



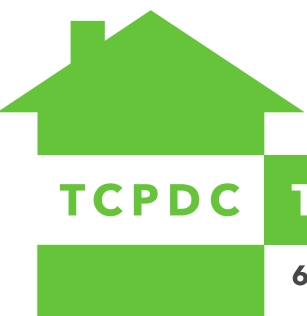
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation
Regular Board of Directors
Wednesday, September 23, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

Agenda

1. Call to Order
2. Attendance
 - a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
 - b. Invited Guest: S. Zubalsky-Peer, T. Patton, B. Woodburn, L. Williams
3. Old Business
 - a. Approval of Minutes from Regular Board Meeting August 19, 2026.
 - b. Acceptance of Financial Reports through July 2026.
 - c. Project Updates
 - i. 121 Providence Street
 1. Purchase Update
 - ii. 247 Main Steet
 - iii. 62-64 North Avenue
 - iv. 39 Railroad Avenue
 - v. 81 Hickories Park Road
 - vi. 115-117 Chestnut & 94-98 Spencer Avenue
 - vii. 48-50 Lake Street
 - viii. 103 Liberty Street
 - ix. 107 Liberty Street
 1. MOU
 - x. VRP
 1. Postcard marketing
4. New Business
 - a. 81 North Avenue- Commercial Lease Update
 - i. Lighting fixtures
 - ii. 1st floor rental
 - b. Approval of 2027 Financial Budget
 - c. Women's Course
5. Chairman's Remarks
6. Adjournment



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DRAFT

**Tioga County Property Development Corporation
Regular Board of Directors
Wednesday, August 19, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

Minutes

1. Call to Order: 4:02PM
2. Attendance
 - a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
 - b. Invited Guests: S. Zubalsky-Peer, B. Woodburn, M. Freeze
3. Old Business
 - a. Approval of Minutes from Regular Board Meeting July 22, 2026.
C. Shaver made a comment about the minutes being hard to read with the footer. S. Zubalsky-Peer made note and will correct in future minutes.

Motion to approve minutes from the Regular Meeting July 22, 2026.

1st: L. Pelotte

2nd: J. Case

In Favor: All

- b. Acceptance of Financial Reports through June 2026.
S. Zubalsky-Peer pulled up financial reports on screen; H. Murray brought up the negative balance in QuickBooks. S. Zubalsky-Peer explained that the QBO wasn't linked to the TSB account, which is now fixed. There was also a check that was written but held while waiting on the disbursement to clear with HCR, which HCR has approved in the past, as long as the costs are incurred. S. Zubalsky-Peer stated that money was also moved from our ICS account to our checking account to make sure we could cover the checks needed for that month. The financials are two months behind at this point, just finished clearing things up with Beatriz, by September we should be back to where we typically are. B. Woodburn added that there was never a negative balance in our checking account, this is just how it showed up in QuickBooks.

Motion to accept Financial Reports through June 2026.

1st: J. Whitmore

2nd: C. Shaver

In Favor: All

A PARTNER OF TEAM TIOGA

- c. Project Updates
 - i. 121 Providence Street

- d. Purchase Offers

S. Zubalsky-Peer stated that there are currently 7 offers on the property. S. Zubalsky-Peer asked S. Powers to add additional information on family types to help determine deciding factors. S. Powers did put her professional opinion on which offer would be the best and easiest to get to closing, which is Offer 2. S. Zubalsky-Peer stated that the highest offer would be Offer 5. J. Case asked, "What kind of concessions, seller concessions, meaning?" S. Zubalsky-Peer answered, "meaning that we pay the closing costs". J. Case asked, "why would we do that?" S. Zubalsky-Peer stated, "that is pretty typical in real estate transactions." L. Pelotte asked "Any pre-approvals with these folks?" S. Zubalsky-Peer answered, "Yes, all offers listed here, except offer 7 have preapprovals." S. Zubalsky-Peer noted the USDA loan, being a lengthy process, as mentioned by the realtor. C. Shaver asked, "Is there anything about the inspection that we would have any concerns with that we wouldn't want to do something with the home inspection listed?" S. Zubalsky-Peer stated she has no concerns about buyers having a home inspection. J. Case asked if these loans were guaranteed, with which S. Zubalsky-Peer stated, yes. R. Bunce asked, "Why wouldn't we go with the highest bid?" S. Zubalsky-Peer stated that it is up to the board on which offer they go with. R. Bunce stated, "the realtor said her recommendation is offer 2, but I don't understand that reasoning" S. Zubalsky-Peer answered that "she feels that they would be the easiest to get through the closing process with." S. Zubalsky-Peer stated that her and H. Murray talked prior and recommended that the board ranks them, so they do not need to call special meeting again in case one of them falls through. The board discussed the offers and voiced their opinions. C. Shaver asked, "Could offer 5 lead to a potential bidding war between any of these other offers that would increase the net?" S. Zubalsky-Peer stated, "At this point, these are the best and highest offers, so there shouldn't be a bidding war." S. Zubalsky-Peer printed out the TCPDC disposition policy and mentioned that we do not need to go with the highest offer, other offers can be accepted based on information they see fit. S. Zubalsky-Peer voiced that she admittedly has concerns about the USDA loan, based on the lengthy closing process. H. Murray agreed and stated to put Offer 6 and Offer 7 on the bottom of the ranking chart. H. Murray asked, "What was the deed restriction." S. Zubalsky-Peer stated "We did owner occupancy for the first 5 years." S. Zubalsky-Peer said, "This is totally up to you guys, I understand from the admin side, that I too would be inclined to go with whatever one is going to be the easiest for us to get it through to closing, that doesn't mean you have to. I wasn't there, so maybe one of these other offers would be just as easy, when we get down to it, it's really a difference of \$1,000 dollars which is not going to make or break us in any way shape or form, so I tend to go back to, does one fit the mission more than the other." S. Zubalsky-Peer talked about the offers and showed which ones were families. S. Zubalsky-Peer "So we need to look at how we want to rate these 5." The Board discussed the rankings on each offer. R. Bunce stated, "For me, I think we should go with the highest offer that comes back to us, me personally, I wouldn't be looking at family, children, or anything like that, that wouldn't affect my decision at all." H. Murray asked, "Do we have the text to our mission, because I do like the thought of that?" S. Zubalsky-Peer continued to try to reach Suzi via phone call during this time. B. Woodburn stated, "The mission of the organization is, to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned, tax foreclosed and under-utilized residential and commercial properties. Then your goals are, is to maximize these properties to their best possible reuse and develop a land bank program that breaks the cycle of lost properties by getting them back to productive, best reuse and on the tax rolls. The focus is to demolish unstable properties and to renovate blighted properties while preserving their historic

integrity Board of Directors will look to move forward with projects as funding sources are secured. “greatest impact” and “greatest need” rating. The overall focus is to promote increased quality home ownership with improvement to vacant and abandoned commercial properties, address downtown revitalization, partnerships to promote increased affordable housing opportunities and will be based on strategies indicated in current local and county studies and plans. The house is more your mission.” The board continued to discuss offers. H. Murray proposed to set this discussion to the side and come back once they are able to get Suzi on the phone.

Suzi called, S. Zubalsky-Peer answered and placed on speaker phone to ask questions, “On Offer #5 net to seller \$195,050, with 6% seller concessions. Also included an escalation clause will go up to \$230,000 (net to seller \$216,200) (will beat any offer by 1,000 up to \$216,200 net to seller). The question is it the gross or net, are the seller concessions included or is the net to us, \$1,000 more?” Suzi answered, “Which one are you comparing to? Comparing to offer 6, is that right?” H. Murray answered, “several have the escalation clause, so any of those.” S. Zubalsky-Peer mentioned they were discussing Offer 4. Suzi stated, “Offer 4, will beat any offer up to 205 by 1,000, there is no seller concessions on that one, so currently the only one they would need to come up by, offer 3, 200 so you could get 201 from offer 4 because we can prove we have an offer of 200, any offer you have to prove you have that offer. So offer 5 they are at 195,050 they will come up to 230, that’s including the 6% seller concessions, so truly the net you could get from them would be 216, whatever they come up we would add the 6% to it. “ H. Murray said, so we have to prove that we have an offer for 202 in order for them to add the 6%, Suzi said “So we have offer 6 that is 201, so you could get 202, 200 from offer 5 because we have this offer in writing, and then on top of that 202,200, it would end up being \$214,332 purchase price. But the appraisal as to appraise at that 214, even though you are not getting the 214.” Suzi said, “all of these buyers don’t have a large amount of cash to close, other than the cash offer; but they’re going to need the seller concessions in offer to help with their cash to close to close that gap. For example, if you take the highest and it appraises at 205, they are going to need that 6%, so then you would need to adjust your net down to 192. So you would end up less than some of these others. My fear, what I’ve noticed with appraisers, is not coming in at value and I don’t know why. So, be prepared for the worst-case scenario you could end up less.” S. Zubalsky-Peer asked, “With the ones that have a set dollar value, is that a safer bet for us knowing exactly the amount they would be asking.” Suzi answered, “Most all can just do a dollar amount. If you are more comfortable with picking one, and placing the concessions at a dollar amount instead of percentage to see which offer can make that work.” Suzi gave her input on each offer and went over the differences of each loan. The Board thanked Suzi and disconnected the call. S. Zubalsky-Peer and Board went back to discussions about offers. B. Woodburn stated, “Offer 4 looks like your safest bet.” Offer 4 was ranked in number 1 position. Offer 3 ranked number 2 position, Offer 5 was ranked in number 3 position, Offer 2 ranked in number 4 position, Offer 1 ranked in number 5 position, Offer 6 ranked in number 6 position, and Offer 7 is ranked in number 7 position.

Motion to approve the purchase offers for 121 Providence Street, as ranked, and authorize Board Chair and Executive Administrator to execute all necessary documentation for the sale, contingent upon attorney review.

