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ECONOMIC DEVELOPMENT & PLANNING | INDUSTRIAL DEVELOPMENT AGENCY | LOCAL DEVELOPMENT CORPORATION

**Tioga County Industrial Development Agency  
October 1, 2025 – 4:00 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Legislative Conference Room, 1<sup>st</sup> Floor  
Regular Meeting**

**Call to Order and Introductions:**

**Attendance:** IDA Board Members

1. Roll Call: J. Ward, B. Evanek, M. Sauerbrey, T. Monell, E. Knolles, K. Gillette, B. Case
2. Excused:
3. Guests: J. Meagher, C. Yelverton, B. Woodburn, M. Schnabl

**Privilege of the Floor:**

**Approval of Minutes:**

- A. September 3, 2025, regular meeting.

**Financials:** September/October

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail

**New Business:**

- A. Arteast Café LLC Sales Tax Exemption Extension resolution
- B. CB CD (0158) Renewal:
- C. TCIDA 2026 Budget
- D. CDBG HUD Funds
- E. NYSEG Vine Clearing- Stanton Hill Rd.

**Old Business:**

- A. Bowers account cleanup
- B. Owego Gardens Sewer Subsidy
- C. Tractor Supply – Draft legal work for easement
- D. Corporate Drive railroad crossing

**Committee Reports:**

- A. Public Authority Accountability Act (PAAA)
  1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek



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2. Governance Committee: J. Ward (Chair), E. Knolles
3. Finance Committee: J. Ward (Chair), K. Gillette
  - a. Finance Committee Meeting recommended the board approve 2026 Budget.
4. Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo.
  - a. Annual visits to loan recipients – in progress
5. Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
6. Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

**PILOT Updates:**

- A. Sales Tax Exemptions Update:
  1. Best Bev LLC - \$2,628,331.53 (December)/Authorized \$5,200,000
    - a. Waiting on updated Sales Tax Tracking Sheet before the tax exemption can be closed out.
    - b. J. Meagher attempting to make contact.
  2. Arteast Café LLC - \$18,865 (September)/ Authorized \$24,000- Arteast requested to extend the sales tax exemption.
  3. Navo Properties LLC - \$2,650.71 (September)/ Authorized \$2,728 – Expires in October
- B. Suneast Solar Pilot – Construction is planned to begin in September. Closing, is in progress. PILOT fee has been received.
- C. 2025 School/Village PILOT Invoices

**Project/Grant Updates:**

- A. USDA RBDG and ARC Grant – Lounsberry Pre-engineering Study
  1. 90% of the project has been completed.
  2. Received ARC reimbursement
  3. Received 1-year extension from USDA
- B. Water Quality Improvement Plan – The IDA was required to match 20% of total project cost. The project cost came below what was estimated.
- C. USDA IRP Loan Application –
  1. The IDA was awarded \$299,000 in IRP Funds.
  2. IRP Loan Letter of Conditions package to be issued by USDA
- D. USDA RBDG Equipment Lease program
  1. The quarterly report has been completed for the quarter ending 6/30/25.
  2. Received 1-year extension from USDA.

**Motion to move into Executive Session pursuant to Public Officers Law Section 105 –**

**Next Meeting: Wednesday November 5, 2025, at 4:30 PM in the Legislative Conference room.**



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**Motion to Adjourn the meeting**



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**Tioga County Industrial Development Agency  
September 3, 2025 – 4:30 pm  
Ronald E Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Legislative Conference Room, 1<sup>st</sup> Floor  
Regular Meeting Minutes**

**Call to Order and Introductions: 4:35 PM**

**Attendance:** IDA Board Members

1. Roll Call: J. Ward, B. Evanek, M. Sauerbrey, T. Monell, E. Knolles, K. Gillette
2. Excused:
3. Guests: C. Yelverton, B. Woodburn, M. Schnabl, Matt Freeze

**Privilege of the Floor:**

**Approval of Minutes:**

- A. August 6, 2025, regular meeting.

**Motion to approve August 6, 2025, regular meeting minutes as written (T. Monell, E. Knolles).**

**Aye- 6  
Nay-0**

**Abstain-0  
Carried**

**Financials:** August/September

- A. Balance Sheet
- B. Profit & Loss
- C. Transaction Detail

**Motion to approve August and September financials as written (K. Gillette, B. Evenek).**

**Aye- 6  
Nay-0**

**Abstain-0  
Carried**

**New Business:**

- A. Arteast Café LLC Sales Tax Exemption Extension- Ends in October. Arteast is seeking an extension.



- B. Hunt Proposal for FAST NY Grant Application. Hunt provided a proposal for grant writing assistance. Before Hunt can assist with the grant application, option agreements will need to be established.

**Motion to approve Hunt's proposal for FAST NY grant writing assistance (E. Knolles, K. Gillette).**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

- C. MRB Group Cost Benefit Analysis. It is required by the ABO to assess projects. M. Schnabl reached out to Broome County IDA to see how they evaluated their projects. Broome County IDA uses the MRB Group Costs analysis. For a one time \$1500 fee MRB offers a cost analysis tool that is tailored to Tioga County. The form will allow the IDA to evaluate PILOT application. MRB Group also offers a Test of Reasonableness where they analyze PILOT applications and offer recommendations. For each PILOT it would be \$8000, however the IDA can require applicants to pay the fee.

**Motion to approve \$1,500 onetime fee for MRB Group Cost Benefit Analysis tool to evaluate PILOTS (E. Knolles, K. Gillette)**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

- D. Audit RFP. The RFP is for audit services for the LCD, IDA and Landbank. J. Meagher reviewed and approved the RFP as written. The RFP will be posted in the newspaper and sent to audit forms. The RFP is for fiscal years 2025-2027. The IDA has one more year before they are due for a new audit team.

**Motion to approve the request for proposal for audit services as written.**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

- E. Southern Tier Economic Growth MOU. Southern Tier Economic Growth (STEG) is requesting IDA's of the Southern Tier to contribute \$1,500 towards the Southern Tier Cleantech Strategy, which includes developing and facilitating performance measures, organizational structures, budget and financing, and a detailed plan to execute the launch of the STN Cleantech Strategy.



**Motion to contribute \$1,500 towards the STN Cleantech Strategy (E. Knolles, K. Gillette).**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

- F. CCTC CD (0847)-renewal for 6 months at 3.75 APR. Banks require CD's to be renewed within a 10-day window. The finance committee, K. Gillette and J. Ward reviewed CD rates and agreed to renew the CD at Chemung Canal Trust Company for 6 months at 3.75% via email vote.

**Motion to reaffirm Finance committee's email vote to renew CD (0847) for 6 months at 3.57 APR (T. Monell, B. Evanek).**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

**Old Business:**

- A. Owego Gardens Sewer Subsidy. Waiting on paperwork from Owego Gardens.
- B. Tractor Supply – Draft legal work for easement. Joe is reviewing legal documents. Tractor Supply is opening with temporary water while waiting on the easement.
- C. Bower's Accounting Proposal. At last month's board meeting, the board agreed to move forward with Bower's for account cleanup and to speak to the IDA's current accountant, J. Nolis before moving forward with monthly accounting services. J. Ward and K. Gillette spoke with J. Nolis. J. Nolis has not reviewed financials since June. Currently the board pays around \$400 per month for accounting services, however C. Yelverton completed the reconciliations. Bowers' proposal is \$900 a month and includes monthly reconciliations. The board reviewed Bower's proposal.

**Motion to move forward with Bower's for monthly accounting services (M. Sauerbrey, B. Evanek).**

**Aye- 6      Abstain-0**  
**Nay-0      Carried**

- D. Administrative Coordinator for TCIDA/TCPDC. Received a couple applications for the position.
- E. TSB ICS account. The ICS account was opened, and funds were transferred to the account. J. Ward will provide monthly statements for review.
- F. Façade Loan checking account. J. Ward brought paperwork to update the signers at Community Bank. The board signed the paperwork and C. Yelverton will deliver it to the bank. The Façade loan account will be moved to TSB.



- G. Corporate Drive Railroad Crossing- RJ Corman has not made a decision on how they would like to proceed.

**Committee Reports:**

- A. Public Authority Accountability Act (PAAA)
  - 1. Audit Committee Report: E. Knolles (Chair), J. Ward, B. Evanek
  - 2. Governance Committee: J. Ward (Chair), E. Knolles
    - a. TCIDA BOD appointed Barbara Case to the vacant board position. Waiting on final resolution to be approved by the legislature.
- 1) Finance Committee: J. Ward (Chair), K. Gillette
  - A. Finance Committee Meeting is scheduled for October to review Budget. J. Ward requested the meeting to be rescheduled.
- 2) Loan Committee: J. Ward, K. Dougherty, D. Barton, E. Knolles, B. Evanek, J. Lavo.
- 3) Railroad Committee: M. Sauerbrey, K. Gillette, T. Monell
- 4) Public Relations Committee: B. Woodburn, M. Sauerbrey, T. Monell

**PILOT Updates:**

- A. Sales Tax Exemptions Update:
  - 1. Best Bev LLC - \$2,628,331.53 (December)/Authorized \$5,200,000
    - a. Waiting on updated Sales Tax Tracking Sheet
    - b. B. Woodburn has reached out multiple times and have not received a response.
  - 2. Arteast Café LLC - \$18,865 (July)/ Authorized \$24,000- Arteast requested to extend their sales tax exemption because project is still undergoing.
  - 3. Navo Properties LLC - \$2,607.49 (July)/ Authorized \$2,728- Expires in October
- B. Suneast Solar Pilot – Construction is planned to begin in September. J. Meagher is working on closing, which is expected to be completed in August.
- C. 2024 PARIS Annual Report updates. M. Schnabl submitted corrections and is waiting to hear back.
- D. 2025 School/Village PILOT invoices. Invoices have been sent out.
- E. 2026 Town and County PILOT Projections. Projections have been completed.

