



TCPDC

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, July 22, 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 Guests: S. Zubalsky-Peer, T. Patton, L. Williams, B. Woodburn
3. Old Business
 - a. Approval of Minutes from Regular Board Meeting July 22, 2026.
 - b. Acceptance of Financial Reports through June 2026.
 - c. Project Updates
 - i. 121 Providence Street
 1. Purchase Offers
 - ii. 247 Main Street
 1. Contract with CMA, LLC
 - iii. 62-64 North Avenue
 1. Contract with GC
 2. Contract with CMA, LLC
 - iv. 39 Railroad Avenue
 1. Adding to mowing contract/initial cleanup
 - v. 81 Hickories Park Road
 - vi. 115-117 Chestnut & 94-98 Spencer
 1. Plan for properties
 2. Budget Fence proposal
 3. CRC Services, LLC Change Order #1 & #2
 - vii. 48-50 Lake Street
 - viii. 103 Liberty Street
 1. Masonry work
 2. New MOUs
4. New Business
 - a. LBI Pre-Development Application
 - b. Renew Company Cam Subscription
 - c. 81 North Tax Bill

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- d. Standard Operating Procedure – Invoice Processing and Checks Disbursement
 - i. TSB General Checking, 81 North Avenue, VRP account authorizations
 - e. Standard Operating Procedure – Credit Card Purchases
 - i. Corporate credit card authorizations
 - f. New bank account authorization for VRP grant program
 - g. 48-50 Mural Painting- Historic Owego Marketplace
- 5. Chairman's Remarks
 - 6. Adjournment



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Minutes

1. Call to Order 4:02 PM
2. Attendance
 - a. Roll Call: M. Baratta-out at 4:51 PM, H. Murray, J. Case, L. Pelotte
 - b. Invited Guests: S. Zubalsky-Peer, T. Patton, L. Williams B. Woodburn, M. Freeze
 - c. Excuse: J. Whitmore, C. Shaver
 - d. Absent: R. Bunce
3. Old Business
 - a. Approval of Minutes from Regular Board Meeting June 24, 2026.

Motion to approve the minutes from the Regular Board Meeting, June 24, 2026, as written (M. Baratta, L. Pelotte)

Aye: 4 Abstain: 0

Nay: 0 Carried

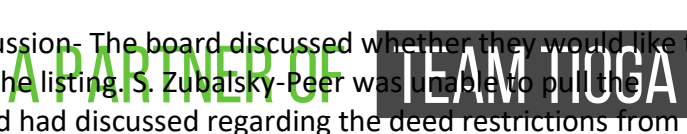
- b. Acceptance of Financial Reports through May 2026- Financial reports were not available at the time of the meeting. The reports will be discussed at the next BOD meeting.
- c. Project Updates
 - i. 121 Providence Street
 1. Listing Price- The building is ready to be sold, and the board approved the realtor at the last Board meeting. The realtor suggested the listing price of \$195,000 based on the Waverly market and comparables. The Board agreed this was a fair price.

Motion to approve listing price of \$195,000 for 121 Providence Street, Waverly, NY as recommended by the approved realtor (L. Pelotte, J. Case)

Aye: 4 Abstain: 0

Nay: 0 Carried

2. Deed restriction discussion- The board discussed whether they would like to put deed restrictions on the listing. S. Zubalsky-Peer was unable to pull the information the board had discussed regarding the deed restrictions from



previously sold TCPDC property in time for this meeting. H. Murray questioned if they needed to place the listing on the market. S. Zubalsky-Peer stated she did not know and would follow up on the information. It was then questioned whether it is customary to have restrictions on deed for Land Bank properties. S. Zubalsky-Peer stated most other Land Banks do have them. Board members questioned what other restrictions included and S. Zubalsky-Peer stated restrictions typically include not using the property as an Airbnb, not allowing use of the property as a rental unit and building in certain affordability restrictions for future sales of the home. H. Murray asked what the biggest threat to the property is within the Waverly market. Board members felt was the impact of absentee landlords is the biggest issue in the area. The Board asked S. Zubalsky-Peer to look into how other land banks worded this into their deed restrictions and what the typical timeframe for enforcement is; B. Woodburn stated they would also bring up the previous TCPDC deed restrictions to see if that language had been previously included. S. Zubalsky-Peer told the board they would work on the wording for the deed and forward it to the Board and to the attorney to review.

Motion to approve setting owner occupancy as a deed restriction for the sale of 121 Providence Street, Waverly, NY, contingent upon attorney approval of language and timeline of restriction (M. Baratta, J. Case)

Aye: 4 Abstain: 0

Nay: 0 Carried

ii. 247 Main Street

1. Change order 1 & 2- LCP Group, Inc.- S. Zubalsky-Peer explained that additional labor/materials was needed by LCP for the final design of the rear foundation wall, as designed by L2 Studio. She explained the number breakdown from the proposal submitted by LCP Group, which included a Change Order amount of \$12,275 (increase) from the originally approved contract price, listed as PCO-01C on the proposal form. S. Zubalsky-Peer explained the additional pricing listed on LCP's proposal form, PCO-01A and PCO-01B, both of which were related to selective demolition and cataloguing of historic trim. The Board did not approve options A and B as part of Change Order 1.

Motion to approve Change Order 1 in the amount of \$12,275 for the contract with LCP Group to increase contract price from \$121,400 to \$133,675 to include additional costs associated with foundation wall construction (M. Baratta, L. Pelotte)

Aye: 4 Abstain: 0

Nay: 0 Carried

1. General Contractor Bids- S. Zubalsky-Peer stated that bids were opened on Monday 7/27 for the general contractor rehabilitation of the 247 Main Street property. She explained there were four potential candidates, but only two submitted bids; two opted not to submit bids due to schedules/workload. S. Zubalsky-Peer presented the bid tabulation, including alternates. The Board reviewed the pricing; S. Zubalsky-Peer explained that Alt #1 was for hardwood flooring, Alt #2 was for hardiwood siding, and Alt #3 was included for comparison purposes for the selective demolition and cataloguing of historic trim that was included as an alternate in LCP's change order proposal. S. Zubalsky-Peer explained that the alternate pricing would be in addition to the existing base bid

for each contractor. H. Murray asked what the total project budget was. S. Zubalsky-Peer stated the original application to LBI funds included \$500,000 for the project, but that due to other projects falling through they would be able to put budget amendments through to move some funds into this project and they would have enough to cover this cost. H. Murray stated that the abatement, demolition, and construction cost was pushing the project over the original budget and would come very close to exceeding remaining funds. The Board discussed the alternates and did not support the hardwood flooring or hardiwood siding given budgetary constraints but felt awarding Alt #3 to Clearview was financially responsible. H. Murray asked S. Zubalsky-Peer to reach out to Clearview Door & Window and CMA, LLC to see if they could provide recommendations for value engineering on the project. S. Zubalsky-Peer stated she would follow up with them and explained that the alternates were meant to provide a basis of value engineering built into the bid.

Motion to approve General Contractor bid and contract with Clearview Door & Window for the base bid in the amount of \$619,300.00 for the rehabilitation of 247 Main Street, and alternate 03 in the amount of \$43,5000 for selective interior demolition work & trim cataloguing, for a total contract price of \$662,800. (M. Baratta, L. Pelotte)

Aye: 4 Abstain: 0

Nay: 0 Carried

2. Additional L2 proposal-S. Zubalsky-Peer explained that additional design work was needed as part of the separate demolition package and reconstruction of the foundation wall for 247 Main Street. She stated that L2 Studio had submitted an invoice with the remaining amount to be paid on the originally approved contract and that there was an additional \$7,652.29 for additional design work required and for reimbursable expenses, specifically printing of plans from Dataflow. S. Zubalsky-Peer and H. Murray discussed the hourly rate used to calculate the additional design work cost and S. Zubalsky-Peer stated it was the hourly rate under the existing term contract, although the term contract proposal did originally state hourly rates were due to expire December 31, 2025. M. Baratta stated that the additional work was a necessity. The Board voted to approve the change order.