**1st: J. Whitmore
2nd: M. Baratta
In Favor: All**

i. 247 Main Street

Contract with CMA, LLC- Sheila has been working with S. Zubalsky-Peer from the beginning, because the project is much bigger and more of a time commitment, this falls outside of the existing term contract, Sheila is proposing a \$10,000 contract outside of our term contract for this project specifically. H. Murray asked, "Does the term contract spell out number of visits per project or how is that written out?" S. Zubalsky-Peer answered, "The term contract for the construction management was giving a range, it was never giving one set amount, prices were based on normal single-family homes, like 121 Providence would cost between this range. This one is not a typical single-family house because its been so intensive from the demolition and design process, and it's going to continue to be an intensive process for her making sure we meet all historical requirements and working with contractors. J. Whitmore asked, "Would this be a separate contract entirely for 247 Main?" S. Zubalsky-Peer responded, "yes, this \$10,000 would be separate, outside of our term contract." J. Whitmore asked, "How would the current contract be utilized moving forward, since we do have other projects" S. Zubalsky-Peer stated, "We do this on a per project basis, costs will be billed per project based off the term contract, she is not on a retainer, she doesn't charge us an annual fee." H. Murray asked, "What was her initial term contract base price for 247 Main St. " S. Zubalsky-Peer stated, "Under the term contract, the price that was given was \$10,000 to \$15,000 for a typical project, she is saying this one will be \$10,000 more." H. Murray asked, "How does the \$20,000 derive?" S. Zubalsky-Peer answered, "it is based on the number of hours that go into the site visits, and desk work." J. Whitmore asked, "Will this project requirement a lot of oversight as well?" S. Zubalsky-Peer answered, "this project will be more time intensive, not necessarily the oversight part, time that will take the number of visits needed for this project. "R. Bunce asked, "Is that because of the historical requirements?" S. Zubalsky-Peer responded, "Yes."

Motion to approve \$10,000 contract outside of the existing term contract for CMA, LLC for construction management services for 247 Main Street, contingent upon attorney review.

1st: R. Bunce

2nd: M. Baratta

In Favor: All

S. Zubalsky-Peer stated the contract was just approved by J. Meagher, Clearview has signed it – renovations are able to move forward. Officially have approval from OHPC – even regarding the vinyl siding. Went back to SHPO to clarify that SHPO has an agreement with HCR stating that projects with in-kind replacements are exempt. Clearview will begin with the interior gut, and the roof.

ii. 62-64 North Avenue

1. Contract with GC

S. Zubalsky-Peer stated "we do not have a draft contract for the general contractor as of yet, we are still working through questions Alex has. We are very close to being able to approve a general construction contract for the project."

2. Contract with CMA, LLC – S. Zubalsky-Peer explained that this is not covered under our term contract. H. Murray asked, "were there similar costs on the Candor project?" B. Woodburn said, "The Land Bank didn't have a Construction Manager, we did not have the funds for it. The staff at ED&P oversaw the grant admin side of it and relied on Code Enforcement to ensure that the project is being implemented according to the drawings, but that can be tricky, we didn't

experience issues on that one, but we had a great property owner, great contractor on board, and the code enforcement really did their jobs. H. Murray stated, "This is tough because this is supposed to be a pass-through that doesn't cost us" S. Zubalsky-Peer stated, "TCPDC will get an admin fee of \$21,000" S. Zubalsky-Peer stated that, "Sheila is asking for \$20,000." J. Whitmore asked, "Are we way over what we budgeted for our admin costs on all projects we currently have going at this time?" S. Zubalsky-Peer stated, "No, NYMS is separate from our LBI funding, so the \$21,000 admin funds will leave us with a \$1,000 buffer. Under LBI, no, we have money built into projects to spend. I will also remind you guys at this time that we must be 75% disbursed of our Capital funds from HCR before they will consider us eligible for any more funding. So we do have to spend that money" C. Shaver asked, "What's the alternative if Sheila doesn't get the additional funding for the additional work?" S. Zubalsky-Peer stated, "I can ask LaBella what their price would be, or we can do it ourselves. I'm going to be honest, we have been trying to get this project started since I started in November of 2024 and we are at a very critical point, so close to starting. I think in this case too, there is a specific understanding that this project will take a lot of oversight. This will probably be split between myself, Tara, and her - just given the nature of how complicated the project is." R. Bunce stated, "My understanding is that we have \$21,000 in the NYMS, and it's going to cost us \$20,000 – so we have the money for that. I would say, let's do it." J. Whitmore stated, "I think it is in our best interest to have a lot of eyes on this project." B. Woodburn asked, "any payments been disbursed so far, she hasn't received any payments, does she have hours that she has put into it so far?" S. Zubalsky-Peer answered, "Yes."

Motion to approve \$20,000 contract outside of the existing term contract for CMA, LLC for construction management services for the NYMS project at 62-64 North Avenue, contingent upon attorney review.

1st: M. Baratta
2nd: R. Bunce
In Favor: All

iii. 39 Railroad Avenue

1. Adding to mowing contract/initial cleanup

Tara received a price from Scott Kasmarik for the above, how Scott does his pricing is he bases it off geography. This one is in Berkshire, so this would be \$90 to mow monthly and there is also an initial clean-up price of \$460.00 because we haven't had him mowing. Once we make sure our cash flow is all good, we plan to move forward with LCP Notice to Proceed for the demolition, then we will move right into also disposing of that property by giving it to Berkshire, so we are no longer responsible for it. L. Pelotte asked, "I thought Berkshire was going to help with cleanup." S. Zubalsky-Peer answered "It gets really complicated from a liability state point for us to have other people doing work on the property that we aren't contracted with."

Motion to approve \$460.00 for initial clean-up of 39 Railroad Avenue and \$90.00 per monthly cut for lawn maintenance services of 39 Railroad Avenue under a contract with Scott Kasmarick, contingent upon attorney review.

1st: J. Whitmore
2nd: J. Case
In Favor: All

iv. 81 Hickories Park Road – did not go over

v. 115-117 Chestnut & 94-98 Spencer

1. Plan for properties

2. Budget Fence proposal

S. Zubalsky-Peer summarized where TCPDC is at with the fencing. M. Baratta asked, “What kind of fence are we putting in?” S. Zubalsky-Peer answered, “chain link fence.” M. Baratta mentioned “there are weird requirements about fencing in the floodplain. It must allow flood water to flow through it.” S. Zubalsky-Peer asked, “Is this a recent development?” M. Baratta answered, “Yes.” Board decided on 6-foot fencing for Chestnut all four sides, and 5-foot fencing for Spencer Ave – 3 sides. H. Murray asked, “What is the status on the trees, have you spoken with Soil and Water?” S. Zubalsky-Peer answered “I spoke with Heather; she thinks Spencer would be a fine candidate but does not think Chestnut will qualify because there are already trees on it.”

Motion to approve Budget Fence proposal as discussed for 115-117 Chestnut St and 94-98 Spencer Avenue.

1st: M. Baratta

2nd: C. Shaver

In Favor: All

3. CRC Services, LLC Change Order #1 & #2

Clean up for Spencer dropped by 855 because the neighbors moved some of their items, and Chestnut Street increased by 1579 and again we were on site the whole time. The situation was very fluid; we did have an officer there from OPD but once the people realized we were being serious about the clean-up they continued to move items back and forth as it was happening.

Motion to approve Change order #1 for an increase in price of \$1,579 and Change Order #2 for a decrease in price by \$855 for CRC Services, LLC for the cleanup work completed at 115-117 Chestnut Street and 94-98 Spencer Avenue.

1st: L. Pelotte

2nd: R. Bunce

In Favor: All

vi. 48-50 Lake Street

S. Zubalsky-Peer had a question for H. Murray, “Now that we have verification on the \$10,000 structural engineering fee from L2, do you feel comfortable moving forward?” H. Murray asked, “what did they say?” S. Zubalsky-Peer answered, “It is basically the initial fee for structural engineering is \$3,000 anything beyond that would be based on an hourly if it’s needed.” H. Murray stated she is on board with that. We spoke with Steve Tiffany, and he sent the Radon test, and we are still waiting for the Phase 1, and he did go out yesterday to do the asbestos on the roof so we should have those results once they are back from the lab.

vii. 103 Liberty Street

1. Masonry work
Looking for recommendations for masonry work for the building, cosmetic work mainly.
2. New MOUs
New MOUs have been sent to J. Meagher for review.

4. New Business

Event insurance for second Women's Course

We are scheduling with the school to hold the second Women's Course on September 12th. We would like approval to purchase event insurance for that. Smith Brothers found insurance for \$275, which would be covered by the Community Foundation funds.

Motion to approve purchase of event insurance with Philadelphia in the amount of \$275 for the second Women's Course to be held September 12th, 2026, at the OACSD campus, contingent upon attorney review.

1st: R. Bunce

2nd: J. Whitmore

In Favor: All

LBI Pre-Development Application

S. Zubalsky-Peer said HCR is putting out a new fund for Land Banks just for Pre-Development costs. It's 50k to do just pre dev for potential new projects. We would like to apply for that and basically put that money towards 48-50 Lake St.

Motion to approve submission of an LBI Pre-Development application in the amount of \$50,000 and to authorize the Board Chair and Executive Administrator to execute all necessary documents.

1st: C. Shaver

2nd: J. Whitmore

In Favor: All

Renew Company Cam Subscription

S. Zubalsky-Peer stated we are super happy with the program and believes we can downgrade the subscription to crew, we do not need all the bells and whistles other agencies do.

Motion to approve renewal of CompanyCam subscription at the "Crew" subscription level.