**Project/Grant Updates:**

- A. USDA RBDG and ARC Grant – Lounsberry Pre-engineering Study
  - 1. 90% of the project has been completed.
  - 2. Received ARC reimbursement
  - 3. Received 1-year extension from USDA
  - 4. Waiting on Geotech to be completed.
- B. Water Quality Improvement Plan – Waiting to hear back from Wendy regarding how much the IDA is required to pay.
- C. USDA IRP Loan Application –
  - 1. The IDA was awarded \$299,000 in IRP Funds.



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2. IRP Loan Letter of Conditions package to be issued by USDA.
  3. The IDA is required to spend funds within a 6-month time period. Currently the IDA has not received any applications for funds. The board will have to review what they would like to do moving forward and determine if they would like to keep the funds.
- D. USDA RBDG Equipment Lease program
1. The quarterly report has been completed for the quarter ending 6/30/25.
  2. Received 1-year extension from USDA.

**Motion to move into Executive Session pursuant to Public Officers Law Section 105 –**

**Next Meeting: Wednesday October 1, 2025, at 4:30 PM in the Legislative Conference room.**

**Motion to Adjourn the meeting at 5:14 pm (T. Monell)**

**DRAFT**



# Balance Sheet - updated report

## Tioga County Industrial Development Agency

As of August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	AS OF AUGUST 31, 2025	AS OF AUGUST 31, 2024 (PY)	\$ CHANGE (PY)
<b>Assets</b>			
Current Assets			
Bank Accounts			
CCTC- CDs	0	0	0
Land Acquisition (150)	595,684.95	555,596.92	40,088.03
Site Dev 0847	110,608.57	104,439.62	6,168.95
<b>Total for CCTC- CDs</b>	<b>\$706,293.52</b>	<b>\$660,036.54</b>	<b>\$46,256.98</b>
CD Cap Improvement Com Bank (deleted)		327,220.11	-327,220.11
CD Cap Improvement TSB 1484	345,058.05		345,058.05
CD Site Dev Com Bank 156	109,821.03	103,328.18	6,492.85
CD Site Dev Com Bank 158	109,809.95	103,328.19	6,481.76
Restricted Cash Accounts	0	0	0
Community- Facade Improvement	227,742.84	248,885.31	-21,142.47
COVID-19		78.67	-78.67
USDA Funds	0	0	0
CCTC- Loan Loss Reserve	40,523.94	40,511.82	12.12
TSB- IRP 2016 (Formerly IRP 4)	78,427.85	73,210.64	5,217.21
TSB- RBEG	112,503.02	89,014.90	23,488.12
<b>Total for USDA Funds</b>	<b>\$231,454.81</b>	<b>\$202,737.36</b>	<b>\$28,717.45</b>
<b>Total for Restricted Cash Accounts</b>	<b>\$459,197.65</b>	<b>\$451,701.34</b>	<b>\$7,496.31</b>
Temporarily Restricted Cash Acc	0	0	0
Community- BestBuy PILOT Acct.	369.98	369.98	
TSB-Crown Cork and Seal (deleted)		100.67	-100.67
TSB- PILOTS (Previously OG)	426,532.34	423,993.35	2,538.99
<b>Total for Temporarily Restricted Cash Acc</b>	<b>\$426,902.32</b>	<b>\$424,464.00</b>	<b>\$2,438.32</b>
Unrestricted Cash Accounts	0	0	0
TSB- checking	222,467.17	669,493.28	-447,026.11
TSB- general fund	25,862.40	25,826.94	35.46
TSB ICS	600,000.00		600,000.00
<b>Total for Unrestricted Cash Accounts</b>	<b>\$848,329.57</b>	<b>\$695,320.22</b>	<b>\$153,009.35</b>
<b>Total for Bank Accounts</b>	<b>\$3,005,412.09</b>	<b>\$2,765,398.58</b>	<b>\$240,013.51</b>
Accounts Receivable			

**Balance Sheet - updated report**  
**Tioga County Industrial Development Agency**  
As of August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	AS OF AUGUST 31, 2025	AS OF AUGUST 31, 2024 (PY)	\$ CHANGE (PY)
Other Current Assets			
Accounts Receivable 1300.01	453.05	84,453.05	-84,000.00
Allowance for Doubtful Accounts	-35,000.00	-35,000.00	
Facade Loan Program	0	0	0
Loan Rec 2024-01	19,166.66		19,166.66
<b>Total for Facade Loan Program</b>	<b>\$19,166.66</b>	<b>0</b>	<b>\$19,166.66</b>
IRP 4	0	0	0
IRP 4 2023-01-A	52,473.53	57,618.04	-5,144.51
Loan Rec 2009-02-A		48,051.58	-48,051.58
Loan Rec 2017-01-A	4,433.07	7,275.16	-2,842.09
Loan Rec 2017-04-A	21,875.24	24,498.48	-2,623.24
Loan Rec 2018-01-A	43,171.14	47,699.94	-4,528.80
Loan Rec - 2019 - 06A	42,242.85	53,314.12	-11,071.27
Loan Rec 2019-07-A	29,588.91	31,829.89	-2,240.98
Loan Rec 2021-01-A	48,422.68	56,156.89	-7,734.21
Loan Rec 2021-02-A	3,108.19	6,420.17	-3,311.98
<b>Total for IRP 4</b>	<b>\$245,315.61</b>	<b>\$332,864.27</b>	<b>-\$87,548.66</b>
RBEG	0	0	0
Loan Rec - RBEG 2019 -06	33,794.42	42,651.46	-8,857.04
RBEG 2023-01-A	83,957.48	92,188.79	-8,231.31
<b>Total for RBEG</b>	<b>\$117,751.90</b>	<b>\$134,840.25</b>	<b>-\$17,088.35</b>
<b>Total for Other Current Assets</b>	<b>\$347,687.22</b>	<b>\$517,157.57</b>	<b>-\$169,470.35</b>
<b>Total for Current Assets</b>	<b>\$3,353,099.31</b>	<b>\$3,282,556.15</b>	<b>\$70,543.16</b>
Fixed Assets			
Land 434	376,800.36	376,800.36	
Land- Cavataio	2,500.00	2,500.00	
Land-general	601,707.05	601,707.05	
Land-Louns	\$230,932.53	\$230,932.53	0
Berry	2,452.20	2,452.20	
Hess	259,561.43	259,561.43	
Lopke	8,993.03	8,993.03	
Town of Nichols	20,000.00	20,000.00	
<b>Total for Land-Louns</b>	<b>\$521,939.19</b>	<b>\$521,939.19</b>	<b>0</b>
Land-Rizzuto	78,395.16	78,395.16	
Railroad Improvements	1,990,530.50	1,979,330.50	11,200.00
Z Accumulated Depreciation	-1,308,664.24	-1,279,269.24	-29,395.00
<b>Total for Fixed Assets</b>	<b>\$2,263,208.02</b>	<b>\$2,281,403.02</b>	<b>-\$18,195.00</b>

Balance Sheet - updated report  
Tioga County Industrial Development Agency  
As of August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	AS OF AUGUST 31, 2025	AS OF AUGUST 31, 2024 (PY)	\$ CHANGE (PY)
Other Assets			
<b>Total for Assets</b>	<b>\$5,616,307.33</b>	<b>\$5,563,959.17</b>	<b>\$52,348.16</b>
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable			
Credit Cards			
Other Current Liabilities			
PILOT Payments	0	0	0
CNYOG	-0.01		-0.01
Crown Cork and Seal	300,000.00	300,000.00	
Gateway Owego, LLC	2,100.00	2,000.00	100.00
Nichols Cross Dock	0.01		0.01
Owego Gardens	\$42,099.99	\$24,976.00	\$17,123.99
Sewer Subsidy	-16,625.00		-16,625.00
<b>Total for Owego Gardens</b>	<b>\$25,474.99</b>	<b>\$24,976.00</b>	<b>\$498.99</b>
Spencer-Tioga Solar	98,926.00	96,986.00	1,940.00
<b>Total for PILOT Payments</b>	<b>\$426,500.99</b>	<b>\$423,962.00</b>	<b>\$2,538.99</b>
<b>Total for Other Current Liabilities</b>	<b>\$426,500.99</b>	<b>\$423,962.00</b>	<b>\$2,538.99</b>
<b>Total for Current Liabilities</b>	<b>\$426,500.99</b>	<b>\$423,962.00</b>	<b>\$2,538.99</b>
Long-term Liabilities			
Loan Pay- IRP 1	14,519.81	22,553.42	-8,033.61
Loan Pay- IRP 2	55,116.17	66,787.30	-11,671.13
Loan Pay- IRP 3	138,881.10	138,881.10	
Loan Pay- IRP 4	149,882.61	171,034.68	-21,152.07
<b>Total for Long-term Liabilities</b>	<b>\$358,399.69</b>	<b>\$399,256.50</b>	<b>-\$40,856.81</b>
<b>Total for Liabilities</b>	<b>\$784,900.68</b>	<b>\$823,218.50</b>	<b>-\$38,317.82</b>
Equity			
3000 Opening Bal Equity	-48,051.58		-48,051.58
Board Designated Funds	1,406,302.63	1,406,302.63	
1110 Retained Earnings	3,413,011.87	3,409,874.23	3,137.64
Net Income	60,143.73	-75,436.19	135,579.92
<b>Total for Equity</b>	<b>\$4,831,406.65</b>	<b>\$4,740,740.67</b>	<b>\$90,665.98</b>
<b>Total for Liabilities and Equity</b>	<b>\$5,616,307.33</b>	<b>\$5,563,959.17</b>	<b>\$52,348.16</b>