Motion to approve Change Order 1 with L2 Studio in the amount of \$7,652.29 for additional work required for design of 247 Main Street and reimbursable expenses, for a total contracted amount of \$75,452.29 (M. Baratta, J. Case)

Aye: 4 Abstain: 0

Nay: 0 Carried

3. Brush Removal Quote- Scott's Lawn & Landscape Care- S. Zubalsky-Peer stated that during the pre-bid site visits for general contractors, it was noted that there was excessive brush and trees that had grown into the perimeter of 247 Main Street. She stated this needed to be cleared prior to contractors starting work; LCP would be removing the brush along the rear of the house, but the sides and front were severely overgrown. S. Zubalsky-Peer stated that S. Kasmarick currently held the term contract for property maintenance (mowing and snow removal) and had provided a proposal for the brush removal.

Motion to approve contract with Scott Kasmarick in the amount of \$2,070.00 for the removal of brush and trees from 247 Main Street. (M. Baratta, L. Pelotte)

Aye: 4 Abstain: 0

Nay: 0 Carried

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- iii. 62-64 North Avenue- S. Zubalsky-Peer stated they have received one bid and there were two other potential bidders with a submission deadline of 7/24. She stated she would provide further information next meeting.
- iv. 39 Railroad Avenue- S. Zubalsky-Peer stated there were no updates for this project, they were waiting to give the notice to proceed for demolition until the work at 247 Main Street was complete.
- v. 81 Hickories Park Road
 - 1. Draft RFEI- T. Patton created a draft Request for Expressions of Interest (RFEI) for the property located at 81 Hickories Park Road. S. Zubalsky-Peer stated the only feedback she had received since sharing it with the Board via email was from H. Murray who requested the word “residential” be added since the site is currently zoned PUD. The board discussed the amount of time that the RFEI should be posted for, and it was agreed that it would be best to keep it open to the public until around Labor Day. The official date was September 4, 2026. H. Murray noted she would like to have posting of the RFEI in as many places as possible to cast a wide net.

Motion to approve the RFEI for the property located at 81 Hickories Park Road and authorize staff to distribute the RFEI publicly with a deadline for submission of September 4th, 2026. (J. Case, M. Baratta)

Aye: 4 Abstain: 0

Nay: 0 Carried

- vi. 48-50 Lake Street
 - 1. L2 proposal for design service- S. Zubalsky-Peer presented the board with L2 Studio’s proposal to provide drawings and specifications for roof replacement and masonry work at 48-50 Lake Street. S. Zubalsky-Peer explained Phase 1 included the design fee for drawings and specifications for the roof and masonry; Phase 2 included a fee of \$10,000 if there was additional structural engineering needed for the roof; Phase 3 was an optional add on to include full 3D modeling of the building when the company was on site to scan the roof and masonry; and Phase 4 included bid support once the drawings/specs are complete and ready to put out to bid. H. Murray asked if S. Zubalsky-Peer felt they could do the bid support in house and S. Zubalsky-Peer agreed they could. H. Murray stated she felt there was room for granularity with the structural engineering fee and asked that S. Zubalsky-Peer clarify in writing with L2 Studio that the \$10,000 amount was an hourly not to exceed number. H. Murray also asked S. Zubalsky-Peer to reach out to McElwain Engineering to see if they could secure the CAD drawings and find out if there had been any preliminary structural assessment or report for the roof to ensure nothing was overlooked.

Motion to approve contract with L2 Studio for Phase 1 in an amount of \$42,000 and Phase 2, contingent upon L2 Studio acceptance of hourly rate not to exceed \$10,000 for structural engineering work. (L. Pelotte, M. Baratta)

Aye: 4 Abstain: 0

Nay: 0 Carried

2. O'Rourke proposal for asbestos testing for roof- S. Zubalsky-Peer stated O'Rourke provided a proposal under the existing term contract for asbestos testing of the roof at 48-50 Lake Street. She explained this had not been done previously as roof replacement was not in the previous owner's scope of work. The Board acknowledged the proposal under the term contract.
3. ESD Regional Council Capital Fund Program- S. Zubalsky-Peer stated that the ESD Regional Council Capital Fund Program grant is currently out and if pursued would allow the TCPDC the opportunity to secure funding to create childcare space at 48-50 Lake Street. S. Zubalsky-Peer asked B. Woodburn to provide further context and clarification regarding the grant application. B. Woodburn explained the TCPDC would be applying with the project cost of \$3,000,000. The amount the TCPDC could receive would be up to 40%, which would be \$1,200,000. She also stated that a 10% cash equity is required at the time of drawing the funds, which would be approximately \$300,000. It was noted that the 10% equity resources wouldn't need to be provided for about two years. H. Murray stated it was a very large sum of money and that it would be unwise not to pursue it. M. Baratta stated it would also meet a large need in the county for childcare.

Motion to approve TCPDC application to Empire State Development Regional Council Capital Fund Program in the amount of \$1,226,360.00, acknowledging requirement of cash equity in the amount of \$306,590.00. (L. Pelotte, M. Baratta)

Aye: 4 Abstain: 0

Nay: 0 Carried

4. 115-117 Chestnut Street- Cleanup estimates- CRC Services, LLC- S. Zubalsky-Peer briefly explained that an estimate had been provided for the urgent situation at 115-117 Chestnut Street regarding the cleanup scheduled for 7/27; M. Baratta stated he needed to leave and asked if there needed to be a formal vote; S. Zubalsky-Peer stated it technically fell under the procurement threshold where the Executive Administrator and either Board Chair or Treasurer could approve; S. Zubalsky-Peer stated it was a point in time estimate based on what was on site at the time of the quote and that there were multiple days in between during which time the items on site could change. She stated she drove by the morning and none of the item had been moved at that time.
5. Chairman's Remarks – H. Murray requested that a special meeting be scheduled to discuss items not addressed at this meeting.
6. Adjournment- Due to lack of quorum 4:51

Items moved to next Regular Meeting Agenda:

New Business

- a. Standard Operating Procedure – Invoice Processing and Checks Disbursement
 - i. TSB General Checking and 81 North Avenue account authorizations
- b. Standard Operating Procedure – Credit Card Purchases
 - i. Corporate credit card authorizations
- c. New bank account authorization for VRP grant program
- d. 48-50 Mural Painting- Historic Owego Marketplace

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- i. 115 Chestnut & 94 Spencer
 - 1. Plan for properties
 - 2. Budget Fence proposal
 - 3. CRC estimates for clean-up

Tioga County Property Development Corporation

Balance Sheet Comparison

As of June 30, 2026

	TOTAL			
	AS OF JUN 30, 2026	AS OF JUN 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	-44,131.63	73,526.01	-117,657.64	-160.02 %
10001 Tioga Bank ICS	95,284.39	260,097.28	-164,812.89	-63.37 %
10002 Tioga Bank - 81 North Ave	12,054.03		12,054.03	
Total Bank Accounts	\$63,206.79	\$333,623.29	\$ -270,416.50	-81.05 %
Other Current Assets				
1205 LBI Operations				
1205.1 Left to Receive	200,000.00		200,000.00	
1205.2 Left to Spend	-69,065.69		-69,065.69	
Total 1205 LBI Operations	130,934.31		130,934.31	
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	-108,944.77	108,944.77	100.00 %
Total 12102 LBI Phase 1	0.00	28,818.18	-28,818.18	-100.00 %
12103 LBI Phase 2				
12103.1 Left to Receive	146,102.20	60,429.23	85,672.97	141.77 %
12103.2 Left to Spend	-136,331.88	0.00	-136,331.88	
Total 12103 LBI Phase 2	9,770.32	60,429.23	-50,658.91	-83.83 %
12104 LBI Phase II - Capital				
12104.1 Left to Receive	836,436.80	1,283,000.00	-446,563.20	-34.81 %
12104.2 Left to Spend	-740,813.03	-1,238,727.03	497,914.00	40.20 %
Total 12104 LBI Phase II - Capital	95,623.77	44,272.97	51,350.80	115.99 %
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	43,300.00	1.00	43,299.00	4,329,900.00 %
14092 103 Liberty St	20,000.00	20,000.00	0.00	0.00 %
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %

	TOTAL			
	AS OF JUN 30, 2026	AS OF JUN 30, 2025 (PY)	CHANGE	% CHANGE
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	22,926.00	257,524.00	1,123.28 %
14098 81 North Ave	123,642.00	512,452.00	-388,810.00	-75.87 %
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	1,302,107.19	621,134.23	680,972.96	109.63 %
17000 Prepaid Insurance	8,904.95	3,003.10	5,901.85	196.53 %
Total Other Current Assets	\$1,547,340.54	\$765,657.71	\$781,682.83	102.09 %
Total Current Assets	\$1,610,547.33	\$1,099,281.00	\$511,266.33	46.51 %
TOTAL ASSETS	\$1,610,547.33	\$1,099,281.00	\$511,266.33	46.51 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	4,451.99		4,451.99	
Total Accounts Payable	\$4,451.99	\$0.00	\$4,451.99	0.00%
Other Current Liabilities				
22000 Accrued Expenses	2,110.00	800.00	1,310.00	163.75 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	0.00	2,074.13	-2,074.13	-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	400,224.71	-5,875.53	-1.47 %
25100 Deferred Rental Income	1,350.00		1,350.00	
Total Other Current Liabilities	\$397,809.18	\$401,024.71	\$ -3,215.53	-0.80 %
Total Current Liabilities	\$402,261.17	\$401,024.71	\$1,236.46	0.31 %
Total Liabilities	\$402,261.17	\$401,024.71	\$1,236.46	0.31 %
Equity				
32000 Unrestricted Net Assets	641,911.07	308,894.79	333,016.28	107.81 %
Net Income	566,375.09	389,361.50	177,013.59	45.46 %
Total Equity	\$1,208,286.16	\$698,256.29	\$510,029.87	73.04 %
TOTAL LIABILITIES AND EQUITY	\$1,610,547.33	\$1,099,281.00	\$511,266.33	46.51 %

Tioga County Property Development Corporation

Profit and Loss Comparison

January - June, 2026

	TOTAL			
	JAN - JUN, 2026	JAN - JUN, 2025 (PY)	CHANGE	% CHANGE
Income				
44400 Government Contracts				
44440 Hooker Foundation	1,474.19	577.08	897.11	155.46 %
44470 LBI Phase 1		45,033.11	-45,033.11	-100.00 %
44480 LBI Phase II	453,768.12	344,537.03	109,231.09	31.70 %
44481 LBI Phase II - Capital	168,192.00	44,272.97	123,919.03	279.90 %
44482 LBI Operations	90,526.54		90,526.54	
44483 Community Foundation Grant	3,801.40		3,801.40	
Total 44400 Government Contracts	717,762.25	434,420.19	283,342.06	65.22 %
48000 Rental Income	8,550.00		8,550.00	
Total Income	\$726,312.25	\$434,420.19	\$291,892.06	67.19 %
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	1,446.45	2,569.42	-1,122.97	-43.71 %
50006 Property Utilities	7,505.40	2,350.95	5,154.45	219.25 %
50007 Legal & Closing Costs	5,867.12		5,867.12	
50008 Debris Removal-Periodic	6,354.00		6,354.00	
50009 Survey/Asbestos Abatement	1,200.00		1,200.00	
50011 Property Maintenance	9,387.40		9,387.40	
50012 Property- Outside Contract Services	11,700.00	1,009.00	10,691.00	1,059.56 %
Total 50000 Cost of Goods Sold	90,601.87	6,549.37	84,052.50	1,283.37 %
Total Cost of Goods Sold	\$90,601.87	\$6,549.37	\$84,052.50	1,283.37 %
GROSS PROFIT	\$635,710.38	\$427,870.82	\$207,839.56	48.58 %
Expenses				
62000 Operating Expenses				
62100 Contract Services				
62110 Accounting Fees	16,943.00	11,468.00	5,475.00	47.74 %
62140 Legal Fees	9,250.00		9,250.00	
62150 Outside Contract Services	34,476.76	27,134.83	7,341.93	27.06 %
Total 62100 Contract Services	60,669.76	38,602.83	22,066.93	57.16 %
65120 Insurance - Liability, D and O	2,429.80	388.47	2,041.33	525.48 %
65150 Memberships and Dues	2,500.00	2,000.00	500.00	25.00 %
Total 62000 Operating Expenses	65,599.56	40,991.30	24,608.26	60.03 %
65000 Operations				
65010 Books, Subscriptions, Reference	350.00		350.00	
65040 Supplies	3,230.88		3,230.88	
Total 65000 Operations	3,580.88		3,580.88	
65100 Other Types of Expenses				
65160 Other Costs	30.00		30.00	
Total 65100 Other Types of Expenses	30.00		30.00	

	TOTAL			
	JAN - JUN, 2026	JAN - JUN, 2025 (PY)	CHANGE	% CHANGE
68300 Travel and Meetings	124.85		124.85	
Total Expenses	\$69,335.29	\$40,991.30	\$28,343.99	69.15 %
NET OPERATING INCOME	\$566,375.09	\$386,879.52	\$179,495.57	46.40 %
Other Income				
7000 Interest Income		2,481.98	-2,481.98	-100.00 %
Total Other Income	\$0.00	\$2,481.98	\$ -2,481.98	-100.00 %
NET OTHER INCOME	\$0.00	\$2,481.98	\$ -2,481.98	-100.00 %
NET INCOME	\$566,375.09	\$389,361.50	\$177,013.59	45.46 %

Tioga County Property Development Corporation

Profit and Loss by Month

January - June, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 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	60,429.00	-17,837.00		\$168,192.00
44482 LBI Operations	3,968.18	4,565.19	38,614.13	15,122.20	2,375.23	25,881.61	\$90,526.54
44483 Community Foundation Grant	3,576.40		225.00				\$3,801.40
Total 44400 Government Contracts	71,104.38	455,413.92	105,272.91	75,551.20	-15,461.77	25,881.61	\$717,762.25
48000 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	2,550.00	\$8,550.00
Total Income	\$72,304.38	\$456,613.92	\$106,472.91	\$76,751.20	\$ -14,261.77	\$28,431.61	\$726,312.25
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	\$1,446.45
50006 Property Utilities	789.98	2,278.90	2,172.14	1,126.23	695.37	442.78	\$7,505.40
50007 Legal & Closing Costs			5,867.12				\$5,867.12
50008 Debris Removal-Periodic				6,229.00	125.00		\$6,354.00
50009 Survey/Asbestos Abatement						1,200.00	\$1,200.00
50011 Property Maintenance	57.86	3,161.00	3,285.04	1,330.00		1,553.50	\$9,387.40
50012 Property- Outside Contract Services	3,750.00		3,500.00	2,000.00	2,000.00	450.00	\$11,700.00
Total 50000 Cost of Goods Sold	4,597.84	5,439.90	14,824.30	12,923.88	48,020.37	4,795.58	\$90,601.87
Total Cost of Goods Sold	\$4,597.84	\$5,439.90	\$14,824.30	\$12,923.88	\$48,020.37	\$4,795.58	\$90,601.87
GROSS PROFIT	\$67,706.54	\$451,174.02	\$91,648.61	\$63,827.32	\$ -62,282.14	\$23,636.03	\$635,710.38
Expenses							
62000 Operating Expenses							\$0.00
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	\$16,943.00
62140 Legal Fees			8,125.00	1,125.00			\$9,250.00
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	\$60,669.76
65120 Insurance - Liability, D and O	276.82	276.82	276.82	502.96	548.19	548.19	\$2,429.80