1st: L. Pelotte

2nd: M. Baratta

In Favor: All

a. 81 North Tax Bill

S. Zubalsky-Peer stated TCPDC received and paid their first tax bill, it was the Village tax bill in the amount of \$5,000 dollars.

b. Standard Operating Procedure – Invoice Processing and Checks Disbursement

TSB General Checking, 81 North Avenue, VRP account authorizations

S. Zubalsky-Peer went over the Standard Operating Procedures and the reasoning. This was presented at last meeting but was cut short. B. Woodburn stated, "If the board wanted to take another month to look these over, that would be fine, we are following these procedures anyway." S. Zubalsky-Peer stated we are just putting this into a formal process, just to make sure now that we have all these staff members that we are all doing the proper checks and balances. B. Woodburn stated, "Anything in red are things that need to be reviewed to see how it fits within the board and the mission." S. Zubalsky-Peer said, "who do you want on the board approved to sign for things, we rely on Mike a lot because he is local." H. Murray suggested adding herself as authorized signer, keeping M. Baratta on, and J. Whitmore, with C. Shaver as a backup. B. Woodburn asked, "As an oversight, do you want two board members signing, or are you okay with a board member and a staff person signing?" Board

agreed they would feel comfortable with one board member and one staff person signing. The items the Board agreed on are as follows:

Authorize S. Zubalsky-Peer, T. Patton, & L. Williams as users of the TCPDC TSB General Checking, 81 North Avenue, and VRP accounts.

Authorize \$1, 000. 00 as a spending limit not requiring explicit Board approval for purchases on the credit card.

Authorize eligible purchases as listed within SOP with the credit card.

Motion to accept SOPs as amended.

1st: J. Whitmore

2nd: L. Pelotte

In Favor: All

Motion to authorize H. Murray, M. Baratta, J. Whitmore, & C. Shaver as signors for TCPDC banking.

1st: M. Baratta

2nd: R. Bunce

In Favor: All

c. Standard Operating Procedure – Credit Card Purchases

i. Corporate credit card authorizations

S. Zubalsky-Peer stated “the big question under the Credit Card eligible purchases to make sure the board is good with the purchasing limit of what we are allowed to spend without coming to the board for approval, as well as the eligible purchases. We are basically using it for Home Central, like keys made, or no trespassing signs. The highest expense was when S. Zubalsky-Peer attended the LB Conference, it was used to purchase the hotel room.” H. Murray asked, “What is the threshold for board approval on the credit card?” B. Woodburn stated, “We do not have one right now. We suggested \$500-\$1000.”

d. New bank account authorization for VRP grant program

S. Zubalsky-Peer reaffirmed that the board did actually vote on opening a separate bank account for VRP because TCPDC can ask for funds up front, this will make payments to contractors easier.

e. 48-50 Mural Painting- Historic Owego Marketplace

S. Zubalsky-Peer stated Pat Hanson from HOM had approached us about the temporary construction wall at 48-50 Lake Street seeing if we would be okay with allowing them to hang banners on it for advertising events. H. Murray asked, “How long, realistically will that fencing be up?” S. Zubalsky-Peer answered, “until we get the masonry fixed, which would be about a year.” Board agrees that HOM sends the banners beforehand, for approval before hanging.

5. Executive Session 5:30pm

Motion to enter into Executive Session for the discussion of financials for the agency.

1st: R. Bunce

2nd: J. Whitmore

In Favor: All

Motion to come out of Executive Session at 5:46PM

1st: J. Whitmore

2nd: L. Pelotte

In Favor: All

6. Chairman's Remarks - none

7. Adjournment at 5:47PM

Tioga County Property Development Corporation

Balance Sheet Comparison

As of July 31, 2026

	TOTAL			
	AS OF JUL 31, 2026	AS OF JUL 31, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	85,930.85	210,475.78	-124,544.93	-59.17 %
10001 Tioga Bank ICS	45,284.39	95,284.39	-50,000.00	-52.47 %
10002 Tioga Bank - 81 North Ave	15,458.10		15,458.10	
Total Bank Accounts	\$146,673.34	\$305,760.17	\$ -159,086.83	-52.03 %
Other Current Assets				
1205 LBI Operations				
1205.1 Left to Receive	200,000.00		200,000.00	
1205.2 Left to Spend	-41,412.55		-41,412.55	
Total 1205 LBI Operations	158,587.45		158,587.45	
12102 LBI Phase 1				
12102.1 Left to Receive	0.00	137,762.95	-137,762.95	-100.00 %
12102.2 Left to Spend	0.00	-92,624.31	92,624.31	100.00 %
Total 12102 LBI Phase 1	0.00	45,138.64	-45,138.64	-100.00 %
12103 LBI Phase 2				
12103.1 Left to Receive	146,102.20	6,002.20	140,100.00	2,334.14 %
12103.2 Left to Spend	-136,331.88	0.00	-136,331.88	
Total 12103 LBI Phase 2	9,770.32	6,002.20	3,768.12	62.78 %
12104 LBI Phase II - Capital				
12104.1 Left to Receive	746,636.80	1,238,727.03	-492,090.23	-39.73 %
12104.2 Left to Spend	-742,541.55	-1,128,465.03	385,923.48	34.20 %
Total 12104 LBI Phase II - Capital	4,095.25	110,262.00	-106,166.75	-96.29 %
12200 Community Foundation Grant	0.00	8,000.00	-8,000.00	-100.00 %
14000 Property Inventory				
14045 117 Liberty St	2,300.00	2,666.67	-366.67	-13.75 %
14050 39-41 Temple St.	3,000.00	3,000.00	0.00	0.00 %
14055 115-117 Chestnut Owego	5,000.00	5,000.00	0.00	0.00 %
14060 112 Liberty St.	50.00	50.00	0.00	0.00 %
14061 110 Liberty Street, Owego	6,339.93	6,339.93	0.00	0.00 %
14062 107 Liberty Street, Owego	4,162.13	4,162.13	0.00	0.00 %
14063 96-102 Liberty Street, Owego	11,300.00	13,962.26	-2,662.26	-19.07 %
14075 119 Liberty Street	2,600.00	3,111.11	-511.11	-16.43 %
14081 92-94 Liberty Str.	6,050.31	6,050.31	0.00	0.00 %
14082 37 Temple Str.	4,654.09	4,654.09	0.00	0.00 %
14083 43-45 Temple St.	6,981.13	6,981.13	0.00	0.00 %
14084 47 Temple Str.	3,257.86	3,257.86	0.00	0.00 %
14085 49 Temple Str.	6,515.74	6,515.74	0.00	0.00 %
14086 113 Liberty Street, Owego	1.00	1.00	0.00	0.00 %
14087 247 Main St	55,438.29	1.00	55,437.29	5,543,729.00 %
14092 103 Liberty St	20,000.00	20,000.00	0.00	0.00 %

Tioga County Property Development Corporation

Balance Sheet Comparison

As of July 31, 2026

	TOTAL			
	AS OF JUL 31, 2026	AS OF JUL 31, 2025 (PY)	CHANGE	% CHANGE
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %
14094 54 Temple St	1.00	1.00	0.00	0.00 %
14095 98 Spencer Ave	1.00	1.00	0.00	0.00 %
14097 121 Providence St	280,450.00	34,926.00	245,524.00	702.98 %
14098 81 North Ave	123,642.00	622,714.00	-499,072.00	-80.14 %
14099 81 Hickory Park Rd	322,500.00		322,500.00	
14100 48-50 Lake St	400,000.00		400,000.00	
14101 39 Railroad	50,000.00		50,000.00	
Total 14000 Property Inventory	1,314,245.48	743,396.23	570,849.25	76.79 %
17000 Prepaid Insurance	7,951.13	2,984.71	4,966.42	166.40 %
Total Other Current Assets	\$1,494,649.63	\$915,783.78	\$578,865.85	63.21 %
Total Current Assets	\$1,641,322.97	\$1,221,543.95	\$419,779.02	34.36 %
TOTAL ASSETS	\$1,641,322.97	\$1,221,543.95	\$419,779.02	34.36 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	19,179.89		19,179.89	
Total Accounts Payable	\$19,179.89	\$0.00	\$19,179.89	0.00%
Other Current Liabilities				
22000 Accrued Expenses	1,000.00	800.00	200.00	25.00 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	0.00	1,906.36	-1,906.36	-100.00 %
23003 Community Foundation Grant	4,198.60	8,000.00	-3,801.40	-47.52 %
Total 23000 Deferred Grant Revenue	394,349.18	400,056.94	-5,707.76	-1.43 %
25100 Deferred Rental Income	1,350.00		1,350.00	
Total Other Current Liabilities	\$396,699.18	\$400,856.94	\$ -4,157.76	-1.04 %
Total Current Liabilities	\$415,879.07	\$400,856.94	\$15,022.13	3.75 %
Total Liabilities	\$415,879.07	\$400,856.94	\$15,022.13	3.75 %
Equity				
32000 Unrestricted Net Assets	641,911.07	308,894.79	333,016.28	107.81 %
Net Income	583,532.83	511,792.22	71,740.61	14.02 %
Total Equity	\$1,225,443.90	\$820,687.01	\$404,756.89	49.32 %
TOTAL LIABILITIES AND EQUITY	\$1,641,322.97	\$1,221,543.95	\$419,779.02	34.36 %