# Profit and Loss

## Tioga County Industrial Development Agency

January 1-August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - AUG 31 2025	JAN 1 - AUG 31 2024 (PY)	\$ CHANGE (PY)
Income			
4110 Grants	\$68,650.00	0	\$68,650.00
DRI-HCR	73,545.56	586,390.65	-512,845.09
Lounsberry Industrial Area Expansion Study	23,445.00		23,445.00
Workforce Coordinator	2,500.00	25,353.64	-22,853.64
<b>Total for 4110 Grants</b>	<b>\$168,140.56</b>	<b>\$611,744.29</b>	<b>-\$443,603.73</b>
4160 RJ Corman	0	0	0
freight	135,169.88	97,681.67	37,488.21
<b>Total for 4160 RJ Corman</b>	<b>\$135,169.88</b>	<b>\$97,681.67</b>	<b>\$37,488.21</b>
Interest Income-	0	0	0
CCTC CD Land Acquisition 10 mo	6,210.64		6,210.64
CCTC CD Land Acquisition (879)	6,013.64		6,013.64
CCTC CD Site Development (878)	1,324.05		1,324.05
CCTC Loan Loss Reserve Account	8.02	8.17	-0.15
CD 156 com bank	2,618.01		2,618.01
CD 158 Site Dev Com Bank	2,606.92		2,606.92
Community- Facade Improvement	29.29	16.48	12.81
interest income CD Site Dev Com	4,676.92		4,676.92
TSB CD 1484 Interest income	3,131.05		3,131.05
TSB- checking	1,101.11	1,299.84	-198.73
TSB-general fund	22.51	25.89	-3.38
TSB- IRP 4	12.81	10.99	1.82
TSB- RBEG	37.02	10.84	26.18
CD 155 Site Dev com bank		1,224.44	-1,224.44
Interest Income - TSB COVID19		-1.84	1.84
<b>Total for Interest Income-</b>	<b>\$27,791.99</b>	<b>\$2,594.81</b>	<b>\$25,197.18</b>
Leases/Licenses	\$14,505.20	\$16,235.17	-\$1,729.97
First Light	1,336.45		1,336.45
Lounsberry South - Engelbert	900.00		900.00
Swartwood	700.00	200.00	500.00
<b>Total for Leases/Licenses</b>	<b>\$17,441.65</b>	<b>\$16,435.17</b>	<b>\$1,006.48</b>
Loan Administrative Fee	\$459.89	\$85.07	\$374.82
IRP 4		174.99	-174.99
<b>Total for Loan Administrative Fee</b>	<b>\$459.89</b>	<b>\$260.06</b>	<b>\$199.83</b>

# Profit and Loss

## Tioga County Industrial Development Agency

January 1-August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - AUG 31 2025	JAN 1 - AUG 31 2024 (PY)	\$ CHANGE (PY)
Loan Interest Income	0	\$94.26	-\$94.26
IRP 4	\$2.67	0	\$2.67
2017-01-A	97.73	143.14	-45.41
2017-04-A	686.11	669.25	16.86
2018-01-A	1,429.65	1,570.54	-140.89
2019 - 06A	1,396.46	1,520.78	-124.32
2019-07-A	1,065.41	1,142.33	-76.92
2021-01-A	855.71	855.90	-0.19
2021-02-A	72.65	127.32	-54.67
2023-01-A	1,905.03	2,081.58	-176.55
<b>Total for IRP 4</b>	<b>\$7,511.42</b>	<b>\$8,110.84</b>	<b>-\$599.42</b>
RBEG	\$27.02	0	\$27.02
2023.01-A	3,048.05	3,330.56	-282.51
<b>Total for RBEG</b>	<b>\$3,075.07</b>	<b>\$3,330.56</b>	<b>-\$255.49</b>
RBEG 2019 -06	1,117.14	1,216.61	-99.47
COVID-19 C-4-A		-5.86	5.86
COVID-19 C-5-A		-7.19	7.19
COVID-19 C-7-A		-27.47	27.47
<b>Total for Loan Interest Income</b>	<b>\$11,703.63</b>	<b>\$12,711.75</b>	<b>-\$1,008.12</b>
4150 Miscellaneous Income		12,418.80	-12,418.80
4170 PILOT Program Fees	0	\$2,500.00	-\$2,500.00
Best Bev		13,571.11	-13,571.11
<b>Total for 4170 PILOT Program Fees</b>	<b>0</b>	<b>\$16,071.11</b>	<b>-\$16,071.11</b>
Loan Commitment Fee		400.00	-400.00
<b>Total for Income</b>	<b>\$360,707.60</b>	<b>\$770,317.66</b>	<b>-\$409,610.06</b>
Cost of Goods Sold			
<b>Gross Profit</b>	<b>\$360,707.60</b>	<b>\$770,317.66</b>	<b>-\$409,610.06</b>
Expenses			
6120 Bank Service Charges	55.00	15.00	40.00
6160 Dues and Subscriptions	460.00	950.00	-490.00
6180 Insurance	0	0	0
6185 Property & Liability (Dryden)	13,069.70	12,758.14	311.56
D & O (Philadelphia Ins. Co)	4,090.00	3,866.00	224.00
6190 Disability (First Rehab Life)		344.41	-344.41
Employee Health (SSA)		2,309.00	-2,309.00
WC (Utica)		-325.00	325.00
<b>Total for 6180 Insurance</b>	<b>\$17,159.70</b>	<b>\$18,952.55</b>	<b>-\$1,792.85</b>

# Profit and Loss

## Tioga County Industrial Development Agency

January 1-August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - AUG 31 2025	JAN 1 - AUG 31 2024 (PY)	\$ CHANGE (PY)
6200 Interest Expense	\$3,131.05	\$206.97	\$2,924.08
6220 Loan Interest	0	0	0
IRP 1	225.53	305.07	-79.54
IRP 2	667.87	783.43	-115.56
IRP 4	3,525.93	1,815.58	1,710.35
IRP 3		1,497.23	-1,497.23
<b>Total for 6220 Loan Interest</b>	<b>\$4,419.33</b>	<b>\$4,401.31</b>	<b>\$18.02</b>
<b>Total for 6200 Interest Expense</b>	<b>\$7,550.38</b>	<b>\$4,608.28</b>	<b>\$2,942.10</b>
6240 Miscellaneous	4,124.13	1,210.00	2,914.13
6250 Postage and Delivery	29.73		29.73
6270 Professional Fees	\$10,000.00	\$25,000.00	-\$15,000.00
6280 Legal Fees	13,185.50	50,747.50	-37,562.00
6650 Accounting	\$4,920.00	\$9,750.00	-\$4,830.00
Jan Nolis		3,555.00	-3,555.00
<b>Total for 6650 Accounting</b>	<b>\$4,920.00</b>	<b>\$13,305.00</b>	<b>-\$8,385.00</b>
Administrative Services	\$46,800.00	\$2,100.00	\$44,700.00
Tinney		17,000.00	-17,000.00
<b>Total for Administrative Services</b>	<b>\$46,800.00</b>	<b>\$19,100.00</b>	<b>\$27,700.00</b>
BiziLife LLC	3,929.66	4,409.24	-479.58
Ec Dev Specialist Position		10,000.00	-10,000.00
<b>Total for 6270 Professional Fees</b>	<b>\$78,835.16</b>	<b>\$122,561.74</b>	<b>-\$43,726.58</b>
6670 Program Expense	0	0	0
Fa?ade Improvement Loan Program	190.40		190.40
Water Tower		164.05	-164.05
<b>Total for 6670 Program Expense</b>	<b>\$190.40</b>	<b>\$164.05</b>	<b>\$26.35</b>
6770 Supplies	\$1,305.47	\$1,735.77	-\$430.30
6780 Marketing	895.83		895.83
<b>Total for 6770 Supplies</b>	<b>\$2,201.30</b>	<b>\$1,735.77</b>	<b>\$465.53</b>
Grant Expense	0	0	0
DRI-HCR	81,179.49	586,390.65	-505,211.16
Lounsberry Industrial Area Expansion Study	89,986.50		89,986.50
Richford Railroad	3,800.00	7,566.00	-3,766.00
Workforce Coordinator	10,350.17	12,186.50	-1,836.33
Raymond Hadley Water		48,879.00	-48,879.00
<b>Total for Grant Expense</b>	<b>\$185,316.16</b>	<b>\$655,022.15</b>	<b>-\$469,705.99</b>
IDA Paint Program	1,000.00		1,000.00
Loan Program Expense	60.00	60.00	