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	TOTAL
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	\$65,599.56
65000 Operations							\$0.00
65010 Books, Subscriptions, Reference			350.00				\$350.00
65040 Supplies	2,331.40	521.43	225.00		153.05		\$3,230.88
Total 65000 Operations	2,331.40	521.43	575.00		153.05		\$3,580.88
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	\$69,335.29
NET OPERATING INCOME	\$59,385.00	\$449,375.77	\$58,171.80	\$58,866.36	\$ -64,690.38	\$5,266.54	\$566,375.09
NET INCOME	\$59,385.00	\$449,375.77	\$58,171.80	\$58,866.36	\$ -64,690.38	\$5,266.54	\$566,375.09

Tioga County Property Development Corporation

Profit and Loss by Class

January - June, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKEER 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						168,192.00	\$168,192.00
44482 LBI Operations				90,526.54			\$90,526.54
44483 Community Foundation Grant	3,801.40						\$3,801.40
Total 44400 Government Contracts	3,801.40		1,474.19	90,526.54	453,768.12	168,192.00	\$717,762.25
48000 Rental Income		8,550.00					\$8,550.00
Total Income	\$3,801.40	\$8,550.00	\$1,474.19	\$90,526.54	\$453,768.12	\$168,192.00	\$726,312.25
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				1,446.45			\$1,446.45
50006 Property Utilities		3,119.16	1,321.39	3,064.85			\$7,505.40
50007 Legal & Closing Costs				2,099.00	3,768.12		\$5,867.12
50008 Debris Removal-Periodic						6,354.00	\$6,354.00
50009 Survey/Asbestos Abatement				1,200.00			\$1,200.00
50011 Property Maintenance		520.10	152.80	8,714.50			\$9,387.40
50012 Property- Outside Contract Services				450.00		11,250.00	\$11,700.00
Total 50000 Cost of Goods Sold		3,639.26	1,474.19	18,916.30	3,768.12	62,804.00	\$90,601.87
Total Cost of Goods Sold	\$0.00	\$3,639.26	\$1,474.19	\$18,916.30	\$3,768.12	\$62,804.00	\$90,601.87
GROSS PROFIT	\$3,801.40	\$4,910.74	\$0.00	\$71,610.24	\$450,000.00	\$105,388.00	\$635,710.38
Expenses							
62000 Operating Expenses							\$0.00
62100 Contract Services							\$0.00
62110 Accounting Fees		500.00		16,443.00			\$16,943.00
62140 Legal Fees				9,250.00			\$9,250.00
62150 Outside Contract Services	1,245.00	336.19		32,895.57			\$34,476.76
Total 62100 Contract Services	1,245.00	836.19		58,588.57			\$60,669.76
65120 Insurance - Liability, D and O		2,429.80					\$2,429.80
65150 Memberships and Dues				2,500.00			\$2,500.00
Total 62000 Operating Expenses	1,245.00	3,265.99		61,088.57			\$65,599.56
65000 Operations							\$0.00
65010 Books, Subscriptions, Reference		350.00					\$350.00
65040 Supplies	2,556.40	153.05		521.43			\$3,230.88
Total 65000 Operations	2,556.40	503.05		521.43			\$3,580.88
65100 Other Types of Expenses							\$0.00

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKEr FOUNDATION	LBI OPERATIONS	LBI PHASE 2	LBI PHASE II CAPITAL	TOTAL
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	\$3,799.04	\$0.00	\$61,734.85	\$0.00	\$0.00	\$69,335.29
NET OPERATING INCOME	\$0.00	\$1,111.70	\$0.00	\$9,875.39	\$450,000.00	\$105,388.00	\$566,375.09
NET INCOME	\$0.00	\$1,111.70	\$0.00	\$9,875.39	\$450,000.00	\$105,388.00	\$566,375.09

Tioga County Property Development Corporation

Transaction Detail by Account

June 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10000 Tioga State Bank									
06/08/2026	Bill Payment (Check)	740	No	Tioga Co. Econ. Dev & Planning			20000 Accounts Payable	-216.00	-216.00
06/08/2026	Bill Payment (Check)	738	No	Elan Financial Services			20000 Accounts Payable	-153.05	-369.05
06/08/2026	Bill Payment (Check)	742	No	Veolia			20000 Accounts Payable	-23.43	-392.48
06/08/2026	Bill Payment (Check)	741	No	Valley Energy			20000 Accounts Payable	-29.05	-421.53
06/08/2026	Bill Payment (Check)	743	No	LCP Group, Inc.			20000 Accounts Payable	-45,200.00	-45,621.53
06/08/2026	Bill Payment (Check)	739	No	Bowers & Company CPAS PLLC			20000 Accounts Payable	-1,000.00	-46,621.53
06/08/2026	Bill Payment (Check)	737	No	Eco-Testing Services, LLC			20000 Accounts Payable	-300.00	-46,921.53
06/08/2026	Bill Payment (Check)	736	No	O'Rourke, Inc.			20000 Accounts Payable	-275.00	-47,196.53
06/08/2026	Bill Payment (Check)	744	No	Tier One Settlement Agency			20000 Accounts Payable	-220.40	-47,416.93
06/11/2026	Expense		No			STOP PAYMENT CHARGE	65160 Other Types of Expenses:Other Costs	-30.00	-47,446.93
06/16/2026	Bill Payment (Check)	750	No	Village of Owego - Sewer Dept.			20000 Accounts Payable	-146.00	-47,592.93
06/16/2026	Bill Payment (Check)	747	No	NYSEG			20000 Accounts Payable	-199.71	-47,792.64
06/16/2026	Bill Payment (Check)	749	No	Leatherstocking Cooperative Insurance Co.			20000 Accounts Payable	-4,867.65	-52,660.29
06/16/2026	Bill Payment (Check)	746	No	Martin Plumbing & Heating Glen Martin, INC			20000 Accounts Payable	-336.05	-52,996.34
06/16/2026	Bill Payment (Check)	748	No	Thomas, Collison & Meagher			20000 Accounts Payable	-5,624.00	-58,620.34
06/18/2026	Bill Payment (Check)	745	No	Eco-Testing Services, LLC			20000 Accounts Payable	-150.00	-58,770.34
06/24/2026	Bill Payment (Check)	752	No	Clearview Door & Window			20000 Accounts Payable	-42,600.00	-
06/24/2026	Bill Payment (Check)	754	No	Thomas, Collison & Meagher			20000 Accounts Payable	-1,125.00	101,370.34
06/24/2026	Bill Payment (Check)	751	No	Construction Management Associates LLC			20000 Accounts Payable	-2,000.00	-
06/24/2026	Bill Payment (Check)	753	No	Tioga Co. Econ. Dev & Planning			20000 Accounts Payable	-12,500.00	104,495.34
Total for 10000 Tioga State Bank								\$ - 116,995.34	
10002 Tioga Bank - 81 North Ave									
06/02/2026	Deposit		No	General & Administrative		ZRENT SD1300 1 81 NORTH AVEN ACH LXL2893882 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L2893882 - 81 NORTH AVENUE - UNIT 1	48000 Rental Income	1,200.00	1,200.00
06/03/2026	Deposit		No	General & Administrative		TIOGA COUNTY PRO ST-Z7W0N9O3D6E7 TIFFANY FO	48000 Rental Income	1,350.00	2,550.00
06/03/2026	Deposit		No	General & Administrative		TIOGA COUNTY PRO ST-P8S1E7T4Z6G3 TIFFANY FO	25000 Security Deposits	1,350.00	3,900.00
06/05/2026	Expense		No			ZDEPOSIT SD1300 10F43847 FUNDING	25000 Security Deposits	-1,350.00	2,550.00
06/25/2026	Deposit		No	General & Administrative		TIOGA COUNTY PRO ST-G6O4Q3O4O5Y0 TIFFANY FO	25100 Deferred Rental Income	1,350.00	3,900.00
Total for 10002 Tioga Bank - 81 North Ave								\$3,900.00	
1205 LBI Operations									
1205.2 Left to Spend									
06/02/2026	Bill	04609012522189	No	Veolia		To recognize grant income	20000 Accounts Payable	23.43	23.43
06/02/2026	Bill	2644	No	Eco-Testing Services, LLC		To recognize grant income	20000 Accounts Payable	300.00	323.43
06/04/2026	Bill	202610476wn	No	Tier One Settlement Agency		To recognize grant income	20000 Accounts Payable	220.40	543.83
06/05/2026	Bill	5221009450	No	Village of Owego - Sewer Dept.		To recognize grant income	20000 Accounts Payable	146.00	689.83
06/11/2026	Expense		No			To recognize grant income	21000 Credit Card	124.85	814.68