Tioga County Property Development Corporation

Profit and Loss Comparison

January - July, 2026

	TOTAL			
	JAN - JUL, 2026	JAN - JUL, 2025 (PY)	CHANGE	% CHANGE
Income				
44400 Government Contracts				
44440 Hooker Foundation	1,474.19	744.85	729.34	97.92 %
44470 LBI Phase 1		61,353.57	-61,353.57	-100.00 %
44480 LBI Phase II	453,768.12	344,537.03	109,231.09	31.70 %
44481 LBI Phase II - Capital	166,463.48	154,534.97	11,928.51	7.72 %
44482 LBI Operations	118,179.68		118,179.68	
44483 Community Foundation Grant	3,801.40		3,801.40	
Total 44400 Government Contracts	743,686.87	561,170.42	182,516.45	32.52 %
48000 Rental Income	12,400.00		12,400.00	
Total Income	\$756,086.87	\$561,170.42	\$194,916.45	34.73 %
Cost of Goods Sold				
50000 Cost of Goods Sold				
50001 Demolition	47,141.50		47,141.50	
50002 Lawn Maintenance		620.00	-620.00	-100.00 %
50004 Property Insurance	1,782.93	2,569.42	-786.49	-30.61 %
50006 Property Utilities	7,926.89	3,305.85	4,621.04	139.78 %
50007 Legal & Closing Costs	5,867.12		5,867.12	
50008 Debris Removal-Periodic	8,686.25		8,686.25	
50009 Survey/Asbestos Abatement	3,795.25	1,400.00	2,395.25	171.09 %
50011 Property Maintenance	11,028.24		11,028.24	
50012 Property- Outside Contract Services	13,520.00	1,509.00	12,011.00	795.96 %
Total 50000 Cost of Goods Sold	99,748.18	9,404.27	90,343.91	960.67 %
Total Cost of Goods Sold	\$99,748.18	\$9,404.27	\$90,343.91	960.67 %
GROSS PROFIT	\$656,338.69	\$551,766.15	\$104,572.54	18.95 %
Expenses				
62000 Operating Expenses				
60900 Business Expenses				
60930 Bank Fees	49.73		49.73	
Total 60900 Business Expenses	49.73		49.73	
62100 Contract Services				
62110 Accounting Fees	17,943.00	12,268.00	5,675.00	46.26 %
62140 Legal Fees	11,050.00		11,050.00	
62150 Outside Contract Services	34,476.76	27,968.16	6,508.60	23.27 %
Total 62100 Contract Services	63,469.76	40,236.16	23,233.60	57.74 %
65120 Insurance - Liability, D and O	3,047.14	406.86	2,640.28	648.94 %
65150 Memberships and Dues	2,500.00	2,000.00	500.00	25.00 %
Total 62000 Operating Expenses	69,066.63	42,643.02	26,423.61	61.96 %
65000 Operations				
65010 Books, Subscriptions, Reference	350.00		350.00	
65040 Supplies	3,234.38		3,234.38	
Total 65000 Operations	3,584.38		3,584.38	

Tioga County Property Development Corporation

Profit and Loss Comparison

January - July, 2026

	TOTAL			
	JAN - JUL, 2026	JAN - JUL, 2025 (PY)	CHANGE	% CHANGE
65100 Other Types of Expenses				
65160 Other Costs	30.00		30.00	
Total 65100 Other Types of Expenses	30.00		30.00	
68300 Travel and Meetings	124.85		124.85	
Total Expenses	\$72,805.86	\$42,643.02	\$30,162.84	70.73 %
NET OPERATING INCOME	\$583,532.83	\$509,123.13	\$74,409.70	14.62 %
Other Income				
7000 Interest Income		2,669.09	-2,669.09	-100.00 %
Total Other Income	\$0.00	\$2,669.09	\$ -2,669.09	-100.00 %
NET OTHER INCOME	\$0.00	\$2,669.09	\$ -2,669.09	-100.00 %
NET INCOME	\$583,532.83	\$511,792.22	\$71,740.61	14.02 %

Tioga County Property Development Corporation

Profit and Loss by Month

January - July, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	TOTAL
Income								
44400 Government Contracts								\$0.00
44440 Hooker Foundation	409.80	848.73	215.66					\$1,474.19
44480 LBI Phase II		450,000.00	3,768.12					\$453,768.12
44481 LBI Phase II - Capital	63,150.00		62,450.00	57,730.23	-17,962.00		1,095.25	\$166,463.48
44482 LBI Operations	4,698.13	5,081.57	38,964.13	17,820.97	4,153.28	26,305.23	21,156.37	\$118,179.68
44483 Community Foundation Grant	3,576.40		225.00					\$3,801.40
Total 44400 Government Contracts	71,834.33	455,930.30	105,622.91	75,551.20	-13,808.72	26,305.23	22,251.62	\$743,686.87
48000 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	2,550.00	3,850.00	\$12,400.00
Total Income	\$73,034.33	\$457,130.30	\$106,822.91	\$76,751.20	\$ -12,608.72	\$28,855.23	\$26,101.62	\$756,086.87
Cost of Goods Sold								
50000 Cost of Goods Sold								\$0.00
50001 Demolition				1,941.50	45,200.00			\$47,141.50
50004 Property Insurance				297.15		1,149.30	336.48	\$1,782.93
50006 Property Utilities	789.98	2,278.90	2,172.14	1,126.23	695.37	442.78	421.49	\$7,926.89
50007 Legal & Closing Costs			5,867.12					\$5,867.12
50008 Debris Removal-Periodic				6,229.00	125.00		2,332.25	\$8,686.25
50009 Survey/Asbestos Abatement					1,500.00	1,200.00	1,095.25	\$3,795.25
50011 Property Maintenance	57.86	3,161.00	3,285.04	1,330.00		1,553.50	1,640.84	\$11,028.24
50012 Property- Outside Contract Services	3,750.00		3,500.00	2,000.00	2,000.00	450.00	1,820.00	\$13,520.00
Total 50000 Cost of Goods Sold	4,597.84	5,439.90	14,824.30	12,923.88	49,520.37	4,795.58	7,646.31	\$99,748.18
Total Cost of Goods Sold	\$4,597.84	\$5,439.90	\$14,824.30	\$12,923.88	\$49,520.37	\$4,795.58	\$7,646.31	\$99,748.18
GROSS PROFIT	\$68,436.49	\$451,690.40	\$91,998.61	\$63,827.32	\$ -62,129.09	\$24,059.65	\$18,455.31	\$656,338.69
Expenses								
62000 Operating Expenses								\$0.00
60900 Business Expenses								\$0.00
60930 Bank Fees	0.00						49.73	\$49.73
Total 60900 Business Expenses	0.00						49.73	\$49.73
62100 Contract Services								\$0.00
62110 Accounting Fees	1,500.00	1,000.00	7,000.00	3,333.00	1,000.00	3,110.00	1,000.00	\$17,943.00
62140 Legal Fees			8,125.00	1,125.00			1,800.00	\$11,050.00

Tioga County Property Development Corporation

Profit and Loss by Month

January - July, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	TOTAL
62150 Outside Contract Services	4,213.32		14,999.99		707.00	14,556.45		\$34,476.76
Total 62100 Contract Services	5,713.32	1,000.00	30,124.99	4,458.00	1,707.00	17,666.45	2,800.00	\$63,469.76
65120 Insurance - Liability, D and O	276.82	276.82	276.82	502.96	548.19	548.19	617.34	\$3,047.14
65150 Memberships and Dues			2,500.00					\$2,500.00
Total 62000 Operating Expenses	5,990.14	1,276.82	32,901.81	4,960.96	2,255.19	18,214.64	3,467.07	\$69,066.63
65000 Operations								\$0.00
65010 Books, Subscriptions, Reference			350.00					\$350.00
65040 Supplies	2,331.40	521.43	225.00		153.05		3.50	\$3,234.38
Total 65000 Operations	2,331.40	521.43	575.00		153.05		3.50	\$3,584.38
65100 Other Types of Expenses								\$0.00
65160 Other Costs						30.00		\$30.00
Total 65100 Other Types of Expenses						30.00		\$30.00
68300 Travel and Meetings						124.85		\$124.85
Total Expenses	\$8,321.54	\$1,798.25	\$33,476.81	\$4,960.96	\$2,408.24	\$18,369.49	\$3,470.57	\$72,805.86
NET OPERATING INCOME	\$60,114.95	\$449,892.15	\$58,521.80	\$58,866.36	\$ -64,537.33	\$5,690.16	\$14,984.74	\$583,532.83
NET INCOME	\$60,114.95	\$449,892.15	\$58,521.80	\$58,866.36	\$ -64,537.33	\$5,690.16	\$14,984.74	\$583,532.83

Tioga County Property Development Corporation

Profit and Loss by Class

January - July, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKEF FOUNDATION	LBI OPERATIONS	LBI PHASE 2	LBI PHASE II CAPITAL	TOTAL
Income							
44400 Government Contracts							\$0.00
44440 Hooker Foundation			1,474.19				\$1,474.19
44480 LBI Phase II					453,768.12		\$453,768.12
44481 LBI Phase II - Capital						166,463.48	\$166,463.48
44482 LBI Operations				118,179.68			\$118,179.68
44483 Community Foundation Grant	3,801.40						\$3,801.40
Total 44400 Government Contracts	3,801.40		1,474.19	118,179.68	453,768.12	166,463.48	\$743,686.87
48000 Rental Income		12,400.00					\$12,400.00
Total Income	\$3,801.40	\$12,400.00	\$1,474.19	\$118,179.68	\$453,768.12	\$166,463.48	\$756,086.87
Cost of Goods Sold							
50000 Cost of Goods Sold							\$0.00
50001 Demolition				1,941.50		45,200.00	\$47,141.50
50004 Property Insurance		1,485.78		297.15			\$1,782.93
50006 Property Utilities		2,335.96	1,321.39	4,269.54			\$7,926.89
50007 Legal & Closing Costs				2,099.00	3,768.12		\$5,867.12
50008 Debris Removal-Periodic				5,156.02		3,530.23	\$8,686.25
50009 Survey/Asbestos Abatement				2,700.00		1,095.25	\$3,795.25
50011 Property Maintenance		520.10	152.80	10,355.34			\$11,028.24
50012 Property- Outside Contract Services				2,270.00		11,250.00	\$13,520.00
Total 50000 Cost of Goods Sold		4,341.84	1,474.19	29,088.55	3,768.12	61,075.48	\$99,748.18
Total Cost of Goods Sold	\$0.00	\$4,341.84	\$1,474.19	\$29,088.55	\$3,768.12	\$61,075.48	\$99,748.18
GROSS PROFIT	\$3,801.40	\$8,058.16	\$0.00	\$89,091.13	\$450,000.00	\$105,388.00	\$656,338.69
Expenses							
62000 Operating Expenses							\$0.00
60900 Business Expenses							\$0.00
60930 Bank Fees		49.73					\$49.73
Total 60900 Business Expenses		49.73					\$49.73
62100 Contract Services							\$0.00
62110 Accounting Fees				17,943.00			\$17,943.00
62140 Legal Fees				11,050.00			\$11,050.00
62150 Outside Contract Services	1,245.00	0.14		33,231.62			\$34,476.76
Total 62100 Contract Services	1,245.00	0.14		62,224.62			\$63,469.76
65120 Insurance - Liability, D and O		3,047.14					\$3,047.14
65150 Memberships and Dues				2,500.00			\$2,500.00
Total 62000 Operating Expenses	1,245.00	3,097.01		64,724.62			\$69,066.63
65000 Operations							\$0.00
65010 Books, Subscriptions, Reference				350.00			\$350.00
65040 Supplies	2,556.40			677.98			\$3,234.38
Total 65000 Operations	2,556.40			1,027.98			\$3,584.38
65100 Other Types of Expenses							\$0.00
65160 Other Costs		30.00					\$30.00
Total 65100 Other Types of Expenses		30.00					\$30.00
68300 Travel and Meetings				124.85			\$124.85
Total Expenses	\$3,801.40	\$3,127.01	\$0.00	\$65,877.45	\$0.00	\$0.00	\$72,805.86
NET OPERATING INCOME	\$0.00	\$4,931.15	\$0.00	\$23,213.68	\$450,000.00	\$105,388.00	\$583,532.83
NET INCOME	\$0.00	\$4,931.15	\$0.00	\$23,213.68	\$450,000.00	\$105,388.00	\$583,532.83