# Profit and Loss

## Tioga County Industrial Development Agency

January 1-August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - AUG 31 2025	JAN 1 - AUG 31 2024 (PY)	\$ CHANGE (PY)
Marketing	2,968.18	402.50	2,565.68
Property Taxes	0	0	0
540 Stanton Hill	170.49	170.82	-0.33
96 Smith Creek Rd	27.85	27.90	-0.05
Berry Road (312)	102.29	102.49	-0.20
Berry Road (313)	51.15	51.25	-0.10
Berry Road (47)	143.66	143.95	-0.29
Carmichael Road	8.86	7.90	0.96
Glenmary Drive	11.45	10.90	0.55
Metro Road	9.54	9.09	0.45
Smith Creek Road	23.87	23.92	-0.05
Spring St	0.28	0.27	0.01
Stanton Hill 9.64A Town Lot	225.27	225.72	-0.45
<b>Total for Property Taxes</b>	<b>\$774.71</b>	<b>\$774.21</b>	<b>\$0.50</b>
6300 Repairs	0	0	0
6310 Building Repairs		5,410.00	-5,410.00
<b>Total for 6300 Repairs</b>	<b>0</b>	<b>\$5,410.00</b>	<b>-\$5,410.00</b>
6350 Travel & Ent	0	0	0
6380 Travel		129.31	-129.31
<b>Total for 6350 Travel &amp; Ent</b>	<b>0</b>	<b>\$129.31</b>	<b>-\$129.31</b>
6560 Payroll Expenses	0	\$24,420.51	-\$24,420.51
Payroll Expenses - HSA		600.00	-600.00
<b>Total for 6560 Payroll Expenses</b>	<b>0</b>	<b>\$25,020.51</b>	<b>-\$25,020.51</b>
Employee benefit	0	0	0
IRA Company Match		202.23	-202.23
<b>Total for Employee benefit</b>	<b>0</b>	<b>\$202.23</b>	<b>-\$202.23</b>
Loan Admin Fee	0	0	0
IRP 4		260.06	-260.06
<b>Total for Loan Admin Fee</b>	<b>0</b>	<b>\$260.06</b>	<b>-\$260.06</b>
Lounsberry land		3,200.00	-3,200.00
Property Maintenance		5,075.49	-5,075.49
<b>Total for Expenses</b>	<b>\$300,724.85</b>	<b>\$845,753.85</b>	<b>-\$545,029.00</b>
<b>Net Operating Income</b>	<b>\$59,982.75</b>	<b>-\$75,436.19</b>	<b>\$135,418.94</b>
Other Income			
7010 Interest Income	160.98		160.98
<b>Total for Other Income</b>	<b>\$160.98</b>	<b>0</b>	<b>\$160.98</b>

Profit and Loss

Tioga County Industrial Development Agency

January 1-August 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	JAN 1 - AUG 31 2025	JAN 1 - AUG 31 2024 (PY)	\$ CHANGE (PY)
Other Expenses			
Net Other Income	\$160.98	0	\$160.98
Net Income	\$60,143.73	-\$75,436.19	\$135,579.92



# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
CD Site Dev Com Bank 156			
08/15/2025		INTEREST ADDED BACK	335.25
<b>Total for CD Site Dev Com Bank 156</b>			<b>\$335.25</b>
CD Site Dev Com Bank 158			
08/15/2025		INTEREST ADDED BACK	333.83
<b>Total for CD Site Dev Com Bank 158</b>			<b>\$333.83</b>
Accounts Receivable 1300.01			
08/28/2025	Crown, Cork & Seal	Crown Cork & Seal agency fee final installment	-42,000.00
<b>Total for Accounts Receivable 1300.01</b>			<b>-\$42,000.00</b>
6120 Bank Service Charges			
08/28/2025	Tioga State Bank N.A	WIRE TRANSFER FEE	15.00
<b>Total for 6120 Bank Service Charges</b>			<b>\$15.00</b>
6250 Postage and Delivery			
08/18/2025	Tioga County Treasurer	Q1 of 2025 postage	21.48
08/18/2025	Tioga County Treasurer	Q2 of 2025 postage	8.25
<b>Total for 6250 Postage and Delivery</b>			<b>\$29.73</b>
IDA Paint Program			
08/15/2025	Arteast Cafe LLC	Paint Program Reimbursement 37-41 Lake Street, Owego	1,000.00
<b>Total for IDA Paint Program</b>			<b>\$1,000.00</b>
CCTC- CDs			
Site Dev 0847			
08/19/2025		INTEREST	1,153.21
<b>Total for Site Dev 0847</b>			<b>\$1,153.21</b>
<b>Total for CCTC- CDs with sub-accounts</b>			<b>\$1,153.21</b>
Restricted Cash Accounts			
Community- Facade Improvement			
08/15/2025	Arteast Cafe LLC	Paint Program Reimbursement 37-41 Lake Street, Owego	-1,000.00
08/26/2025		Coughlin and Gerhart facade loan payment - August	277.78
08/31/2025		INTEREST DEPOSIT	1.94
<b>Total for Community- Facade Improvement</b>			<b>-\$720.28</b>
USDA Funds			
CCTC- Loan Loss Reserve			
08/29/2025		INTEREST	0.97
<b>Total for CCTC- Loan Loss Reserve</b>			<b>\$0.97</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
<b>TSB- IRP 2016 (Formerly IRP 4)</b>			
08/01/2025	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0394 25/08/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000394 25/08/01	670.57
08/01/2025	R&C Auto	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0022 25/08/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000022 25/08/01	306.00
08/01/2025	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0396 25/08/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000396 25/08/01	1,012.45
08/06/2025	Patrick Elston	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0012 25/08/06 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000012 25/08/06	321.55
08/08/2025	Broad Street Barber Shop	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0044 25/08/08 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000044 25/08/08	559.08
08/26/2025		DEPOSIT	1,290.34
08/29/2025	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0498 25/08/29 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000498 25/08/29	670.57
08/29/2025	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0500 25/08/29 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000500 25/08/29	1,012.45
08/29/2025	R&C Auto	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0038 25/08/29 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000038 25/08/29	306.00
08/31/2025		INTEREST DEPOSIT	1.28
<b>Total for TSB- IRP 2016 (Formerly IRP 4)</b>			<b>\$6,150.29</b>
<b>TSB- RBEG</b>			
08/01/2025	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0016 25/08/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000016 25/08/01	1,072.92
08/01/2025	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0398 25/08/01 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000398 25/08/01	809.96
08/29/2025	HeaHea Retreat	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0040 25/08/29 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000040 25/08/29	1,072.92
08/29/2025	Pristine Vision, LLC	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0502 25/08/29 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXXX2000502 25/08/29	809.96
08/31/2025		INTEREST DEPOSIT	14.12
<b>Total for TSB- RBEG</b>			<b>\$3,779.88</b>
<b>Total for USDA Funds with sub-accounts</b>			<b>\$9,931.14</b>
<b>Total for Restricted Cash Accounts with sub-accounts</b>			<b>\$9,210.86</b>

### Unrestricted Cash Accounts

#### TSB- checking

08/18/2025	Jan Nolis, CPA	April-June Accounting services	-1,860.00
08/18/2025	Tioga County Treasurer	Q1&2 Postage	-29.73
08/18/2025		ICS transfer	-600,000.00
08/26/2025	RJ Corman	RJ Corman Freight for July	25,300.30
08/28/2025	Crown, Cork & Seal	WIRE TRANSFER CREDIT CROWN CORK AND SEAL USA INC WV XXXX8886 090 XXXX0030 W02 INV 231 1070 WIRE TRANSFER CREDIT CROWN CORK AND SEAL USA INC WV 88886 090 10030 W02 INV 231 1070 Final Agency Fee payment.	42,000.00

