2025 to $646,694 through June 2026 (p. 8)
- ARPA Funds: All funds remain on track to be fully expended by the end of 2026 (pp. 8-9)

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	$(1.9) M
Unappropriated Surplus - 2026	$35.2M
Additional Appropriated During 2026	$(145)K*
Insurance recoveries – ACH fraud	$250K
Insurance recoveries – ACH fraud	$100K
Balance Unappropriated Surplus 2026	$35.4M
Minimum Surplus Balance Needed (2 months operating expense)	**$34.6M**
Balance of Surplus Exceeding/(Below) Minimum Balance	**$700K**

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

Date	Resolution	Description	Amount
03/24/2026	129	Treasurer – Forensic Audit	**$145,000**

REVENUES as of June 30,2026

Sales Tax:

- Sales tax collections through June 30, 2026, exceeded the same period in 2025 by $1,296,012, an increase of 3.9%.
- We received **$1,444,103** more in sales tax through June 30th, 2026, than budgeted, which is a 4.3 % increase.
- The net County budget surplus after accounting for the distribution to the Towns and Village is $765,375
- Below is the most recent data received from NYSAC regarding the breakdown of the sales tax by category

Warren County, Total Taxable Sales by Category -- SFY26 Compared to SFY25

(12 Months Ending February 28th, State Sales Tax Quarter)

Rank	Description	2026 Taxable Sales	2025 Taxable Sales	$ Change	% Change
1	Department Stores	$248,529,027	$250,976,605	($2,447,578)	-1.0%
2	Automobile Dealers	$246,067,462	$235,635,228	$10,432,234	4.4%
3	Restaurants and Other Eating Places	$244,438,785	$247,597,467	($3,158,682)	-1.3%
4	Traveler Accommodation	$197,435,547	$183,639,209	$13,796,338	7.5%
5	Gasoline Stations	$195,517,326	$207,373,003	($11,855,677)	-5.7%
6	Building Material and Supplies Dealers	$179,253,768	$248,260,700	($69,006,932)	-27.8%
7	Clothing and Clothing Accessories Retailers	$85,146,770	$81,706,233	$3,440,537	4.2%
8	Warehouse Clubs, Supercenters, & Other Gen. Merch. Retailers	$80,629,000	$73,564,599	$7,064,401	9.6%
9	Grocery and Convenience Retailers	$63,843,014	$53,120,045	$10,722,969	20.2%
10	Other Motor Vehicle Dealers	$48,023,458	$42,585,822	$5,437,636	12.8%
11	Automotive Repair and Maintenance	$47,684,363	$47,234,498	$449,865	1.0%
12	Electric Power Generation, Transmission and Distribution	$46,581,247	$42,865,651	$3,715,596	8.7%
13	Services to Buildings and Dwellings	$42,223,632	$38,373,356	$3,850,276	10.0%
14	Travel Arrangement and Reservation Services	$38,314,573	$11,462,102	$26,852,471	234.3%
15	Other Amusement and Recreation Industries	$36,606,204	$37,431,012	($824,808)	-2.2%
16	Hardware/Plumb. & Heat. Equip. Supplies Merch. Wholesalers	$33,595,827	$22,810,704	$10,785,123	47.3%
17	Administration of Economic Programs	$33,389,499	$40,953,689	($7,564,190)	-18.5%
18	Furniture and Home Furnishings Retailers	$32,061,670	$31,797,114	$264,556	0.8%
19	Other Miscellaneous Retailers	$30,748,253	$32,359,792	($1,611,539)	-5.0%
20	Amusement Parks and Arcades	$25,539,718	$31,771,402	($6,231,684)	-19.6%
	Subtotal Top 20 in Taxable Sales	**$1,955,629,143**	**$1,961,518,231**	**($5,889,088)**	**-0.3%**
	Total Taxable Sales Period Ending February 28th	**$2,643,007,900**	**$2,605,658,851**	**$37,349,049**	**1.4%**

Interest & Earnings

• As of June 30, 2026, Interest & Earnings revenue exceeded the same period in 2025 by $104,432, representing a 9.4% increase.
• Interest revenue is **ahead of budget** projections by $56,141 or **4.8%.**

• The ICS (Insured Cash Sweep) account established in December 2025 for Culvert Repair bond proceeds earned $196,677 through June 30, 2026. These earnings may only be used to offset debt payments. To maintain tax exempt status 85% ($10.2 million) of the proceeds must be spent by November 2027.
• Below is a breakdown of interest earned through June 30,2026, for the General bank account, ICS investment account, and Wealth Management investment account.

Account	Interest Rate	June 2026 Revenue	June 2025 Revenue	Amount change	% Change
General Checking	2%	$136,352	$370,600	($234,247)	-63%
General Insured Cash Sweep	3.6%	$514,683	$481,880	$32,803	6.8%
Wealth Management	4.1 %	$561,604	$255,728	$305,875	119%
TOTAL		**$1,212,641**	**$1,108,209**	**$104,431**	**9.42%**

Adult Use Cannabis:

- May 22,2026, we received a deposit of $28,882, please see below the distribution at the end of July when we finally received the breakdown of sales by municipalities from the Office of Cannabis Management

April 2026	**Adult Use Cannabis Distribution A.631 00**			
	April 2026 sales			
	Amout Received	Date	75% Distrib	
	$ 28,882.69	5/22/2026	$ 21,662.02	
		Sales	Allocation	Distribution $
	Town of Warrensburg	$ 154,317.25	14.72%	$ 3,189.62
	Town of Queensbury	$ 534,508.87	51.00%	$ 11,047.88
	City of Glens Falls	$359,207.02	34.27%	$ 7,424.53
		$ 1,048,033.14	100.00%	$ 21,662.02

- We are waiting on a response from the NYS Office of Cannabis Management regarding the deposit received on July 23,2026 for $136,373

Occupancy Tax:

Please see below the occupancy tax figures through June 30th ,2026.