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
06/15/2026	Bill	10094814893	No	NYSEG		To recognize grant income	20000 Accounts Payable	64.67	879.35
06/16/2026	Bill	1009-2113-488	No	NYSEG		To recognize grant income	20000 Accounts Payable	49.10	928.45
06/16/2026	Bill	1005-3651-708	No	NYSEG		To recognize grant income	20000 Accounts Payable	85.94	1,014.39
06/16/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.		To recognize grant income	20000 Accounts Payable	4,867.65	5,882.04
06/17/2026	Bill	2665	No	Eco-Testing Services, LLC		To recognize grant income	20000 Accounts Payable	150.00	6,032.04
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	503.50	6,535.54
06/18/2026	Bill	41	No	Tioga Co. Econ. Dev & Planning		To recognize grant income	20000 Accounts Payable	12,500.00	19,035.54
06/22/2026	Bill	73506	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	310.00	19,345.54
06/23/2026	Bill	04609012522189	No	Veolia		To recognize grant income	20000 Accounts Payable	23.65	19,369.19
06/30/2026	Bill	97913921	No	Valley Energy		To recognize grant income	20000 Accounts Payable	13.12	19,382.31
06/30/2026	Journal Entry	17	No			To record insurance expense for June 2026	-Split-	1,149.30	20,531.61
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	740.00	21,271.61
06/30/2026	Journal Entry	18	No			To recognize grant income	-Split-	3,110.00	24,381.61
06/30/2026	Bill	120	No	Construction Management Associates LLC		To recognize grant income	20000 Accounts Payable	1,500.00	25,881.61
Total for 1205.2 Left to Spend								\$25,881.61	
Total for 1205 LBI Operations								\$25,881.61	
17000 Prepaid Insurance									
06/16/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	4/5/2026-4/5/2027 Commercial and Fire Insurance	20000 Accounts Payable	4,867.65	4,867.65
06/30/2026	Journal Entry	17	No			To record insurance expense for June 2026	-Split-	-1,697.49	3,170.16
Total for 17000 Prepaid Insurance								\$3,170.16	
20000 Accounts Payable									
06/02/2026	Bill	04609012522189	No	Veolia			-Split-	23.43	23.43
06/02/2026	Bill	2644	No	Eco-Testing Services, LLC		HUD Compliant Clearance Test-121 Providence St	-Split-	300.00	323.43
06/04/2026	Bill	202610476wn	No	Tier One Settlement Agency		Administrative and Search Fees- 112 Liberty	-Split-	220.40	543.83
06/05/2026	Bill	5221009450	No	Village of Owego - Sewer Dept.			-Split-	146.00	689.83
06/08/2026	Bill Payment (Check)	741	No	Valley Energy			10000 Tioga State Bank	-29.05	660.78
06/08/2026	Bill Payment (Check)	744	No	Tier One Settlement Agency			10000 Tioga State Bank	-220.40	440.38
06/08/2026	Bill Payment (Check)	743	No	LCP Group, Inc.			10000 Tioga State Bank	-45,200.00	-44,759.62
06/08/2026	Bill Payment (Check)	742	No	Veolia			10000 Tioga State Bank	-23.43	-44,783.05
06/08/2026	Bill Payment (Check)	736	No	O'Rourke, Inc.			10000 Tioga State Bank	-275.00	-45,058.05
06/08/2026	Bill Payment (Check)	739	No	Bowers & Company CPAS PLLC			10000 Tioga State Bank	-1,000.00	-46,058.05
06/08/2026	Bill Payment (Check)	740	No	Tioga Co. Econ. Dev & Planning			10000 Tioga State Bank	-216.00	-46,274.05
06/08/2026	Bill Payment (Check)	738	No	Elan Financial Services			10000 Tioga State Bank	-153.05	-46,427.10
06/08/2026	Bill Payment (Check)	737	No	Eco-Testing Services, LLC			10000 Tioga State Bank	-300.00	-46,727.10
06/15/2026	Bill	117281	No	Martin Plumbing & Heating Glen Martin, INC			62150 Operating Expenses:Contract Services:Outside Contract Services	336.05	-46,391.05
06/15/2026	Bill	10094814893	No	NYSEG			-Split-	64.67	-46,326.38
06/16/2026	Bill Payment (Check)	749	No	Leatherstocking Cooperative Insurance Co.			10000 Tioga State Bank	-4,867.65	-51,194.03
06/16/2026	Bill Payment (Check)	750	No	Village of Owego - Sewer Dept.			10000 Tioga State Bank	-146.00	-51,340.03
06/16/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.			-Split-	4,867.65	-46,472.38
06/16/2026	Bill	March 2026	No	Thomas, Collison & Meagher			22000 Accrued Expenses	5,624.00	-40,848.38
06/16/2026	Bill	1005-3651-708	No	NYSEG			-Split-	85.94	-40,762.44
06/16/2026	Bill Payment	747	No	NYSEG			10000 Tioga State Bank	-199.71	-40,962.15