Tioga County Property Development Corporation

Transaction Detail by Account

July 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10000 Tioga State Bank									
07/02/2026	Transfer		No			ICS TRANSACTION	10001 Tioga Bank ICS	50,000.00	50,000.00
07/06/2026	Deposit		No			MAC 469 - 8577 20250072 HTFC PYMT	12104.1 LBI Phase II - Capital:Left to Receive	45,200.00	95,200.00
07/06/2026	Check	625	No			Voided	-Split-	0.00	95,200.00
07/06/2026	Check	638	No			Voided	-Split-	0.00	95,200.00
07/06/2026	Check	637	No			Voided	-Split-	0.00	95,200.00
07/13/2026	Bill Payment (Check)	756	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	-740.00	94,460.00
07/13/2026	Bill Payment (Check)	755	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	-813.50	93,646.50
07/13/2026	Bill Payment (Check)	757	No	Valley Energy			20000 Accounts Payable	-13.12	93,633.38
07/13/2026	Deposit		No	Housing Trust Fund Corporation		MAC 469 - 8577 20250072 HTFC PYMT	12104.1 LBI Phase II - Capital:Left to Receive	44,600.00	138,233.38
07/16/2026	Bill Payment (Check)	758	No	Veolia			20000 Accounts Payable	-23.65	138,209.73
07/21/2026	Bill Payment (Check)	759	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	-740.00	137,469.73
07/21/2026	Bill Payment (Check)	762	No	O'Rourke, Inc.			20000 Accounts Payable	-620.00	136,849.73
07/21/2026	Bill Payment (Check)	761	No	Construction Management Associates LLC			20000 Accounts Payable	-1,500.00	135,349.73
07/21/2026	Bill Payment (Check)	760	No	Elan Financial Services			20000 Accounts Payable	-124.85	135,224.88
07/29/2026	Bill Payment (Check)	764	No	NYSEG			20000 Accounts Payable	-93.90	135,130.98
07/29/2026	Bill Payment (Check)	765	No	Williams & Edsall Land Surveyors, P.C.			20000 Accounts Payable	-1,200.00	133,930.98
07/29/2026	Bill Payment (Check)	766	No	Bowers & Company CPAS PLLC			20000 Accounts Payable	-2,110.00	131,820.98
07/30/2026	Bill Payment (Check)	763	No	CRC Services			20000 Accounts Payable	-1,738.50	130,082.48
07/31/2026	Expense		No			INT BNKING ADDING A STOP	60930 Operating Expenses:Business Expenses:Bank Fees	-20.00	130,062.48
Total for 10000 Tioga State Bank								\$130,062.48	
10001 Tioga Bank ICS									
07/02/2026	Transfer		No			ICS TRANSACTION	10000 Tioga State Bank	-50,000.00	-50,000.00
Total for 10001 Tioga Bank ICS								\$ - 50,000.00	
10002 Tioga Bank - 81 North Ave									
07/01/2026	Expense		No			ZDEPOSIT SD1300 10F44847 FUNDING	25000 Security Deposits	-1,300.00	-1,300.00
07/01/2026	Deposit		No			TIOGA COUNTY PRO ST-JK7M7C0O8 KHOMARI MO TIOGA COUNTY PRO ST-J5H0K7M7C0O8 KHOMARI MO	25000 Security Deposits	1,300.00	0.00
07/01/2026	Deposit		No			TIOGA COUNTY PRO ST-L3Q1C3M5C6N9 KHOMARI MO	48000 Rental Income	1,300.00	1,300.00
07/02/2026	Deposit		No			ZRENT SD1300 1 81 NORTH AVEN ACH LXL2938950 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L2938950 - 81 NORTH AVENUE - UNIT 1	48000 Rental Income	1,200.00	2,500.00
07/10/2026	Expense		No	Deluxe		DELUXE BUS SYS. XXXXXXXX715540 EDI/ACH	60930 Operating Expenses:Business Expenses:Bank Fees	-29.73	2,470.27
07/13/2026	Bill Payment (Check)	1001	No	Veolia			20000 Accounts Payable	-36.87	2,433.40
07/20/2026	Deposit		No			TIOGA COUNTY PRO ST-M8FS7M2W4 TIFFANY FO TIOGA COUNTY PRO ST-M8F5H6S7M2W4 TIFFANY FO	25100 Deferred Rental Income	1,350.00	3,783.40
07/21/2026	Bill Payment (Check)	1002	No	Dependable Disposal of Southern Tier, LLC			20000 Accounts Payable	-160.84	3,622.56
07/29/2026	Bill Payment (Check)	1003	No	Village of Owego - Sewer Dept.			20000 Accounts Payable	-146.00	3,476.56
07/29/2026	Bill Payment (Check)	1004	No	NYSEG			20000 Accounts Payable	-72.49	3,404.07

Tioga County Property Development Corporation

Transaction Detail by Account

July 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 10002 Tioga Bank - 81 North Ave								\$3,404.07	
1205 LBI Operations									
1205.2 Left to Spend									
07/01/2026	Bill		No	Dependable Disposal of Southern Tier, LLC		to recognize income	20000 Accounts Payable	160.84	160.84
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	740.00	900.84
07/13/2026	Bill	1005-3651-708	No	NYSEG		To recognize grant income	20000 Accounts Payable	93.90	994.74
07/14/2026	Bill	7384	No	O'Rourke, Inc.		To recognize grant income	20000 Accounts Payable	620.00	1,614.74
07/17/2026	Bill	25,024.03	No	L2 Studio		To recognize grant income	20000 Accounts Payable	12,138.29	13,753.03
07/22/2026	Journal Entry	23	No			To record CC charge for tenant Kee making	-Split-	3.50	13,756.53
07/23/2026	Bill	04609012522189	No	Veolia		To recognize grant income	20000 Accounts Payable	24.00	13,780.53
07/23/2026	Bill	04609527769981	No	Veolia		Water Bill for 81 North Avenue 6/23-7/23	20000 Accounts Payable	85.10	13,865.63
07/28/2026	Bill	000040	No	CRC Services		To recognize grant income	20000 Accounts Payable	593.75	14,459.38
07/29/2026	Bill	May 2026	No	Thomas, Collison & Meagher		To recognize grant income	20000 Accounts Payable	1,800.00	16,259.38
07/29/2026	Bill	2026-258	No	Williams & Edsall Land Surveyors, P.C.		To recognize grant income	20000 Accounts Payable	1,200.00	17,459.38
07/29/2026	Bill	73599	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	740.00	18,199.38
07/29/2026	Bill	1009-2133-488	No	NYSEG		Electric bill for 81 North Avenue- Floor 2	20000 Accounts Payable	72.49	18,271.87
07/29/2026	Bill	001400-000	No	Village of Owego - Sewer Dept.		to recognize income	20000 Accounts Payable	146.00	18,417.87
07/30/2026	Bill	115-117 clean up	No	CRC Services		To recognize grant income	20000 Accounts Payable	1,738.50	20,156.37
07/31/2026	Journal Entry	21	No			To recognize grant income	-Split-	1,000.00	21,156.37
Total for 1205.2 Left to Spend								\$21,156.37	
Total for 1205 LBI Operations								\$21,156.37	
12104 LBI Phase II - Capital									
12104.1 Left to Receive									
07/06/2026	Deposit		No		LBI Phase II Capital	MAC 469 - 8577 20250072 HTFC PYMT	10000 Tioga State Bank	-45,200.00	-45,200.00
07/13/2026	Deposit		No	Housing Trust Fund Corporation	LBI Phase II Capital	MAC 469 - 8577 20250072 HTFC PYMT	10000 Tioga State Bank	-44,600.00	-89,800.00
Total for 12104.1 Left to Receive								\$ - 89,800.00	
12104.2 Left to Spend									
07/31/2026	Bill	5285	No	O'Rourke, Inc.		To recognize grant income	20000 Accounts Payable	1,095.25	1,095.25
Total for 12104.2 Left to Spend								\$1,095.25	
Total for 12104 LBI Phase II - Capital								\$ - 88,704.75	
14000 Property Inventory									
14087 247 Main St									
07/17/2026	Bill	25,024.03	No	L2 Studio	LBI Operations	Construction Documents Demo Package Bid	20000 Accounts Payable	12,138.29	12,138.29
Total for 14087 247 Main St								\$12,138.29	
Total for 14000 Property Inventory								\$12,138.29	
17000 Prepaid Insurance									
07/31/2026	Journal Entry	20	No		LBI Operations	To record insurance expense for July 2026	-Split-	-953.82	-953.82
Total for 17000 Prepaid Insurance								\$ -953.82	
20000 Accounts Payable									
07/01/2026	Bill	298906	No	Bowers & Company CPAS PLLC		Accounting Services for June 2026, Preparation of 990 form * \$1,000 credit from overpayment*	22000 Accrued Expenses	2,110.00	2,110.00
07/01/2026	Bill		No	Dependable Disposal of Southern Tier, LLC			-Split-	160.84	2,270.84
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care			-Split-	740.00	3,010.84