## Transaction Detail by Account

### Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
08/28/2025	Tioga State Bank N.A	WIRE TRANSFER FEE	-15.00
08/31/2025	Brittany Woodburn	August 2025 professional services	-1,900.00
08/31/2025	Megan Schnabl	August 2025 Professional Services	-1,500.00
08/31/2025	Casey Yelverton	August 2025 Professional Services	-1,200.00
08/31/2025		INTEREST DEPOSIT	101.04
<b>Total for TSB- checking</b>			-
			<b>\$539,103.39</b>
TSB- general fund			
08/31/2025		INTEREST DEPOSIT	3.29
<b>Total for TSB- general fund</b>			<b>\$3.29</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
TSB ICS			
08/18/2025		ICS transfer	600,000.00
<b>Total for TSB ICS</b>			<b>\$600,000.00</b>
<b>Total for Unrestricted Cash Accounts with sub-accounts</b>			<b>\$60,899.90</b>
Facade Loan Program			
Loan Rec 2024-01			
08/26/2025		Coughlin and Gerhart facade loan payment - August	-277.78
<b>Total for Loan Rec 2024-01</b>			<b>-\$277.78</b>
<b>Total for Facade Loan Program with sub-accounts</b>			<b>-\$277.78</b>
IRP 4			
IRP 4 2023-01-A			
08/01/2025	HeaHea Retreat	August Principle pymt	-437.16
08/29/2025	HeaHea Retreat	September principle pymt	-439.08
<b>Total for IRP 4 2023-01-A</b>			<b>-\$876.24</b>
Loan Rec 2017-01-A			
08/26/2025		August Principle pymt	-239.45
<b>Total for Loan Rec 2017-01-A</b>			<b>-\$239.45</b>
Loan Rec 2017-04-A			
08/01/2025	R&C Auto	August Principle pymt	-222.30
08/29/2025	R&C Auto	Sept. principle pymt	-223.13
<b>Total for Loan Rec 2017-04-A</b>			<b>-\$445.43</b>
Loan Rec 2018-01-A			
08/08/2025	Broad Street Barber Shop	August Principle pymt	-385.65
<b>Total for Loan Rec 2018-01-A</b>			<b>-\$385.65</b>
Loan Rec - 2019 - 06A			
08/01/2025	Pristine Vision, LLC	August Principle pymt	-865.86
08/29/2025	Pristine Vision, LLC	Sept. principle pymt	-868.74
<b>Total for Loan Rec - 2019 - 06A</b>			<b>-\$1,734.60</b>
Loan Rec 2019-07-A			
08/06/2025	Patrick Elston	August Principle pymt	-191.26
<b>Total for Loan Rec 2019-07-A</b>			<b>-\$191.26</b>
Loan Rec 2021-01-A			
08/26/2025		August Principle pymt	-651.92
<b>Total for Loan Rec 2021-01-A</b>			<b>-\$651.92</b>
Loan Rec 2021-02-A			
08/26/2025		August Principle pymt	-279.12
<b>Total for Loan Rec 2021-02-A</b>			<b>-\$279.12</b>
<b>Total for IRP 4 with sub-accounts</b>			<b>-\$4,803.67</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
<b>RBEG</b>			
Loan Rec - RBEG 2019 -06			
08/01/2025	Pristine Vision, LLC	August Principle pymt	-692.69
08/29/2025	Pristine Vision, LLC	September Principle pymt	-695.00
<b>Total for Loan Rec - RBEG 2019 -06</b>			<b>-\$1,387.69</b>
RBEG 2023-01-A			
08/01/2025	HeaHea Retreat	August Principle pymt	-699.47
08/29/2025	HeaHea Retreat	September principle pymt	-702.53
<b>Total for RBEG 2023-01-A</b>			<b>-\$1,402.00</b>
<b>Total for RBEG with sub-accounts</b>			<b>-\$2,789.69</b>
<b>4160 RJ Corman</b>			
freight			
08/26/2025	RJ Corman	RJ Corman Freight for June	14,351.10
08/26/2025	RJ Corman	RJ Corman Freight July	10,949.20
<b>Total for freight</b>			<b>\$25,300.30</b>
<b>Total for 4160 RJ Corman with sub-accounts</b>			<b>\$25,300.30</b>
<b>Interest Income-</b>			
CCTC Loan Loss Reserve Account			
08/29/2025		INTEREST	0.97
<b>Total for CCTC Loan Loss Reserve Account</b>			<b>\$0.97</b>
CD 156 com bank			
08/15/2025		INTEREST ADDED BACK	335.25
<b>Total for CD 156 com bank</b>			<b>\$335.25</b>
CD 158 Site Dev Com Bank			
08/15/2025		INTEREST ADDED BACK	333.83
<b>Total for CD 158 Site Dev Com Bank</b>			<b>\$333.83</b>
Community- Facade Improvement			
08/31/2025		INTEREST DEPOSIT	1.94
<b>Total for Community- Facade Improvement</b>			<b>\$1.94</b>
interest income CD Site Dev Com			
08/19/2025		INTEREST	1,153.21
<b>Total for interest income CD Site Dev Com</b>			<b>\$1,153.21</b>
TSB- checking			
08/31/2025		INTEREST DEPOSIT	101.04
<b>Total for TSB- checking</b>			<b>\$101.04</b>
TSB-general fund			
08/31/2025		INTEREST DEPOSIT	3.29
<b>Total for TSB-general fund</b>			<b>\$3.29</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
TSB- IRP 4			
08/31/2025		INTEREST DEPOSIT	1.28
<b>Total for TSB- IRP 4</b>			<b>\$1.28</b>
TSB- RBEG			
08/31/2025		INTEREST DEPOSIT	14.12
<b>Total for TSB- RBEG</b>			<b>\$14.12</b>
<b>Total for Interest Income- with sub-accounts</b>			<b>\$1,944.93</b>
<b>Loan Interest Income</b>			
RBEG 2019 -06			
08/01/2025	Pristine Vision, LLC	August interest pymt	117.27
08/29/2025	Pristine Vision, LLC	September interest pymt	114.96
<b>Total for RBEG 2019 -06</b>			<b>\$232.23</b>
IRP 4			
2017-01-A			
08/26/2025		August interest pymt	10.55
<b>Total for 2017-01-A</b>			<b>\$10.55</b>
2017-04-A			
08/01/2025	R&C Auto	August interest pymt	83.70
08/29/2025	R&C Auto	Sept. interest pymt	82.87
<b>Total for 2017-04-A</b>			<b>\$166.57</b>
2018-01-A			
08/08/2025	Broad Street Barber Shop	August interest pymt	173.43
<b>Total for 2018-01-A</b>			<b>\$173.43</b>
2019 - 06A			
08/01/2025	Pristine Vision, LLC	August interest pymt	146.59
08/29/2025	Pristine Vision, LLC	Sept. interest pymt	143.71
<b>Total for 2019 - 06A</b>			<b>\$290.30</b>
2019-07-A			
08/06/2025	Patrick Elston	August interest pymt	130.29
<b>Total for 2019-07-A</b>			<b>\$130.29</b>
2021-01-A			
08/26/2025		August interest pymt	102.24
<b>Total for 2021-01-A</b>			<b>\$102.24</b>
2021-02-A			
08/26/2025		August interest pymt	7.06
<b>Total for 2021-02-A</b>			<b>\$7.06</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

August 1-31, 2025

TRANSACTION DATE	NAME	MEMO/DESCRIPTION	AMOUNT
2023-01-A			
08/01/2025	HeaHea Retreat	August interest pymt	233.41
08/29/2025	HeaHea Retreat	September interest pymt	231.49
<b>Total for 2023-01-A</b>			<b>\$464.90</b>
<b>Total for IRP 4 with sub-accounts</b>			<b>\$1,345.34</b>
RBEG			
2023.01-A			
08/01/2025	HeaHea Retreat	August interest pymt	373.45
08/29/2025	HeaHea Retreat	September interest pymt	370.39
<b>Total for 2023.01-A</b>			<b>\$743.84</b>
<b>Total for RBEG with sub-accounts</b>			<b>\$743.84</b>
<b>Total for Loan Interest Income with sub-accounts</b>			<b>\$2,321.41</b>
6270 Professional Fees			
6650 Accounting			
08/18/2025	Jan Nolis, CPA	April-June Accounting services	1,860.00
<b>Total for 6650 Accounting</b>			<b>\$1,860.00</b>
Administrative Services			
08/31/2025	Brittany Woodburn	August 2025 professional services	1,900.00
08/31/2025	Megan Schnabl	August 2025 Professional Services	1,500.00
08/31/2025	Casey Yelverton	August 2025 Professional Services	1,200.00
<b>Total for Administrative Services</b>			<b>\$4,600.00</b>
<b>Total for 6270 Professional Fees with sub-accounts</b>			<b>\$6,460.00</b>
<b>TOTAL</b>			<b>\$59,133.28</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
CD Cap Improvement TSB 1484				
09/26/2025	Deposit	INTEREST ADDED BACK-CD interest renewal reimbursement	Interest Income-TSB CD 1484 Interest income	3,159.45
09/26/2025	Expense	CD INTEREST PAYMENT-CD interest renewal	6120 Bank Service Charges	-3,159.45
<b>Total for CD Cap Improvement TSB 1484</b>				<b>\$0.00</b>
CD Site Dev Com Bank 156				
09/17/2025	Deposit	INTEREST ADDED BACK	Interest Income-:CD 156 com bank	336.27
<b>Total for CD Site Dev Com Bank 156</b>				<b>\$336.27</b>
CD Site Dev Com Bank 158				
09/17/2025	Deposit	INTEREST ADDED BACK	Interest Income-:CD 158 Site Dev Com Bank	334.85
<b>Total for CD Site Dev Com Bank 158</b>				<b>\$334.85</b>
6120 Bank Service Charges				
09/26/2025	Expense	WIRE TRANSFER FEE	Unrestricted Cash Accounts:TSB- checking	15.00
09/26/2025	Expense	CD INTEREST PAYMENT-CD interest renewal	CD Cap Improvement TSB 1484	3,159.45
<b>Total for 6120 Bank Service Charges</b>				<b>\$3,174.45</b>
Owego Creek Stabilization				
09/17/2025	Check	Owego Creek Blodgett Rd. Stream Rehabilitation	Unrestricted Cash Accounts:TSB- checking	33,149.54
<b>Total for Owego Creek Stabilization</b>				<b>\$33,149.54</b>
Transferred Assets				
09/15/2025	Check	Facade Account Transfer to TSB	Restricted Cash Accounts:Community-Facade Improvement	227,742.84
<b>Total for Transferred Assets</b>				<b>\$227,742.84</b>
CCTC- CDs				
Land Acquisition (150)				
09/21/2025	Deposit	INTEREST	Interest Income-:CCTC CD Land Acquisition 10 mo	6,276.07
<b>Total for Land Acquisition (150)</b>				<b>\$6,276.07</b>
<b>Total for CCTC- CDs with sub-accounts</b>				<b>\$6,276.07</b>
Restricted Cash Accounts				
Community- Facade Improvement				
09/15/2025	Check	2024 1st QTR Admin Fee	Transferred Assets	-227,742.84
<b>Total for Community- Facade Improvement</b>				<b>-</b>
				<b>\$227,742.84</b>
USDA Funds				
TSB- IRP 2016 (Formerly IRP 4)				
09/05/2025	Deposit	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0034 25/09/05 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXX2000034 25/09/05		321.55
09/10/2025	Deposit	TRANSFER TIOGA ST BANK XXXX0348 TRACE # XXXX0022 25/09/10 TRANSFER TIOGA ST BANK XXXXXX0348 TRACE # XXXXXXXX2000022 25/09/10		559.08
09/18/2025	Deposit	DEPOSIT		536.18
<b>Total for TSB- IRP 2016 (Formerly IRP 4)</b>				<b>\$1,416.81</b>
<b>Total for USDA Funds with sub-accounts</b>				<b>\$1,416.81</b>
<b>Total for Restricted Cash Accounts with sub-accounts</b>				<b>-</b>