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
06/16/2026	(Check) Bill Payment	748	No	Thomas, Collison & Meagher			10000 Tioga State Bank	-5,624.00	-46,586.15
06/16/2026	(Check) Bill Payment	746	No	Martin Plumbing & Heating Glen Martin, INC			10000 Tioga State Bank	-336.05	-46,922.20
06/16/2026	Bill	1009-2113-488	No	NYSEG			-Split-	49.10	-46,873.10
06/17/2026	Bill	2665	No	Eco-Testing Services, LLC			-Split-	150.00	-46,723.10
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care			-Split-	503.50	-46,219.60
06/18/2026	Bill	41	No	Tioga Co. Econ. Dev & Planning			-Split-	12,500.00	-33,719.60
06/18/2026	Bill Payment (Check)	745	No	Eco-Testing Services, LLC			10000 Tioga State Bank	-150.00	-33,869.60
06/22/2026	Bill	73506	No	Scott's Lawn & Landscape Care			-Split-	310.00	-33,559.60
06/23/2026	Bill	04609012522189	No	Veolia			-Split-	23.65	-33,535.95
06/24/2026	Bill Payment (Check)	754	No	Thomas, Collison & Meagher			10000 Tioga State Bank	-1,125.00	-34,660.95
06/24/2026	Bill Payment (Check)	751	No	Construction Management Associates LLC			10000 Tioga State Bank	-2,000.00	-36,660.95
06/24/2026	Bill Payment (Check)	753	No	Tioga Co. Econ. Dev & Planning			10000 Tioga State Bank	-12,500.00	-49,160.95
06/24/2026	Bill Payment (Check)	752	No	Clearview Door & Window			10000 Tioga State Bank	-42,600.00	-91,760.95
06/25/2026	Bill	002882254	No	Elan Financial Services		Credit card payment- 2026 Landbank Conference- S. Zubalsky-Peer stayed in hotel for conference.	21000 Credit Card	124.85	-91,636.10
06/30/2026	Bill	120	No	Construction Management Associates LLC			-Split-	1,500.00	-90,136.10
06/30/2026	Bill	97913921	No	Valley Energy			-Split-	13.12	-90,122.98
06/30/2026	Bill	04609527769981	No	Veolia			50006 Cost of Goods Sold:Property Utilities	36.87	-90,086.11
06/30/2026	Bill	2026-257	No	Williams & Edsall Land Surveyors, P.C.		Survey and survey map 115-117 Chestnut	50009 Cost of Goods Sold:Survey/Asbestos Abatement	1,200.00	-88,886.11
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care			-Split-	740.00	-88,146.11
Total for 20000 Accounts Payable								\$ - 88,146.11	
21000 Credit Card									
06/11/2026	Expense		No				-Split-	124.85	124.85
06/25/2026	Bill	002882254	No	Elan Financial Services		Credit card payment- 2026 Landbank Conference	20000 Accounts Payable	-124.85	0.00
Total for 21000 Credit Card								\$0.00	
22000 Accrued Expenses									
06/16/2026	Bill	March 2026	No	Thomas, Collison & Meagher		Legal fees for the month of March 2026	20000 Accounts Payable	-5,624.00	-5,624.00
06/30/2026	Journal Entry	18	No			To record accounting services fees for June 2026 - Inv# 298906	-Split-	3,110.00	-2,514.00
Total for 22000 Accrued Expenses								\$ - 2,514.00	
25000 Security Deposits									
06/03/2026	Deposit		No	General & Administrative	General & Administrative	TIOGA COUNTY PRO ST-P8S1E7T4Z6G3 TIFFANY FO	10002 Tioga Bank - 81 North Ave	1,350.00	1,350.00
06/05/2026	Expense		No		General & Administrative	ZDEPOSIT SD1300 10F43847 FUNDING	10002 Tioga Bank - 81 North Ave	-1,350.00	0.00
Total for 25000 Security Deposits								\$0.00	
25100 Deferred Rental Income									
06/25/2026	Deposit		No	General & Administrative	General & Administrative	81 North - 3rd Floor Rent July Rent	10002 Tioga Bank - 81 North Ave	1,350.00	1,350.00
Total for 25100 Deferred Rental Income								\$1,350.00	
44400 Government Contracts									
44482 LBI Operations									
06/02/2026	Bill	04609012522189	No	Veolia	LBI Operations	To recognize grant income	20000 Accounts Payable	23.43	23.43
06/02/2026	Bill	2644	No	Eco-Testing Services, LLC	LBI Operations	To recognize grant income	20000 Accounts Payable	300.00	323.43
06/04/2026	Bill	202610476wn	No	Tier One Settlement Agency	LBI Operations	To recognize grant income	20000 Accounts Payable	220.40	543.83
06/05/2026	Bill	5221009450	No	Village of Owego - Sewer Dept.	LBI Operations	To recognize grant income	20000 Accounts Payable	146.00	689.83
06/11/2026	Expense		No		LBI Operations	To recognize grant income	21000 Credit Card	124.85	814.68

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
06/15/2026	Bill	10094814893	No	NYSEG	LBI Operations	To recognize grant income	20000 Accounts Payable	64.67	879.35
06/16/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	To recognize grant income	20000 Accounts Payable	85.94	965.29
06/16/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations	To recognize grant income	20000 Accounts Payable	4,867.65	5,832.94
06/16/2026	Bill	1009-2113-488	No	NYSEG	LBI Operations	To recognize grant income	20000 Accounts Payable	49.10	5,882.04
06/17/2026	Bill	2665	No	Eco-Testing Services, LLC	LBI Operations	To recognize grant income	20000 Accounts Payable	150.00	6,032.04
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	503.50	6,535.54
06/18/2026	Bill	41	No	Tioga Co. Econ. Dev & Planning	LBI Operations	To recognize grant income	20000 Accounts Payable	12,500.00	19,035.54
06/22/2026	Bill	73506	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	310.00	19,345.54
06/23/2026	Bill	04609012522189	No	Veolia	LBI Operations	To recognize grant income	20000 Accounts Payable	23.65	19,369.19
06/30/2026	Bill	120	No	Construction Management Associates LLC	LBI Operations	To recognize grant income	20000 Accounts Payable	1,500.00	20,869.19
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	To recognize grant income	20000 Accounts Payable	740.00	21,609.19
06/30/2026	Journal Entry	18	No		LBI Operations	To recognize grant income	-Split-	3,110.00	24,719.19
06/30/2026	Bill	97913921	No	Valley Energy	LBI Operations	To recognize grant income	20000 Accounts Payable	13.12	24,732.31
06/30/2026	Journal Entry	17	No		LBI Operations	To record insurance expense for June 2026	-Split-	1,149.30	25,881.61
Total for 44482 LBI Operations								\$25,881.61	
Total for 44400 Government Contracts								\$25,881.61	
48000 Rental Income									
06/02/2026	Deposit		No	General & Administrative	General & Administrative	81 North - 1st Floor Rent	10002 Tioga Bank - 81 North Ave	1,200.00	1,200.00
06/03/2026	Deposit		No	General & Administrative	General & Administrative	81 North - 3rd Floor Deposit	10002 Tioga Bank - 81 North Ave	1,350.00	2,550.00
Total for 48000 Rental Income								\$2,550.00	
50000 Cost of Goods Sold									
50004 Property Insurance									
06/30/2026	Journal Entry	17	No		LBI Operations	To record insurance expense for June 2026	-Split-	1,149.30	1,149.30
Total for 50004 Property Insurance								\$1,149.30	
50006 Property Utilities									
06/02/2026	Bill	04609012522189	No	Veolia	LBI Operations	Water bill for 4/23-5/26	20000 Accounts Payable	23.43	23.43
06/05/2026	Bill	5221009450	No	Village of Owego - Sewer Dept.	LBI Operations	Sewer Bill for 3/3/2026-6/3/2026 103 Liberty	20000 Accounts Payable	146.00	169.43
06/15/2026	Bill	10094814893	No	NYSEG	LBI Operations	NYSEG Bill for 81 North Ave 3rd Floor	20000 Accounts Payable	64.67	234.10
06/16/2026	Bill	1005-3651-708	No	NYSEG	LBI Operations	Electric 5/9-6/9 103 Liberty	20000 Accounts Payable	85.94	320.04
06/16/2026	Bill	1009-2113-488	No	NYSEG	LBI Operations	Electric 81 north 2nd Fl 5/9-6/9	20000 Accounts Payable	49.10	369.14
06/23/2026	Bill	04609012522189	No	Veolia	LBI Operations	5/26/2026- 6/26/2026 Water bill for 48-50 Lake Street	20000 Accounts Payable	23.65	392.79
06/30/2026	Bill	97913921	No	Valley Energy	LBI Operations	5/26/26-6/26/26 Gas bill 121 Providence	20000 Accounts Payable	13.12	405.91
06/30/2026	Bill	04609527769981	No	Veolia	General & Administrative	Water Bill 81 north Ave 6/3/26-6/23/26	20000 Accounts Payable	36.87	442.78
Total for 50006 Property Utilities								\$442.78	
50009 Survey/Asbestos Abatement									
06/30/2026	Bill	2026-257	No	Williams & Edsall Land Surveyors, P.C.	LBI Operations	Survey and survey map 115-117 Chestnut	20000 Accounts Payable	1,200.00	1,200.00
Total for 50009 Survey/Asbestos Abatement								\$1,200.00	
50011 Property Maintenance									
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	Clean fallen trees	20000 Accounts Payable	100.70	100.70
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	Clean fallen trees	20000 Accounts Payable	100.70	201.40
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	Clean fallen trees	20000 Accounts Payable	100.70	302.10
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	Clean fallen trees	20000 Accounts Payable	100.70	402.80
06/18/2026	Bill	73474	No	Scott's Lawn & Landscape Care	LBI Operations	Clean fallen trees	20000 Accounts Payable	100.70	503.50
06/22/2026	Bill	73506	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing and String Trim 4/28/2026	20000 Accounts Payable	16.88	520.38
06/22/2026	Bill	73506	No	Scott's Lawn & Landscape	LBI Operations	Mowing and String Trim 4/28/2026	20000 Accounts Payable	16.80	537.18