Tioga County Property Development Corporation

Transaction Detail by Account

July 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/13/2026	Bill Payment (Check)	757	No	Valley Energy			10000 Tioga State Bank	-13.12	2,997.72
07/13/2026	Bill	1005-3651-708	No	NYSEG			-Split-	93.90	3,091.62
07/13/2026	Bill Payment (Check)	756	No	Scott's Lawn & Landscape Care			10000 Tioga State Bank	-740.00	2,351.62
07/13/2026	Bill Payment (Check)	1001	No	Veolia			10002 Tioga Bank - 81 North Ave	-36.87	2,314.75
07/13/2026	Bill Payment (Check)	755	No	Scott's Lawn & Landscape Care			10000 Tioga State Bank	-813.50	1,501.25
07/14/2026	Bill	7384	No	O'Rourke, Inc.			-Split-	620.00	2,121.25
07/16/2026	Bill Payment (Check)	758	No	Veolia			10000 Tioga State Bank	-23.65	2,097.60
07/17/2026	Bill	25.024.03	No	L2 Studio			-Split-	12,138.29	14,235.89
07/21/2026	Bill Payment (Check)	759	No	Scott's Lawn & Landscape Care			10000 Tioga State Bank	-740.00	13,495.89
07/21/2026	Bill Payment (Check)	762	No	O'Rourke, Inc.			10000 Tioga State Bank	-620.00	12,875.89
07/21/2026	Bill Payment (Check)	761	No	Construction Management Associates LLC			10000 Tioga State Bank	-1,500.00	11,375.89
07/21/2026	Bill Payment (Check)	760	No	Elan Financial Services			10000 Tioga State Bank	-124.85	11,251.04
07/21/2026	Bill Payment (Check)	1002	No	Dependable Disposal of Southern Tier, LLC			10002 Tioga Bank - 81 North Ave	-160.84	11,090.20
07/23/2026	Bill	04609012522189	No	Veolia			-Split-	24.00	11,114.20
07/23/2026	Bill		No	Elan Financial Services			21000 Credit Card	3.50	11,117.70
07/23/2026	Bill	04609527769981	No	Veolia			-Split-	85.10	11,202.80
07/28/2026	Bill	000040	No	CRC Services			-Split-	593.75	11,796.55
07/29/2026	Bill	May 2026	No	Thomas, Collison & Meagher			-Split-	1,800.00	13,596.55
07/29/2026	Bill Payment (Check)	766	No	Bowers & Company CPAS PLLC			10000 Tioga State Bank	-2,110.00	11,486.55
07/29/2026	Bill Payment (Check)	764	No	NYSEG			10000 Tioga State Bank	-93.90	11,392.65
07/29/2026	Bill Payment (Check)	765	No	Williams & Edsall Land Surveyors, P.C.			10000 Tioga State Bank	-1,200.00	10,192.65
07/29/2026	Bill Payment (Check)	1003	No	Village of Owego - Sewer Dept.			10002 Tioga Bank - 81 North Ave	-146.00	10,046.65
07/29/2026	Bill Payment (Check)	1004	No	NYSEG			10002 Tioga Bank - 81 North Ave	-72.49	9,974.16
07/29/2026	Bill	1009-2133-488	No	NYSEG			-Split-	72.49	10,046.65
07/29/2026	Bill	001400-000	No	Village of Owego - Sewer Dept.			-Split-	146.00	10,192.65
07/29/2026	Bill	73599	No	Scott's Lawn & Landscape Care			-Split-	740.00	10,932.65
07/29/2026	Bill	2026-258	No	Williams & Edsall Land Surveyors, P.C.			-Split-	1,200.00	12,132.65
07/30/2026	Bill Payment (Check)	763	No	CRC Services			10000 Tioga State Bank	-1,738.50	10,394.15
07/30/2026	Bill	115-117 clean up	No	CRC Services			-Split-	1,738.50	12,132.65
07/31/2026	Bill	5285	No	O'Rourke, Inc.			-Split-	1,095.25	13,227.90
Total for 20000 Accounts Payable								\$13,227.90	
21000 Credit Card									
07/22/2026	Journal Entry	23	No				-Split-	3.50	3.50
07/23/2026	Bill		No	Elan Financial Services	81 North Ave	Key copy fee for Tenant	20000 Accounts Payable	-3.50	0.00
Total for 21000 Credit Card								\$0.00	
22000 Accrued Expenses									
07/01/2026	Bill	298906	No	Bowers & Company CPAS		Accounting Services for June 2026, Preparation of 990 form	20000 Accounts Payable	-2,110.00	-2,110.00

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DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
PLLC									
07/31/2026	Journal Entry	21	No			To record accounting services fees for July 2026 - Inv# 299467	-Split-	1,000.00	-1,110.00
Total for 22000 Accrued Expenses								\$ -1,110.00	
25000 Security Deposits									
07/01/2026	Expense		No		General & Administrative	ZDEPOSIT SD1300 10F44847 FUNDING	10002 Tioga Bank - 81 North Ave	-1,300.00	-1,300.00
07/01/2026	Deposit		No		General & Administrative	TIOGA COUNTY PRO ST-JK7M7C008 KHOMARI MO TIOGA COUNTY PRO ST-J5H0K7M7C008 KHOMARI MO	10002 Tioga Bank - 81 North Ave	1,300.00	0.00
Total for 25000 Security Deposits								\$0.00	
25100 Deferred Rental Income									
07/20/2026	Deposit		No		General & Administrative	81 North - 3rd Floor August Rent	10002 Tioga Bank - 81 North Ave	1,350.00	1,350.00
07/31/2026	Journal Entry	22	No		General & Administrative	81 North - 3rd Floor July Rent	-Split-	-1,350.00	0.00
Total for 25100 Deferred Rental Income								\$0.00	
44400 Government Contracts									
44481 LBI Phase II - Capital	Bill	5285	No	O'Rourke, Inc.	LBI Phase II Capital	To recognize grant income	20000 Accounts Payable	1,095.25	1,095.25
Total for 44481 LBI Phase II - Capital								\$1,095.25	
44482 LBI Operations									
07/01/2026	Bill		No	Dependable Disposal of Southern Tier, LLC	LBI Operations	to recognize income	20000 Accounts Payable	160.84	160.84
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	740.00	900.84
07/13/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	To recognize grant income	20000 Accounts Payable	93.90	994.74
07/14/2026	Bill	7384	No	O'Rourke, Inc.	LBI Operations	To recognize grant income	20000 Accounts Payable	620.00	1,614.74
07/17/2026	Bill	25.024.03	No	L2 Studio	LBI Operations	To recognize grant income	20000 Accounts Payable	12,138.29	13,753.03
07/22/2026	Journal Entry	23	No		LBI Operations	To record CC charge for tenant Kee making	-Split-	3.50	13,756.53
07/23/2026	Bill	04609012522189	No	Veolia	LBI Operations	To recognize grant income	20000 Accounts Payable	24.00	13,780.53
07/23/2026	Bill	04609527769981	No	Veolia	LBI Operations	Water Bill for 81 North Avenue 6/23-7/23	20000 Accounts Payable	85.10	13,865.63
07/28/2026	Bill	000040	No	CRC Services	LBI Operations	To recognize grant income	20000 Accounts Payable	593.75	14,459.38
07/29/2026	Bill	001400-000	No	Village of Owego - Sewer Dept.	LBI Operations	to recognize income	20000 Accounts Payable	146.00	14,605.38
07/29/2026	Bill	1009-2133-488	No	NYSEG	LBI Operations	Electric bill for 81 North Avenue- Floor 2	20000 Accounts Payable	72.49	14,677.87
07/29/2026	Bill	2026-258	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	To recognize grant income	20000 Accounts Payable	1,200.00	15,877.87
07/29/2026	Bill	73599	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	740.00	16,617.87
07/29/2026	Bill	May 2026	No	Thomas, Collison & Meagher	LBI Operations	To recognize grant income	20000 Accounts Payable	1,800.00	18,417.87
07/30/2026	Bill	115-117 clean up	No	CRC Services	LBI Operations	To recognize grant income	20000 Accounts Payable	1,738.50	20,156.37
07/31/2026	Journal Entry	21	No		LBI Operations	To recognize grant income	-Split-	1,000.00	21,156.37
Total for 44482 LBI Operations								\$21,156.37	
Total for 44400 Government Contracts								\$22,251.62	
48000 Rental Income									
07/01/2026	Deposit		No		General & Administrative	81 North - 2nd Floor	10002 Tioga Bank - 81 North Ave	1,300.00	1,300.00
07/02/2026	Deposit		No		General & Administrative	81 North - 1st Floor	10002 Tioga Bank - 81 North Ave	1,200.00	2,500.00
07/31/2026	Journal Entry	22	No		General & Administrative	81 North - 3rd Floor July Rent	-Split-	1,350.00	3,850.00
Total for 48000 Rental Income								\$3,850.00	
50000 Cost of Goods Sold									
50004 Property Insurance									