Occupancy Tax Receipts YoY
As of 6/30/2026

TOTAL RECEIPTS

2026 Revenue Collected Through 6/30/**2026**	$	1,177,547.52
Unallocated VRBO - Q1	$	28,770.73
Adjusted 2026 Revenue through 6/30/2026	$	1,206,318.25
2025 Revenue Collected Through 6/30/**2025**	$	1,309,488.92
Increase/Decrease from 2025	**$**	**(103,170.67)**
Percent Change:		**-7.9%**

HOTEL MOTEL & RESORT

2026 Revenue Collected Through 6/30/2026	$	975,767.98
Estimated Unallocated VRBO - HMR Revenue	$	470.37
Adjusted 2026 HMR Revenue through 6/30/2026	$	976,238.35
2025 Revenue Collected Through 6/30/2025	$	1,138,497.36
Increase/Decrease from 2025	**$**	**(162,259.01)**
Percent Change:		**-14.3%**

SHORT TERM RENTAL COLLECTIONS

2026 Revenue Collected Through 6/30/2026	$	201,779.54
Estimated Unallocated STR - HMR Revenue	$	28,300.36
Adjusted 2026 STR Revenue through 6/30/2026	$	230,079.90
2025 Revenue Collected Through 6/30/2025	$	170,991.56
Increase/Decrease from 2025	**$**	**59,088.34**
Percent Change:		**34.6%**

County Clerk:

County Clerk Fees:

- As of June 30th, 2026, the department received $642,105 compared to $610,525 during the same period in 2025, representing a **5% increase.**
- The 2026 actual revenue is **7%** ahead of the expected 2026 budgeted amounts. The budgeted amount through June 2026 is $600,000

Mortgage Tax:

- Mortgage Tax revenue through June 30th,2026 totaled $1,249,968 compared to $977,077 during the same period in 2025, representing a **28%** increase
- Actual 2026 revenue is currently **25%** ahead of budgeted expectations. Variances are directly tied to the positive housing market activity.

Auto Use Tax:

- As of June 30,2026, only January through May Auto Use Tax revenues had been received. This analysis compares those months with the same period in 2025. The County Clerk's Office continues working with the State to resolve delays.
- January though May 2026 Auto Use Tax revenue was $11,952 (5.5%) below the same period in 2025.
- Actual 2026 revenue of $205,583 is **3.8%** ahead of budgeted expectations of $197,917. Auto Use Tax revenue is tied to vehicle registration numbers and weight-based charges for Warren County residents.
- This analysis reflects a five-month comparison and is not yet indicative of a full-year trend.

Building Permits

- Building Permit revenue through June 30, 2026, exceeded the same period in 2025 by $43,212 (35%). This increase is attributable to both higher permit fees and the scale of current development projects.

- Revenue exceeded budget expectations by $29,424 or **21%**

EXPENDITURES:

Psychiatric Exp/Criminal:

- As of June 30th, 2026, **52%** of the budget has been utilized, compared to 79**%** by the same date in the prior year.
- Expenditures as of June 30 totaled $419,105 compared with an annual budget of $800,000.

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 June 30, 2026, Additional Mortgage Tax receipts totaled $646,694, compared to $488,059 through June 30, 2025. This represents an increase of $158,635**,** or approximately **32%** year over year

ARPA

American Rescue Plan Act (ARPA) dollars:

As of 6/30/2026, the entire amount of ARPA funding received has been obligated and we have completed our 2ND Quarter 2026 reporting. The breakdown between expended and encumbered is as follows:

	6/30/2026
ARPA Funding Received	$ 12,420,372
Expended to Date	(12,034,529)
Encumbered to Date	(385,843.32)
Unobligated Balance	$ -

Below is a breakdown of the outstanding projects:

Project Name	Amount	
Community Services Board	$21,286	
Employment and Training Trades Position	$3,603	
OES Marine Rescue Team	$13,416	
Warren County Planning Admin	$16,103	
County Boardroom Renovations	$52,012	
Sheriff Marine Vessel	$279,422	(expended in July)
	$385,843	

Departments with purchase orders encumbering ARPA funds must fully expend those funds by the end of the year. Any remaining unspent funds will need to be returned to the Treasury.

If a department determines that a purchase order is no longer needed, the funds may be reallocated to a different project. However, reallocation is only permitted if the new project was already obligated as of December 31, 2024.

We will have continued reporting and subrecipient monitoring requirements for 2026. Any subrecipient and County unspent funds as of 12/31/26 will have to be returned to the US Treasury.

DEBT SUMMARY:

The following shows the County's current debt outstanding as of June 30, 2026, along with ending debt balances for future years:

Warren County
County Debt - Future Balances

Bonds	Current Balance	End of 2026 Balance	2027	2028	2029	2030-2034	2035-2039	2039-2040
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.