5/7

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/26/2026	20000 Accounts Payable	40.00	1,163.50
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,180.38
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,197.26
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,214.14
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,231.02
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,247.90
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,264.78
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,281.66
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,298.54
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,315.42
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,332.30
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,349.18
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,366.06
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,382.94
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.88	1,399.82
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	16.80	1,416.62
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/14/2026	20000 Accounts Payable	16.88	1,433.50
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/14/2026	20000 Accounts Payable	60.00	1,493.50
06/30/2026	Bill	73510	No	Scott's Lawn & Landscape Care	LBI Operations	Mowing And String Trim 5/28/2026	20000 Accounts Payable	60.00	1,553.50
Total for 50011 Property Maintenance								\$1,553.50	
50012 Property- Outside Contract Services									
06/02/2026	Bill	2644	No	Eco-Testing Services, LLC	LBI Operations	HUD Compliant Clearance Test-121 Providence St	20000 Accounts Payable	300.00	300.00
06/17/2026	Bill	2665	No	Eco-Testing Services, LLC	LBI Operations	Radon Test kit for home-121 Providence st	20000 Accounts Payable	150.00	450.00
Total for 50012 Property- Outside Contract Services								\$450.00	
Total for 50000 Cost of Goods Sold								\$4,795.58	
62000 Operating Expenses									
62100 Contract Services									
62110 Accounting Fees									
06/30/2026	Journal Entry	18	No		LBI Operations	To record accounting services fees for June 2026 - Inv# 298906	-Split-	3,110.00	3,110.00
Total for 62110 Accounting Fees								\$3,110.00	
62150 Outside Contract Services									
06/04/2026	Bill	202610476wn	No	Tier One Settlement Agency	LBI Operations	Administrative and Search Fees- 112 Liberty	20000 Accounts Payable	220.40	220.40
06/15/2026	Bill	117281	No	Martin Plumbing & Heating Glen Martin, INC	General & Administrative	Installation of water valves, set up water for building Purged building of air	20000 Accounts Payable	336.05	556.45
06/18/2026	Bill	41	No	Tioga Co. Econ. Dev & Planning	LBI Operations	2nd Quarter 2026 invoice	20000 Accounts Payable	12,500.00	13,056.45
06/30/2026	Bill	120	No	Construction Management Associates LLC	LBI Operations	Consultation for project management June 2026	20000 Accounts Payable	1,500.00	14,556.45
Total for 62150 Outside Contract Services								\$14,556.45	
Total for 62100 Contract Services								\$17,666.45	
65120 Insurance - Liability, D and O									
06/30/2026	Journal Entry	17	No		General & Administrative	To record insurance expense for June 2026	-Split-	548.19	548.19
Total for 65120 Insurance - Liability, D and O								\$548.19	

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Total for 62000 Operating Expenses								\$18,214.64	
65100 Other Types of Expenses									
65160 Other Costs									
06/11/2026	Expense		No		General & Administrative	STOP PAYMENT CHARGE	10000 Tioga State Bank	30.00	30.00
Total for 65160 Other Costs								\$30.00	
Total for 65100 Other Types of Expenses								\$30.00	
68300 Travel and Meetings									
06/11/2026	Expense		No		LBI Operations	Wyndham Hotel	21000 Credit Card	124.85	124.85
Total for 68300 Travel and Meetings								\$124.85	

	Award Amount	Funds Drawn Down	Funds Remaining
ARPA*	\$ 500,000.00	\$ 109,849.42	\$ 390,150.58
Hooker Foundation*	\$ 65,000.00	\$ 65,000.00	\$ -
LBI Phase 1***			
Opertations (8/1/25 - 8/1/26)	\$ 200,000.00	\$ 130,934.31	\$ 69,065.69
LBI Phase II	\$ 1,490,100.00	\$ 1,353,768.12	\$ 136,331.88
LBI Phase 2 - Capital	\$ 1,283,000.00	\$ 542,186.97	\$ 740,813.03
TOTAL	\$ 3,538,100.00	\$ 2,201,738.82	\$ 1,336,361.18

*Program funds received upfront

**Pass through grant program. Admin fee only -\$25,000

***Reimbursable grant program

SUMMARY OF OFFERS:

OFFER 1: Net to seller \$195,000, Offer is \$206,000 with \$11,000 seller concessions.
No home inspection and is a FHA Loan.
(family with 3 young children)

OFFER 2: Net to seller \$196,000, Offer is \$208,000 with \$12,000 seller concessions.
No home inspection and is FHA Loan.
(Young family, with 2 little ones, have been looking for a really long time.)

OFFER 3: Net to seller \$200,000, will have a home inspection and is conventional loan.
(no kids older)

OFFER 4: Net to seller \$195,000, with an escalation clause up to \$205,000 (will beat any offer by \$1,000 up to \$205,000). No home inspection and conventional loan.

OFFER 5: Net to seller \$195,050, Offer is \$207,500 with 6% seller concessions. Also included an escalation clause will to go up to \$230,000 (net to seller \$216,200) (will beat any offer by 1,000 up to \$216,200 net to seller). Will have a home inspection and if FHA Loan.

OFFER 6: Net to seller is \$201,200; the offer is \$207,400 with \$6,200 in seller concessions, no home inspection, and it is a USDA loan (which tends to have a challenging loan process).

OFFER7: Cash offer \$175,000 no home inspection.
(To my understanding its a couple with no kids.)

After speaking with each agent, my gut is telling me Offer 2 is the best offer. I know it is not the highest but I feel its the buyers who are the most emotionally attached to the home and they tend to problem solve and make sure we make it to the closing table.

I also have worked a lot with the agent and she is a problem solver, team player which it crucial anymore in keeping deals together. Ultimately it is your decision I just wanted to share my thoughts on this.

Thank you all and I'm so excited for the amount of offers you have received, you created a great home!

[EXTERNAL] Re: [EXTERNAL] Re: 39 Railroad

From Scott Kasmarcik <slckasmarcik@yahoo.com>

Date Tue 8/4/2026 3:15 PM

To Patton, Tara <pattont@tiogacountyny.gov>

Initial clean up- remove piles of pre cut brush and dispose of. First cutting of the lawn.

\$460.00 clean up and initial cutting

Mowing maintenance done monthly 1 x per month after initial clean up.