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DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/31/2026	Journal Entry	20	No		LBI Operations	To record insurance expense for July 2026	-Split-	336.48	336.48
Total for 50004 Property Insurance								\$336.48	
50006 Property Utilities									
07/13/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	Electric bill 103 Liberty 06/10-7/09	20000 Accounts Payable	93.90	93.90
07/23/2026	Bill	04609012522189	No	Veolia	LBI Operations	Water Bill for 48-50 Lake Street 6/23-7/23	20000 Accounts Payable	24.00	117.90
07/23/2026	Bill	04609527769981	No	Veolia	LBI Operations	Water Bill for 81 North Avenue 6/23-7/23	20000 Accounts Payable	85.10	203.00
07/29/2026	Bill	001400-000	No	Village of Owego - Sewer Dept.	LBI Operations	Water bill 4/3-7/3 81 North	20000 Accounts Payable	146.00	349.00
07/29/2026	Bill	1009-2133-488	No	NYSEG	LBI Operations	Electric bill for 81 North Avenue- Floor 2	20000 Accounts Payable	72.49	421.49
Total for 50006 Property Utilities								\$421.49	
50008 Debris Removal-Periodic									
07/28/2026	Bill	000040	No	CRC Services	LBI Operations	Concrete Removal and weed eating for 94-98 Spencer Avenue	20000 Accounts Payable	593.75	593.75
07/30/2026	Bill	115-117 clean up	No	CRC Services	LBI Operations	Clean-up for 115-117 Chestnut Street- Tire removal, junk removal and tree removal	20000 Accounts Payable	1,738.50	2,332.25
Total for 50008 Debris Removal-Periodic								\$2,332.25	
50009 Survey/Asbestos Abatement									
07/31/2026	Bill	5285	No	O'Rourke, Inc.	LBI Phase II Capital	Asbestos testing for 247 Main Street	20000 Accounts Payable	1,095.25	1,095.25
Total for 50009 Survey/Asbestos Abatement								\$1,095.25	
50011 Property Maintenance									
07/01/2026	Bill		No	Dependable Disposal of Southern Tier, LLC	LBI Operations	Disposal services 81 North	20000 Accounts Payable	160.84	160.84
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	177.72
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	60.00	237.72
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.80	254.52
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	271.40
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	288.28
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	305.16
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	322.04
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	338.92
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	355.80
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	372.68
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	389.56
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	406.44
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	423.32
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	440.20
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	457.08
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	473.96
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & String Trim 7/1/2026	20000 Accounts Payable	16.88	490.84
07/07/2026	Bill	73583	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing & string Trim 6/30/2026	20000 Accounts Payable	40.00	530.84

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DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	60.00	590.84
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.80	607.64
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	624.52
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	641.40
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	658.28
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	675.16
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	692.04
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	708.92
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	725.80
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	742.68
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	759.56
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	776.44
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	793.32
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	810.20
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	827.08
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	843.96
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/11/2026	20000 Accounts Payable	16.88	860.84
07/07/2026	Bill	73583	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & string Trim 6/9/2026	20000 Accounts Payable	40.00	900.84
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	917.72
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	934.60
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	951.48
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	968.36
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	985.24
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,002.12
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,019.00
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,035.88
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,052.76
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,069.64
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,086.52

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DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,103.40
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,120.28
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.80	1,137.08
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	60.00	1,197.08
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,213.96
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,230.84
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,247.72
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,264.60
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,281.48
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,298.36
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.80	1,315.16
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	60.00	1,375.16
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/27/2026	20000 Accounts Payable	40.00	1,415.16
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,432.04
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/28/2026	20000 Accounts Payable	16.88	1,448.92
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,465.80
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,482.68
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,499.56
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,516.44
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/14/2026	20000 Accounts Payable	40.00	1,556.44
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,573.32
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,590.20
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,607.08
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,623.96
07/29/2026	Bill	73599	No	Care Scott's Lawn & Landscape	LBI Operations	Mowing & String Trim 7/15/2026	20000 Accounts Payable	16.88	1,640.84
Total for 50011 Property Maintenance								\$1,640.84	
50012 Property- Outside Contract Services									
07/14/2026	Bill	7384	No	O'Rourke, Inc.	LBI Operations	Pre- Demolition and radon sampling	20000 Accounts Payable	620.00	620.00
07/29/2026	Bill	2026-258	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	Survey and Certified map 94-98 Spencer Avenue	20000 Accounts Payable	1,200.00	1,820.00
Total for 50012 Property- Outside Contract Services								\$1,820.00	

Tioga County Property Development Corporation

Transaction Detail by Account

July 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 50000 Cost of Goods Sold								\$7,646.31	
62000 Operating Expenses									
60900 Business Expenses									
60930 Bank Fees									
07/10/2026	Expense		No	Deluxe	General & Administrative	DELUXE BUS SYS. XXXXXXXX715540 EDI/ACH	10002 Tioga Bank - 81 North Ave	29.73	29.73
07/31/2026	Expense		No		General & Administrative	INT BNKING ADDING A STOP	10000 Tioga State Bank	20.00	49.73
Total for 60930 Bank Fees								\$49.73	
Total for 60900 Business Expenses								\$49.73	
62100 Contract Services									
62110 Accounting Fees									
07/31/2026	Journal Entry	21	No		LBI Operations	To record accounting services fees for July 2026 - Inv# 299467	-Split-	1,000.00	1,000.00
Total for 62110 Accounting Fees								\$1,000.00	
62140 Legal Fees									
07/29/2026	Bill	May 2026	No	Thomas, Collison & Meagher	LBI Operations	Legal services for May 2026	20000 Accounts Payable	1,800.00	1,800.00
Total for 62140 Legal Fees								\$1,800.00	
Total for 62100 Contract Services								\$2,800.00	
65120 Insurance - Liability, D and O									
07/31/2026	Journal Entry	20	No		LBI Operations	To record insurance expense for July 2026	-Split-	617.34	617.34
Total for 65120 Insurance - Liability, D and O								\$617.34	
Total for 62000 Operating Expenses								\$3,467.07	
65000 Operations									
65040 Supplies									
07/22/2026	Journal Entry	23	No		LBI Operations	To record CC charge for tenant Kee making	-Split-	3.50	3.50
Total for 65040 Supplies								\$3.50	
Total for 65000 Operations								\$3.50	
Not Specified									
07/06/2026	Check	638	No			Incorrect Print	10000 Tioga State Bank		
07/06/2026	Check	625	No			Incorrect Print	10000 Tioga State Bank		
07/06/2026	Check	637	No			Incorrect Print	10000 Tioga State Bank		
Total for Not Specified									

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "Agreement"), dated the ____ day of _____, 2026, is by and between the TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION, a Not-For-Profit Corporation organized and validly existing under the laws of the State of New York, with an address of 56 Main Street, Owego, New York 13827 (hereinafter referred to as the "TCPDC") and Broome-Tioga BOCES, with an address of 435 Glenwood Road, Binghamton, New York 13905 (hereinafter referred to as "BOCES").

WHEREAS, the TCPDC is the owner of certain parcels of vacant residential land located at 107 Liberty Street in the Village of Owego, Tioga County, New York, being more particularly described as Tioga County Tax Map Number 128.08-1-9, and additional parcels of vacant residential land located at 113, 117, and 119 Liberty Street in the Village of Owego, Tioga County, New York, being more particularly described as Tioga County Tax Map Numbers 128.08-1-8, 128.08-1-7, and 128.08-1-6, respectively, (collectively, the "Premises"); and

WHEREAS, BOCES provides instruction to interested students in the field of construction, renovation, remodeling, and residential building trades; and

WHEREAS, BOCES desires to use the Premises as an environment for its students to learn and practice the skills necessary for the construction of residential structures; and

WHEREAS, the TCPDC is willing to allow BOCES to use the Premises for the above-described purposes.

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the parties do hereby agree as follows:

1. The TCPDC does hereby consent to allowing BOCES, its students, faculty, administrators, and employees access to the Premises for the purpose of providing an environment for said students to develop, learn, and practice the skills necessary for the construction of residential structures.
2. The parties agree to cooperate in the construction of a new residential structure on the Premises (the "Project").

3. The term of this Memorandum of Understanding will commence on the ____ day of _____, 2026, and shall continue through the ____ day of _____, 202__.

On the first and each successive anniversary of the effective date of this Memorandum of Understanding, the term of this Memorandum of Understanding shall be extended for an additional one (1) year period, unless either party gives written notice to the other party no later than thirty (30) days prior to such anniversary date of such party's intent not to extend the term of this Memorandum of Understanding.

4. BOCES shall provide instructional oversight of the Project through its faculty, instructors, administrators, and students as part of its educational programming.
5. BOCES shall coordinate with the Owego Apalachin Central School District (the "OACSD") in obtaining all necessary building permits and scheduling all required inspections for the Project.
6. The OACSD shall be responsible for all insurance required by law for students and employees involved in the Project.

7. The OACSD and BOCES shall be responsible for all environmental testing and any remediation work required prior to the active involvement of BOCES students and employees on the Premises.
8. The TCPDC shall retain ownership of the Premises during the entire course of the Project and shall maintain insurance thereon.
9. The TCPDC shall be responsible for regular maintenance on the Premises, including lawn mowing, snow removal, and related property maintenance.
10. Upon completion of the Project, the TCPDC agrees to market and sell the Premises at a cost to be determined by the TCPDC.
11. The parties acknowledge that BOCES is participating in the Project solely in its educational capacity and shall have no financial obligation related to the Project or any ownership interest in the Premises or the proceeds from the sale thereof.
12. It is the intent of the parties that, upon completion of the Project, the parties will discuss opportunities for future collaborative educational construction projects. Unless otherwise terminated, the parties agree to continue discussions regarding similar projects and, after five (5) years, review the continuation of this partnership.
13. No BOCES students shall be allowed on the Premises except under the in-person supervision of BOCES faculty and/or administrators.
14. BOCES shall be responsible for complying with all laws, statutes, ordinances, and regulations, whether state, federal, or local, relative to the activities conducted on the Premises by BOCES students, faculty, administrators, agents, and/or employees.

15. BOCES hereby releases and agrees to indemnify, defend, and hold the TCPDC, its members, directors, employees, and agents harmless from and against any and all liability, loss or damage to property or injury to, or death of, any and all persons that may arise by reason of, or in connection with, the occupation of the Premises by BOCES, its students, faculty, administrators, employees, or agents.
16. At all times throughout the term of this Memorandum of Understanding, BOCES shall maintain, or cause to be maintained, public liability insurance naming the TCPDC as an additional insured in an amount not less than One Million Dollars (\$1,000,000.00).
17. BOCES students, teachers, administrators, faculty, employees, or agents shall not, under any circumstances, be deemed employees of the TCPDC.
18. This Agreement shall be binding upon and inure to the benefit of the respective parties hereto and their respective successors and assigns.