# Transaction Detail by Account

Tioga County Industrial Development Agency

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
				<b>\$226,326.03</b>
Temporarily Restricted Cash Acc				
TSB- PILOTS (Previously OG)				
09/18/2025	Deposit	DEPOSIT		278,463.95
<b>Total for TSB- PILOTS (Previously OG)</b>				<b>\$278,463.95</b>
<b>Total for Temporarily Restricted Cash Acc with sub-accounts</b>				<b>\$278,463.95</b>

# Transaction Detail by Account

## Tioga County Industrial Development Agency

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
Unrestricted Cash Accounts				
TSB- checking				
09/15/2025	Check			-7,550.00
09/17/2025	Check	Owego Creek Blodgett Rd. Stream Rehabilitation	Owego Creek Stabilization	-33,149.54
09/26/2025	Expense	WIRE TRANSFER FEE	6120 Bank Service Charges	-15.00
09/26/2025	Deposit	Suneast PILOT admin fee WIRE TRANSFER CREDIT YOUNG/SOMMER LLC TROY NY US	4170 PILOT Program Fees:SunEast Valley Solar	552,379.67
09/29/2025	Check	August 2025 Professional Services	6270 Professional Fees:Administrative Services	-1,200.00
09/29/2025	Check	August 2025 professional services	6270 Professional Fees:Administrative Services	-1,900.00
09/29/2025	Check	August 2025 Professional Services	6270 Professional Fees:Administrative Services	-1,500.00
09/29/2025	Check	June 2025 social media	6270 Professional Fees:BiziLife LLC	-567.74
<b>Total for TSB- checking</b>				<b>\$506,497.39</b>
<b>Total for Unrestricted Cash Accounts with sub-accounts</b>				<b>\$506,497.39</b>
IRP 4				
Loan Rec 2017-01-A				
09/18/2025	Deposit	Sept. principle pymt	Restricted Cash Accounts:USDA Funds:TSB-IRP 2016 (Formerly IRP 4)	-239.92
<b>Total for Loan Rec 2017-01-A</b>				<b>-\$239.92</b>
Loan Rec 2018-01-A				
09/10/2025	Deposit	Sept. principle pymt	Restricted Cash Accounts:USDA Funds:TSB-IRP 2016 (Formerly IRP 4)	-387.18
<b>Total for Loan Rec 2018-01-A</b>				<b>-\$387.18</b>
Loan Rec 2019-07-A				
09/05/2025	Deposit	Sept. Principle pymt	Restricted Cash Accounts:USDA Funds:TSB-IRP 2016 (Formerly IRP 4)	-192.10
<b>Total for Loan Rec 2019-07-A</b>				<b>-\$192.10</b>
Loan Rec 2021-02-A				
09/18/2025	Deposit	Sept. principle pymt	Restricted Cash Accounts:USDA Funds:TSB-IRP 2016 (Formerly IRP 4)	-279.70
<b>Total for Loan Rec 2021-02-A</b>				<b>-\$279.70</b>
<b>Total for IRP 4 with sub-accounts</b>				<b>-\$1,098.90</b>
PILOT Payments				
Nichols Cross Dock				
09/18/2025	Deposit	2025 PILOT payment	Temporarily Restricted Cash Acc:TSB-PILOTS (Previously OG)	224,641.48
<b>Total for Nichols Cross Dock</b>				<b>\$224,641.48</b>
V&S New York Galvanizing				
09/18/2025	Deposit	2025 PILOT pymt	Temporarily Restricted Cash Acc:TSB-PILOTS (Previously OG)	53,822.47
<b>Total for V&amp;S New York Galvanizing</b>				<b>\$53,822.47</b>
<b>Total for PILOT Payments with sub-accounts</b>				<b>\$278,463.95</b>
4170 PILOT Program Fees				
SunEast Valley Solar				
09/26/2025	Deposit	Suneast PILOT admin fee WIRE TRANSFER CREDIT YOUNG/SOMMER LLC TROY NY US	Unrestricted Cash Accounts:TSB- checking	552,379.67
<b>Total for SunEast Valley Solar</b>				<b>\$552,379.67</b>
<b>Total for 4170 PILOT Program Fees with sub-accounts</b>				<b>\$552,379.67</b>
Interest Income-				

# Transaction Detail by Account

Tioga County Industrial Development Agency

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
CCTC CD Land Acquisition 10 mo				
09/21/2025	Deposit	INTEREST	CCTC- CDs:Land Acquisition (150)	6,276.07
Total for CCTC CD Land Acquisition 10 mo				\$6,276.07

# Transaction Detail by Account

## Tioga County Industrial Development Agency

September 1-30, 2025

TRANSACTION DATE	TRANSACTION TYPE	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
CD 156 com bank				
09/17/2025	Deposit	INTEREST ADDED BACK	CD Site Dev Com Bank 156	336.27
<b>Total for CD 156 com bank</b>				<b>\$336.27</b>
CD 158 Site Dev Com Bank				
09/17/2025	Deposit	INTEREST ADDED BACK	CD Site Dev Com Bank 158	334.85
<b>Total for CD 158 Site Dev Com Bank</b>				<b>\$334.85</b>
TSB CD 1484 Interest income				
09/26/2025	Deposit	CD interest renewal reimbursement	CD Cap Improvement TSB 1484	3,159.45
<b>Total for TSB CD 1484 Interest income</b>				<b>\$3,159.45</b>
<b>Total for Interest Income- with sub-accounts</b>				<b>\$10,106.64</b>
<hr/>				
6270 Professional Fees				
6280 Legal Fees				
09/15/2025	Check	Legal services January 2025	Unrestricted Cash Accounts:TSB- checking	3,725.00
09/15/2025	Check	Legal services February 2025	Unrestricted Cash Accounts:TSB- checking	3,825.00
<b>Total for 6280 Legal Fees</b>				<b>\$7,550.00</b>
Administrative Services				
09/29/2025	Check	September 2025 Professional Services	Unrestricted Cash Accounts:TSB- checking	1,200.00
09/29/2025	Check	September 2025 professional services	Unrestricted Cash Accounts:TSB- checking	1,900.00
09/29/2025	Check	September 2025 Professional Services	Unrestricted Cash Accounts:TSB- checking	1,500.00
<b>Total for Administrative Services</b>				<b>\$4,600.00</b>
BiziLife LLC				
09/29/2025	Check	August 2025 social media	Unrestricted Cash Accounts:TSB- checking	567.74
<b>Total for BiziLife LLC</b>				<b>\$567.74</b>
<b>Total for 6270 Professional Fees with sub-accounts</b>				<b>\$12,717.74</b>
<hr/>				
Loan Interest Income				
IRP 4				
2017-01-A				
09/18/2025	Deposit	Sept. interest pymt	Restricted Cash Accounts:USDA Funds:TSB- IRP 2016 (Formerly IRP 4)	10.08
<b>Total for 2017-01-A</b>				<b>\$10.08</b>
2018-01-A				
09/10/2025	Deposit	Sept. interest pymt	Restricted Cash Accounts:USDA Funds:TSB- IRP 2016 (Formerly IRP 4)	171.90
<b>Total for 2018-01-A</b>				<b>\$171.90</b>
2019-07-A				
09/05/2025	Deposit	Sept. interest pymt	Restricted Cash Accounts:USDA Funds:TSB- IRP 2016 (Formerly IRP 4)	129.45
<b>Total for 2019-07-A</b>				<b>\$129.45</b>
2021-02-A				
09/18/2025	Deposit	Sept. interest pymt	Restricted Cash Accounts:USDA Funds:TSB- IRP 2016 (Formerly IRP 4)	6.48
<b>Total for 2021-02-A</b>				<b>\$6.48</b>
<b>Total for IRP 4 with sub-accounts</b>				<b>\$317.91</b>
<b>Total for Loan Interest Income with sub-accounts</b>				<b>\$317.91</b>
<b>TOTAL</b>				<b>\$1,682,536.34</b>

Transaction Detail by Account  
Tioga County Industrial Development Agency  
September 1-30, 2025



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**Ironwood Heavy Highway, LLC**

270 Middle Rd. Henrietta, NY 14467  
Ph: 585-235-1125 | Fax: 585-783-1209

[info@ironwoodhh.com](mailto:info@ironwoodhh.com)  
[www.ironwoodheavyhighway.com](http://www.ironwoodheavyhighway.com)

To whom it may concern:

Ironwood Heavy Highway, LLC will be working on behalf of New York State Electric & Gas (NYSEG) performing vegetation maintenance on the electric distribution right-of-way on or adjacent to your property. We are a certified tree care and vegetation maintenance company whose professionals take pride in their work. **\*\*\*This project is considered reclamation clearing. Although the specifications are the same, you will see heavier trimming and more ROW removals in an effort to reclaim the Right-of-Way.**

**Your response is requested.**

**Please visit <https://www.ironwoodheavyhighway.com/distribution/>, contact the representative listed, or scan the QR code below to respond.**

**Jenny Main  
Work Planner  
607-788-6091  
[jmain@ironwoodhh.com](mailto:jmain@ironwoodhh.com)**



**Reference Line: 179**

- **If responding by web/QR code:** Fill in all required fields\*. Include reference line and property address.
- **If responding by email:** Include name, reference line, and address. Include project approval and any special requests if applicable.
- **If responding by phone:** Leave name, phone number, reference line, and address. Include project approval or call back request.