\$90.00 per service (monthly 1 cut)

Scott Kasmarcik
Grass Pays LLC
d/b/a Scott's Lawn & Landscape Care
10 Rewey Ave
Newark Valley New York 13811
607.239.0731

Sent from my iPhone

> On Aug 4, 2026, at 2:43 PM, Scott Kasmarcik <slckasmarcik@yahoo.com> wrote:

>

> There are some brush piles on the property along the road and perimeter to clear out. Good knock down initial cut and it'll be good to go after that

>

>

> Scott Kasmarcik

> Grass Pays LLC

> d/b/a Scott's Lawn & Landscape Care

> 10 Rewey Ave

> Newark Valley New York 13811

> 607.239.0731

>

> Sent from my iPhone

>

>> On Aug 4, 2026, at 1:33 PM, Patton, Tara <pattont@tiogacountyny.gov> wrote:

>>

>> Yes, please provide a price - my apologies - I was hoping it'd be easiest just to throw onto your normal rotation - but assuming it's farther away and the first initial cut will probably be a bit more extensive.. We will need a price. Good catch 😊

>>

>>

>> [cid:8dc64b1f-17c2-47fd-a8f3-1f4ac509df62]

>>

>>

>>

>> _____

>> From: Scott Kasmarcik <slckasmarcik@yahoo.com>

>> Sent: Tuesday, August 4, 2026 1:30 PM

>> To: Patton, Tara <patton@tiogacountyny.gov>

>> Subject: [EXTERNAL] Re: 39 Railroad

>>

>> Okay do you need a price or just go ahead with it?

>>

>>

>> Scott Kasmarcik

>> Grass Pays LLC

>> d/b/a Scott's Lawn & Landscape Care

>> 10 Rewey Ave

>> Newark Valley New York 13811

>> 607.239.0731

>>

>> Sent from my iPhone

>>

>>> On Jul 31, 2026, at 10:12 AM, Scott Kasmarcik <slckasmarcik@yahoo.com> wrote:

>>>

>>> Will add.

>>>

>>> Do you want it cleaned up a bit?

>>>

>>>

>>> Scott Kasmarcik

>>> Grass Pays LLC

>>> d/b/a Scott's Lawn & Landscape Care

>>> 10 Rewey Ave

>>> Newark Valley New York 13811

>>> 607.239.0731

>>>

>>> Sent from my iPhone

>>>

>>>> On Jul 31, 2026, at 9:17 AM, Patton, Tara <patton@tiogacountyny.gov> wrote:

>>>>

>>>> Hi Scott,

>>>>

>>>> We need to add 39 Railroad Ave. Berkshire, NY to our property list to be taken care of as well - this one is currently overgrown a bit - as a heads up.

>>>>

>>>> This property should only be mowed once a month for now. Let me know if you have any questions or issues.

>>>>

>>>> Thanks! 😊

>>>>

>>>>

>>>> [cid:b5624e7f-f8b6-4c86-8a26-18fd417fd99c]

>>>>

>>>>

>>

[EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL]
Inquiries - Requesting quotes for installation of chain link fences

From Kevin Normile <kevin@budgetfenceinc.com>

Date Tue 6/30/2026 9:21 AM

To Patton, Tara <pattont@tiogacountyny.gov>

Hi Tara,

On Chestnut I am still going off the drawing you sent, it looks like 354 feet all around.

With the 12-foot-wide double gate your 5 ft. high would be \$10,650.00 installed. The 6 ft. would be \$13k.

On Spencer I am going off what I measured while there, which is a little under 300 feet. With one 12 ft. wide double gate the prices would be \$9,260.00. The 6 ft. would be \$10,880.00.

This is priced using our residential prices, the same as if we were quoting a homeowner. It is also not quoted at prevailing wage. Let me know which height you are looking for and I can do a formal quote if you want.

Thanks,

Kevin Normile

-----Original Message-----

From: Patton, Tara <pattont@tiogacountyny.gov>

Sent: Thursday, June 25, 2026 10:34 AM

To: Kevin Normile <kevin@budgetfenceinc.com>

Subject: Re: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] Inquiries - Requesting quotes for installation of chain link fences

That sounds great, I will plan on 1pm - I can meet you at 115-117 Chestnut. If anything changes or you need to get ahold of me day of, my work cell is 607-972-5468. Thanks!

[cid:e4f3b7b7-b304-4f8b-a3e6-1444c11ec8d5]

From: Kevin Normile <kevin@budgetfenceinc.com>



CRC Services
3387 NY-34B
Scipio Center, NY 13147 United States
(315) 364-1596

Invoice #000040

Issue date
Jul 28, 2026

Spencer Ave

We look forward to working with you.

Customer

Tioga County Property Development
Corp
pattont@tiogacountyny.gov
(607) 687-8255
39 Railroad Ave
Berkshire, NY

Invoice Details

PDF created July 28, 2026
\$593.75

Payment

Due July 28, 2026
\$593.75

Items	Quantity	Price	Amount
Full Trailer	1	\$325.00	\$325.00
Concrete Removal <i>Removing large pieces of concrete from property</i>	1	\$200.00	\$200.00
Weed Eating <i>Removed tall weeds from edge of property</i>	1	\$100.00	\$100.00
Returning Customer (5%)			-\$31.25
Subtotal			\$593.75

Total Due **\$593.75**



Pay online

To pay your invoice go to <https://squareup.com/u/3qEbaRML>
Or open the camera on your mobile device and place the QR code in the camera's view.



CRC Services
3387 NY-34B
Scipio Center, NY 13147 United States
(315) 364-1596

Invoice #000041

Issue date
Jul 28, 2026

Chestnut Street

We look forward to working with you.

Customer

Tioga County Property Development
Corp
pattont@tiogacountyny.gov
(607) 687-8255
39 Railroad Ave
Berkshire, NY

Invoice Details

PDF created July 28, 2026
\$3,317.50

Payment

Due August 27, 2026
\$3,317.50

Items	Quantity	Price	Amount
Tire removal <i>Removal of tires; left hand side of the property</i>	90	\$6.00	\$540.00
Junk Removal <i>This includes removing all of the junk from the property, not including tires, mattresses, or hazardous materials</i>	1	\$2,500.00	\$2,500.00
Tree removal <i>Includes removal of all overgrown brush and small tree removal on the discussed property line. This does not include large/adult trees.</i>	1	\$150.00	\$150.00
Fencing <i>Small fencing to mark property line</i>	1	\$110.00	\$110.00
Yard Waste Removal <i>Near and around large tree in back right corner. Raking yard waste and removing any hazardous material</i>	1	\$150.00	\$150.00
Returning Customer (5%)			-\$132.50
Subtotal			\$3,317.50

Total Due

\$3,317.50



Pay online

To pay your invoice go to <https://squareup.com/u/VtZnWuRR>
Or open the camera on your mobile device and place the QR code in the camera's view.

Change Order Number: 1
Project Address: 115-117 Chestnut
Contractor: CRC Services

In connection with the above-mentioned Project, the following change order is requested in accordance with the general conditions of the contract.

Description of the change to the Scope of Work and/or contract that is required and why it is necessary:

Additional garbage on property than originally quoted, additional labor

Subject to the conditions hereinafter set forth, an equitable adjustment of the contract is as follows:

The contract price is: \$1,738.50 Increased X by Amount: \$1,579.00

New total contract price: \$3,317.50

Change in materials: N/A

Change in labor: See attached update invoice

Other: Previous invoice in the amount of \$1,738.50 was paid on 7/30/2026

CRC Services

Name: _____

Signature: _____

Title: _____

Date: _____

Change Order Number: 2
Project Address: 94-98 Spencer
Contractor: CRC Services

In connection with the above-mentioned Project, the following change order is requested in accordance with the general conditions of the contract.

Description of the change to the Scope of Work and/or contract that is required and why it is necessary:

Less garbage/cars on property than originally quoted

Subject to the conditions hereinafter set forth, an equitable adjustment of the contract is as follows:

The contract price is: \$1,448.75 Increased _____ Decreased X by Amount: \$855

New total contract price: \$593.75

Change in materials: N/A

Change in labor: See attached update invoice

Other: _____

CRC Services

Name: _____

Signature: _____

Title: _____

Date: _____