This Memorandum of Understanding may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same Memorandum of Understanding. In addition, the parties may transmit signed copies of this Memorandum of Understanding by email and/or facsimile and both parties intend to be bound by the signatures on any document which is transmitted by email and/or facsimile. Each party is aware that the other party will rely on the email and/or facsimile transmitted signatures, and both parties hereby waive any defense to the enforcement of the terms of this Memorandum of Understanding based on the form of signature.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding as of the date hereinabove set forth.

**TIOGA COUNTY PROPERTY
DEVELOPMENT CORPORATION**

By: _____
Sara Zubalsky-Peer
Executive Administrator

By: _____
Hannah Murray
Board Chair

BROOME-TIOGA BOCES

By: _____

Name: _____

Title: _____

Tioga County Property Development Corporation							
	Actual 2024	Actual 2025	Adopted 2026	Actual 2026 as of 9/18/2026	Proposed 2027	Proposed 2028	Proposed 2029
REVENUE & FINANCIAL SOURCES							
Operating Revenue							
Rental and financing income	\$ -	\$ 2,129.03	\$ 46,400.00	\$ 18,750.00	\$ 47,000.00	\$ 48,000.00	\$ 49,000.00
Other Operating Revenues	\$ 10,000.00		\$ 150,000.00		\$ 150,000.00	\$ 10,000.00	\$ 10,000.00
TOTAL	\$ 10,000.00	\$ 2,129.03	\$ 196,400.00	\$ 18,750.00	\$ 197,000.00	\$ 58,000.00	\$ 59,000.00
Other Operating Revenues							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING REVENUE	\$ 10,000.00	\$ 2,129.03	\$ 196,400.00	\$ 18,750.00	\$ 197,000.00	\$ 58,000.00	\$ 59,000.00
Non-Operating Revenue							
Investment Earnings	\$ -		\$ 100.00	\$ -	\$ 150.00	\$ 190.00	\$ 200.00
Supplemental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 5,113.00	\$ 2,669.09	\$ -	\$ -	\$ -	\$ -	\$ -
State Subsidies/Grants							
LBI Phase 1	\$ -	\$ 153,977.88		\$ -	\$ -	\$ -	\$ -
LBI Phase 2	\$ -	\$ 344,537.03		\$ 453,768.12	\$ -	\$ -	\$ -
LBI Phase 2 Amendment (Acquisition)			\$ 550,000.00		\$ 136,400.00	\$ -	\$ -
LBI2 Capital	\$ -	\$ 373,994.97	\$ 1,239,000.00	\$ 304,233.73	\$ -	\$ -	\$ -
NYMS Owego (62-64 North)		\$ -	\$ 438,000.00		\$ 438,000.00	\$ -	\$ -
Hooker Foundation	\$ -	\$ 1,177.02	\$ -	\$ 1,474.19	\$ -	\$ -	\$ -
ARPA Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTORE NY Round 8	\$ -	\$ -	\$ 165,000.00		\$ 165,000.00	\$ -	\$ -
LBI Operational	\$ -	\$ 40,407.77	\$ 200,000.00	\$ 150,843.85	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
LBI Property Services	\$ -	\$ -	\$ 1,000,000.00			\$ -	\$ -
CDBG Imminent Threat	\$ -	\$ -	\$ 200,000.00		\$ -	\$ -	\$ -
RESTORE NY- Tioga Trails	\$ -	\$ -	\$ 1,000,000.00		\$ 1,000,000.00	\$ -	\$ -
DRI- Tioga Trails					\$ 500,000.00		
LBI Pre-Development					\$ 50,000.00		
LBI Capital 2					\$ 2,000,000.00	\$ -	\$ -
Future Grants					\$ -	\$ 2,000,000.00	\$ 2,000,000.00
TOTAL STATE SUBSIDIES/GRANTS	\$ 435,418.00	\$ 914,094.67	\$ 4,792,000.00	\$ 910,319.89	\$ 4,489,400.00	\$ 2,200,000.00	\$ 2,200,000.00
Federal Subsidies/grants				\$ -			
Municipal subsidies/grants		\$ -		\$ -			
Public authority subsidies				\$ -			
Community Foundation		\$ -	\$ 8,000.00	\$ 3,801.40	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 440,531.00	\$ 914,094.67	\$ 4,800,100.00	\$ 914,121.29	\$ 8,978,950.00	\$ 4,400,190.00	\$ 4,400,200.00
Proceeds from the issuance of debt							
TOTAL REVENUE & FINANCIAL SOURCES	\$ 450,531.00	\$ 916,223.70	\$ 4,996,600.00	\$ 932,871.29	\$ 9,176,100.00	\$ 4,458,190.00	\$ 4,459,200.00
EXPENDITURES							
Operating Expenditures							
Salaries & Wages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTPS							

Directors Insurance/Bonding	\$ -	\$ 2,723.91	\$ 1,050.00	\$ 3,047.14	\$ 3,138.55	\$ 3,232.71	\$ 3,329.69
Audit	\$ -	\$ 12,900.00	\$ 12,000.00	\$ 8,833.00	\$ 9,097.99	\$ 9,370.93	\$ 9,652.06
Legal	\$ -	\$ 19,420.00	\$ 11,000.00	\$ 18,967.12	\$ 19,536.13	\$ 20,122.22	\$ 20,725.88
Accounting	\$ -	\$ 13,853.00	\$ 10,600.00	\$ 10,110.00	\$ 10,413.30	\$ 10,725.70	\$ 11,047.47
Travel		\$ -	\$ 1,000.00	\$ 124.85	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Marketing		\$ -	\$ 2,500.00		\$ 2,800.00	\$ 3,000.00	\$ 3,000.00
Other Professional Services Contracts		\$ 14,297.81	\$ -	\$ 11,028.24	\$ 11,359.09	\$ 11,699.86	\$ 12,050.86
Administrative Services Agreement		\$ 31,250.00	\$ 50,000.00	\$ 37,500.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
NYLBA Dues, Meetings, Fees		\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Equipment and Furniture	\$ -	\$ -	\$ -		\$ 100.00	\$ 103.00	\$ 106.09
Office Supplies	\$ -	\$ 90.97	\$ -	\$ 3,331.57	\$ 500.00	\$ 515.00	\$ 530.45
Rent/Mortgage				\$ -	\$ -	\$ -	\$ -
Printing/Postage				\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,764.00	\$ 96,535.69	\$ 90,150.00	\$ 95,441.92	\$ 110,945.07	\$ 114,273.42	\$ 117,701.62
Professional Services Contracts	\$ 78,039.00	\$ 1,603,733.00					
Other Operating Expenditures							
Contracted Services		\$ 7,532.00	\$ 6,700.00	\$ 175,244.25	\$ 180,501.58	\$ 185,916.62	\$ 191,494.12
Utilities		\$ 5,174.54	\$ 4,800.00	\$ 8,334.87	\$ 8,584.92	\$ 8,842.46	\$ 9,107.74
Security		\$ -	\$ 1,850.00	\$ 10,265.25	\$ 10,573.21	\$ 10,890.40	\$ 11,217.12
Registry		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance		\$ 6,036.00	\$ 15,000.00	\$ 1,782.93	\$ 1,836.42	\$ 1,891.51	\$ 1,948.26
Purchase Option Deposit		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Fees/Permits		\$ -	\$ -	\$ 79.73	\$ 82.12	\$ 84.59	\$ 87.12
Past Due Taxes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 294,752.00	\$ 129,925.00	\$ 28,350.00	\$ 195,707.03	\$ 201,578.24	\$ 207,625.59	\$ 213,854.36
Technical Assistance							
Contracted Services	\$ -	\$ -	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Pre-Development			\$ -				
Design	\$ -	\$ 15,427.70	\$ 71,500.00		\$ 67,710.00	\$ 64,041.30	\$ 60,262.54
Grants							
CDBG Imminent Threat	\$ -	\$ -	\$ 200,000.00		\$ -	\$ -	\$ -
RESTORE NY-81 North							
RESTORE NY- Tioga Trails	\$ -	\$ -	\$ 1,000,000.00		\$ -	\$ -	\$ -
LBI Phase II		\$ 344,537.03		\$ 453,768.12			
LBI Phase II Amendment (Acquisition)	\$ -	\$ -	\$ 550,000.00		\$ -	\$ -	\$ -
LBI Property Services	\$ -	\$ 40,407.77	\$ 1,000,000.00		\$ -	\$ -	\$ -
NYMS 62-64 North Ave	\$ -	\$ -	\$ 438,000.00		\$ -	\$ -	\$ -
LBI Capital	\$ -	\$ 373,994.97	\$ 1,239,000.00	\$ 304,233.73	\$ -	\$ -	
Hooker Foundation	\$ -	\$ 1,177.02	\$ 1,881.00	\$ 1,474.19	\$ -	\$ -	\$ -
Community Foundation	\$ -	\$ -	\$ 8,000.00	\$ 3,801.40	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ 760,116.79	\$ 4,436,881.00	\$ 763,277.44	\$ -	\$ -	\$ -
Future Grants	\$ -	\$ -	\$ -		\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00
TOTAL OPERATING EXPENSES	\$ 375,555.00	\$ 1,830,193.69	\$ 4,636,881.00	\$ 1,054,426.39	\$ 2,390,233.31	\$ 2,395,940.31	\$ 2,401,818.52
Non-Operating Expenditures							
Payment of principal on bonds and financing arrangements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest and other financing charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsidies to other public authorities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital asset outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants and donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other nonoperating expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
81 North Ave Expenditures	\$ -	\$ -	\$ 24,200.00	\$ 16,862.87	\$ 24,500.00	\$ 24,800.00	\$ 25,000.00
TOTAL EXPENDITURES	\$ 375,555.00	\$ 1,830,193.69	\$ 4,661,081.00	\$ 1,071,289.26	\$ 2,414,733.31	\$ 2,420,740.31	\$ 2,426,818.52

CAPITAL CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS (DEFICIENCY) OF REVENUES	\$ 74,976.00	\$ (913,969.99)	\$ 335,519.00	\$ (138,417.97)	\$ 6,761,366.69	\$ 2,037,449.69	\$ 2,032,381.48