**Please see the back of this letter for specified work information relating to the vegetation maintenance project mentioned above.**

Sincerely,  
**Ironwood Heavy Highway, LLC**

## **What You Can Expect**

This work will not interrupt electric service to residents or businesses. Work hours will typically be 7 a.m. to 5:30 p.m., Monday – Friday. Due to weather or other unexpected circumstances, from time-to-time crews may need to work longer hours or on a weekend.

In certain areas, this vegetation management scope may be more than what has been experienced in the past.

## **Work Description –**

- Main distribution lines will be cleared to maintain a minimum of 10ft clearance to the sides and 15ft above. All incompatible vegetation species will be removed if they fall within 10ft from the center point of the ROW.
- Compatible vegetation species will be left in the ROW if they can never grow within 10ft of the overhead distribution lines or block access to critical infrastructure.
- The work will be completed with the help of on-road and off-road bucket lifts, mowers, and tree climbing personnel.
- Roadside brush will be chipped and removed. Wood too large to be chipped will be cut into manageable sections and stacked on site. In areas that are off road or unmaintained, any cut material will be diced and windrowed along the ROW.

## **Definitions:**

**ROW** – Right-of-Way, or area in which the utility has the right to maintain the utility corridor.

**Incompatible vegetation species** – Vegetation that is undesirable, presents safety hazard, or is unsuitable to the intended use of the site. (E.g. – trees or brush that can grow large enough to encroach overhead lines)

**Compatible vegetation species** – Vegetation that is desirable and/or suitable to the intended use of the site. (E.g. – bushes or brush that will never grow high large enough to encroach overhead lines)

**TCIDA BUDGET**  
PARIS Submission 10-31-25

Actual 2023	Actual 2024	Adopted 2025	2025 Actual as of 8/1/2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029
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**REVENUE & FINANCIAL SOURCES**

**Operating Revenue**

**Charges for Services**

Leases (Land/railroad)	\$ 15,635.79	\$ 16,635.17	\$ 15,000.00	\$ 17,441.65	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
Loan fee income (admin, application("program")), & late fees)	\$ 3,021.16	\$ 1,214.06	\$ 3,000.00	\$ 459.89	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Suez Refund - E-Site	\$ 116,904.00	\$ 4,686.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 135,560.95</b>	<b>\$ 22,536.21</b>	<b>\$ 18,000.00</b>	<b>\$ 17,901.54</b>	<b>\$ 20,000.00</b>	<b>\$ 20,000.00</b>	<b>\$ 20,000.00</b>	<b>\$ 20,000.00</b>

**Rental & Financing Income**

RJ Corman/OHRY	\$ 53,584.29	\$ 160,725.70	\$ 70,000.00	\$ 109,869.58	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
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**Other Operating Revenues**

Land Sale	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Application Fees	\$ -		\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<i>SunEast Valley Solar</i>	\$ 2,500.00		\$ -		\$ -	\$ -	\$ -	\$ -
<i>Best Bev Co</i>	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Agency Fees	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
<i>SunEast Valley Solar</i>	\$ -		\$ 192,326.00		\$ 192,326.00	\$ 274,501.00	\$ -	\$ -
<i>Crown Cork &amp; Seal</i>	\$ -		\$ 42,000.00		\$ -	\$ -	\$ -	\$ -
<i>Best Bev Co</i>	\$ 50,308.61		\$ -		\$ -	\$ -	\$ -	\$ -
<i>Tioga Downs Refinance - Agency Fee</i>	\$ 1,500.00	\$ 2,500.00	\$ -		\$ -	\$ -	\$ -	\$ -
PILOT Annual Administration Fee \$1500	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
<i>SunEast Valley Solar</i>	\$ -		\$ 1,500.00		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Sales Tax Only Application & Agency Fees	\$ 5,836.81	\$ 55,941.40	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
DRI Owego - HCR - Administration Fee	\$ -		\$ 50,000.00		\$ 50,000.00	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 60,145.42</b>	<b>\$ 58,441.40</b>	<b>\$ 295,826.00</b>	<b>\$ -</b>	<b>\$ 253,826.00</b>	<b>\$ 286,001.00</b>	<b>\$ 11,500.00</b>	<b>\$ 11,500.00</b>

**Non-Operating Revenue**

**Investment Earnings**

Interest on IDA funds (checking, ICS, savings/general fund, CD's)	\$ 1,234.18	\$ 56,752.81	\$ 900.00	\$ 24,792.31	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Other non-operating revenue (int on other accts)	\$ 343.65	\$ 107.47	\$ 100.00	\$ 1,047.24	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Interest on loans	\$ 15,078.31	\$ 18,789.23	\$ 15,000.00	\$ 9,382.22	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
<b>TOTAL</b>	<b>\$ 16,656.14</b>	<b>\$ 75,649.51</b>	<b>\$ 16,000.00</b>	<b>\$ 35,221.77</b>	<b>\$ 65,100.00</b>	<b>\$ 65,100.00</b>	<b>\$ 65,100.00</b>	<b>\$ 65,100.00</b>

**State Subsidies/Grants**

Waverly Trade Center	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
ESD Water Tank	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Raymond Hadley Water Extension CFA Grant (50% TPC)	\$ -		\$ 23,650.00	\$ 23,650.00		\$ -	\$ -	\$ -
40,000SF PEMB Bldg Engineering Plan ARC Grant Match (50% TPC)	\$ -		\$ 26,050.00	\$ 23,445.00	\$ 2,605.00	\$ -	\$ -	\$ -
USDA RBDG - Lounsberry Study (no match)	\$ -	\$ -	\$ 93,000.00		\$ 93,000.00	\$ -	\$ -	\$ -
USDA RBDG - Equipment Lease (no match)	\$ -	\$ -	\$ 99,000.00		\$ 99,000.00	\$ -	\$ -	\$ -
DRI Owego - HCR	\$ 384,307.65	\$ 887,229.32	\$ 450,000.00	\$ 73,545.56	\$ 167,140.36	\$ -	\$ -	\$ -
Workforce Coordinator ARC Grant	\$ 25,198.49	\$ 25,353.64	\$ 10,000.00	\$ 2,500.00	\$ 2,850.17	\$ -	\$ -	\$ -
Deluge Reimbursement	\$ -	\$ 7,731.82	\$ -		\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 409,506.14</b>	<b>\$ 920,314.78</b>	<b>\$ 701,700.00</b>	<b>\$ 123,140.56</b>	<b>\$ 364,595.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Federal Subsidies/Grants**

Richford Railroad - DHSES	\$ -		\$ 45,000.00	\$ 45,000.00		\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,000.00</b>	<b>\$ 45,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>TOTAL REVENUE &amp; FINANCIAL SOURCES</b>	<b>\$ 675,452.94</b>	<b>\$ 1,237,667.60</b>	<b>\$ 1,146,526.00</b>	<b>\$ 331,133.45</b>	<b>\$ 803,521.53</b>	<b>\$ 471,101.00</b>	<b>\$ 196,600.00</b>	<b>\$ 196,600.00</b>
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**EXPENDITURES****Operating Expenditures****Salaries & Wages**

Executive Director	\$	60,034.81	\$	24,420.51	\$	-		\$	-	\$	-	\$	-	\$	-
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**Other Employee Benefits**

Health/dental insurance *IDA portion only-80%	\$	6,461.26	\$	2,309.00	\$	-		\$	-	\$	-	\$	-	\$	-
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I R A Company Match	\$	609.07	\$	202.23	\$	-		\$	-	\$	-	\$	-	\$	-
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H S A	\$	1,650.00	\$	600.00	\$	-		\$	-	\$	-	\$	-	\$	-
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<b>TOTAL</b>	<b>\$</b>	<b>8,720.33</b>	<b>\$</b>	<b>3,111.23</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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**Professional Service Contracts**

Legal *Rate inc from \$225/hr to \$250/hr in 2023	\$	35,040.55	\$	54,947.50	\$	45,000.00	\$	13,185.50	\$	45,000.00	\$	45,000.00	\$	45,000.00	\$	45,000.00
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Recording Fees (TC Clerk - deed, PILOT release etc. & not in legal inv	\$	390.00			\$	-	\$	4,124.13	\$	-	\$	-	\$	-	\$	-
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Accounting (Nolis)	\$	1,410.00	\$	4,725.00	\$	5,000.00	\$	3,060.00	\$	13,500.00	\$	12,500.00	\$	12,500.00	\$	12,500.00
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Accounting (Insero) *Contract thru 2025	\$	8,500.00	\$	9,750.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	12,000.00	\$	12,000.00	\$	12,000.00
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L. Tinney	\$	24,250.00	\$	22,000.00	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-
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M. Schnabl	\$	-	\$	5,050.00	\$	18,000.00	\$	10,500.00	\$	18,000.00	\$	18,000.00	\$	18,000.00	\$	18,000.00
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B. Woodburn	\$	-	\$	5,700.00	\$	22,800.00	\$	13,300.00	\$	22,800.00	\$	22,800.00	\$	22,800.00	\$	22,800.00
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C. Yelverton	\$	-	\$	4,800.00	\$	14,400.00	\$	8,400.00	\$	14,400.00	\$	14,400.00	\$	14,400.00	\$	14,400.00
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Social media - Bizilife (2% annnual increase)	\$	6,505.60	\$	6,635.68	\$	6,779.51	\$	3,929.66	\$	6,779.51	\$	6,915.20	\$	7,053.44	\$	7,053.44
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Photography/Videography - Deluge Media	\$	12,834.50			\$	3,000.00		\$	3,000.00	\$	3,060.00	\$	3,121.20	\$	3,183.62		
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Contribution - Ec Dev Specialist	\$	20,000.00	\$	20,000.00													
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Contribution - Admin. Agreement					\$	20,000.00	\$	10,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00
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<b>TOTAL</b>	<b>\$</b>	<b>108,930.65</b>	<b>\$</b>	<b>133,608.18</b>	<b>\$</b>	<b>144,979.51</b>	<b>\$</b>	<b>76,499.29</b>	<b>\$</b>	<b>183,479.51</b>	<b>\$</b>	<b>184,675.20</b>	<b>\$</b>	<b>184,874.64</b>	<b>\$</b>	<b>184,937.06</b>
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**Supplies & Materials (Insurance)**

Travel Accident *Policy Cancelled 2023 & fwd	\$	-			\$	-		\$	-	\$	-	\$	-	\$	-	\$	-
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Directors & Officers	\$	3,696.00	\$	3,866.00	\$	3,943.32	\$	4,090.00	\$	4,171.80	\$	4,255.24	\$	4,340.34	\$	4,427.15
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Railroad	\$	7,004.47			\$	-		\$	-	\$	-	\$	-	\$	-	\$	-
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Property & Liability	\$	12,458.71	\$	12,758.14	\$	13,013.30	\$	13,069.70	\$	13,331.09	\$	13,597.72	\$	13,869.67	\$	14,147.06
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Workmans Comp/Disability (annual portion refund received)	\$	655.29	\$	610.41	\$	622.62										
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Crime Policy (paid once every 3 years)	\$	636.00			\$	-		\$	-	\$	686.88			\$	-		
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<b>TOTAL</b>	<b>\$</b>	<b>24,450.47</b>	<b>\$</b>	<b>17,234.55</b>	<b>\$</b>	<b>17,579.24</b>	<b>\$</b>	<b>17,159.70</b>	<b>\$</b>	<b>17,502.89</b>	<b>\$</b>	<b>18,539.83</b>	<b>\$</b>	<b>18,210.01</b>	<b>\$</b>	<b>18,574.21</b>
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**Other Operating Expenses**

Fire Tax *2022 inc Rizutto parcels as taxable	\$	611.22	\$	774.21	\$	789.69	\$	774.71	\$	790.20	\$	806.01	\$	822.13	\$	838.57
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Event Sponsor/Event Attendance	\$	1,115.00	\$	1,189.00	\$	1,500.00		\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00
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Education	\$	707.40			\$	1,000.00		\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
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General Office Exp (supplies, postage, travel, etc)	\$	2,445.75	\$	2,461.58	\$	3,500.00	\$	2,201.30	\$	3,500.00	\$	3,500.00	\$	3,500.00	\$	3,500.00
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Bank Service Charges	\$	116.80	\$	35.00			\$	3,171.05	\$	100.00	\$	100.00	\$	100.00	\$	100.00
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Dues & Subscriptions	\$	1,924.00	\$	950.00	\$	2,000.00	\$	460.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
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<b>TOTAL</b>	<b>\$</b>	<b>6,920.17</b>	<b>\$</b>	<b>5,409.79</b>	<b>\$</b>	<b>8,789.69</b>	<b>\$</b>	<b>6,607.06</b>	<b>\$</b>	<b>7,890.20</b>	<b>\$</b>	<b>7,906.01</b>	<b>\$</b>	<b>7,922.13</b>	<b>\$</b>	<b>7,938.57</b>
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**Non-Operating Expenditures**

<b>Payment of Principal on Bonds</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>-</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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**Interest & Financing Charges**

USDA Interest	\$	5,727.98	\$	4,608.28	\$	3,992.56	\$	4,419.33	\$	3,992.56	\$	3,579.73	\$	3,162.76	\$	2,759.53
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<b>Subsidies to other Public Authorities</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>-</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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**Capital Asset Outlay**

Water Tank/OGII site	\$	298,361.26	\$	164.05													
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<b>TOTAL</b>	<b>\$</b>	<b>298,361.26</b>	<b>\$</b>	<b>164.05</b>	<b>\$</b>	<b>-</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
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**Grants & Donation Expense**

Waverly Trade Center	\$	-			\$	-		\$	-	\$	-	\$	-	\$	-	\$	-
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ESD Water Tank	\$	-			\$	-		\$	-	\$	-	\$	-	\$	-	\$	-
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Raymond Hadley Water Extension CFA Grant (50% TPC)	\$ 1,617.00	\$ 48,879.00	\$ -		\$ -	\$ -	\$ -	\$ -
40,000SF PEMB Bldg Engineering Plan ARC Grant (50% TPC)	\$ -		\$ 26,050.00	\$ 26,050.00	\$ 2,605.00	\$ -	\$ -	\$ -
USDA RBDG - Lounsberry Study (no match)	\$ -		\$ 93,000.00	\$ 63,936.50	\$ 29,063.50	\$ -	\$ -	\$ -
USDA RBDG - Equipment Lease (no match)	\$ -		\$ 99,000.00		\$ 99,000.00	\$ -	\$ -	\$ -
DRI Owego - HCR	\$ 382,160.01	\$ 889,729.32	\$ 450,000.00	\$ 81,179.49	\$ 167,140.36	\$ -	\$ -	\$ -
DRI Owego - HCR Admin. Fee to Tioga County	\$ -		\$ 47,500.00		\$ 47,500.00	\$ -	\$ -	\$ -
Workforce Coordinator ARC Grant	\$ 38,365.63	\$ 12,186.50	\$ 10,000.00	\$ 10,350.17	\$ -	\$ -	\$ -	\$ -
Richford Railroad - DHSES	\$ 14,141.00	\$ 24,113.00	\$ -	\$ 3,800.00	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 436,283.64</b>	<b>\$ 974,907.82</b>	<b>\$ 725,550.00</b>	<b>\$ 185,316.16</b>	<b>\$ 345,308.86</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Other Non-Operating Expenditures

<b>Studies</b>								
Raymond Hadley Water Extension CFA Grant Match (50% TPC)	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
40,000SF PEMB Bldg Engineering Plan ARC Grant Match (50% TPC)	\$ -		\$ 26,050.00		\$ -	\$ -	\$ -	\$ -
Buck Road Asbestos Survey	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Lounsberry Power Study	\$ 962.00		\$ -		\$ -	\$ -	\$ -	\$ -
Southern Tier Clean Tech Study	\$ -	\$ 25,000.00	\$ -		\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 962.00</b>	<b>\$ 25,000.00</b>	<b>\$ 26,050.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Paint Program</b>	<b>\$ -</b>	<b>\$ 1,000.00</b>	<b>\$ 2,000.00</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>Loan Program</b>								
(marketing, admin fee, credit rpt fee, bank fees)	\$ 568.37	\$ 860.06	\$ 1,000.00	\$ 3,218.58	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00

#### Property Purchase/Repairs

Property Maintenance	\$ 38.95	\$ 9,379.49	\$ -		\$ -	\$ -	\$ -	\$ -
NV Depot - Building Repairs	\$ -	\$ 5,410.00	\$ -		\$ -	\$ -	\$ -	\$ -
Property Cleanup/Shed Demolition adjacent to OACSD	\$ 297.50		\$ 15,000.00		\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 336.45</b>	<b>\$ 14,789.49</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>TOTAL EXPENDITURES</b>	<b>\$ 951,296.13</b>	<b>\$ 1,205,113.96</b>	<b>\$ 944,941.00</b>	<b>\$ 293,220.12</b>	<b>\$ 559,174.03</b>	<b>\$ 215,700.77</b>	<b>\$ 215,169.54</b>	<b>\$ 215,209.37</b>
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<b>EXCESS (DEFICIENCY) OF REVENUES AND CAPITAL CONTRIBUTIONS OVER EXPENDITURES</b>	<b>\$ (275,843.19)</b>	<b>\$ 32,553.64</b>	<b>\$ 201,585.00</b>	<b>\$ 37,913.33</b>	<b>\$ 244,347.50</b>	<b>\$ 255,400.23</b>	<b>\$ (18,569.54)</b>	<b>\$ (18,609.37)</b>
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Depreciation expense	\$ 29,395.00							
<b>TOTAL EXPENDITURES W/ DEPRECIATION</b>	<b>\$ 1,234,508.96</b>							
<b>EXCESS OF REVENUES W/ DEPRECIATION</b>	<b>\$ 3,158.64</b>							

