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, November 18, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109

Agenda

1. Call to Order
2. Attendance
    a. Roll Call: M. Baratta, H. Murray, J. Case, L. Pelotte, J. Whitmore, R. Bunce, C. Shaver
    b. Invited Guest: S. Zubalsky-Peer, T. Patton, B. Woodburn, L. Williams
3. Old Business
    a. Approval of Minutes from Regular Board Meeting October 23, 2026
    b. Acceptance of Financial Reports through September 2026.
    c. Project Updates
        i. 121 Providence Street
        ii. 247 Main Steet
        iii. 62-64 North Avenue
        iv. 81 Hickories Park Road
            1. Developer Platform
        v. 115-117 Chestnut & 94-98 Spencer Avenue
        vi. 48-50 Lake Street
        vii. 103 Liberty Street
        viii. 107 Liberty Street
        ix. VRP
            1. Completed application
4. New Business
    a. Bonadio Engagement Letter
    b. 81 North Avenue
        i. Clearview maintenance contract
        ii. Clearview repainting and leak repair proposal
5. Executive Session
   Proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

6. Adjournment

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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, October 28, 2026, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109

Minutes

1. Call to Order 3:58 PM
2. Attendance
    a. Roll Call: H. Murray, J. Case, J. Whitmore, C. Shaver
    b. Excused: M. Baratta, R. Bunce, L. Pelotte
    c. Invited Guest: S. Zubalsky-Peer, L. Williams, Matt Freeze
3. Old Business
    a. Approval of Updated Minutes from Regular Board Meeting August 19, 2026.

    Motion to approve the updated August 19, 2026, regular board meeting minutes as written (C. Shaver, J. Case).

    Aye: 4 Abstain: 0
    Nay: 0 Carried

    b. Approval of Minutes from Regular Board Meeting September 23, 2026

    Motion to approve September 23, 2026, regular board meeting minutes as written (J. Whitmore, C. Shaver).

    Aye: 4 Abstain: 0
    Nay: 0 Carried

    c. Acceptance of Financial Reports through August 2026.

    Motion to approve August financial reports as written (C. Shaver, J. Case).

    Aye: 4 Abstain: 0
    Nay: 0 Carried

    d. Project Updates
        i. 121 Providence Street – the sale of the property is progressing. The realtor is working on scheduling a closing date.

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ii. 247 Main Steet
    1. CMA – the interior demolition is nearing completion, and the exterior demolition is complete. LCP and Clearview are working together to remove the asbestos in the roof. S. Zubalsky-Peer was looking to reaffirm the Construction Management Associates (CMA) proposal for construction management.

Motion to approve contract with Construction Management Associates, LLC in the amount of $25,000 for construction management services for 247 Main Street (J. Whitmore, J. Case).

Aye: 4 Abstain: 0
Nay: 0 Carried

iii. 62-64 North Avenue – the grant for this project has a deadline of November 30, 2026. Progress will need to be made to continue with this project. S. Zubalsky-Peer was looking to reaffirm the CMA contract for this project.

Motion to approve the contract with Construction Management Associates in the amount of $20,000 for construction management services for 62-64 North Avenue, contingent upon the project moving forward (J. Case, C. Shaver).

Aye: 4 Abstain: 0
Nay: 0 Carried

iv. 81 Hickories Park Road – there were no responses to the RFEI that was published. A listing that is more target for developers is being drafted and will be presented to the board at the next meeting before being published.
v. 115-117 Chestnut & 94-98 Spencer Avenue – a fence is tentatively scheduled to be installed on November 16.
vi. 48-50 Lake Street
    1. Incentive Proposal – The ESD grant is to reallocate the funds from the previous owner to the Land Bank.

Motion to approve signing the ESD incentive proposal for 48-50 Lake Street (J. Whitmore, J. Case).

Aye: 4 Abstain: 0
Nay: 0 Carried

    2. Wall Quotes – the construction wall around the building is impeding the handicap accessible ramp. Code enforcement recommends cutting part of the wall off.

Motion to approve Clearview Door & Window to move sections of the wall impeding handicap accessible sidewalk curb for $250 (J. Case, J. Whitmore).

Aye: 4 Abstain: 0
Nay: 0 Carried

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vii. 103 Liberty Street – a new MOU is being drafted.
viii. 107 Liberty Street – a new MOU is being drafted.
ix. VRP – one completed application has been submitted. CMA will be going out to the location for a pre- evaluation. The postcards presented last month have been sent out.

4. New Business
   a. Approval of 2027 Financial Budget

Motion to approve the 2027 financial budget and authorize S. Zubalsky-Peer and H. Murray to execute any documents related to the formal submission of the budget into PARIS (J. Case, C. Shaver).

Aye: 4 Abstain: 0
Nay: 0 Carried

   b. 81 North
      i. Insurance – Smith Brothers Insurance has provided multiple options to allow 81 North Avenue to be on a separate insurance policy. The board discussed the best option for the building and whether flood insurance should be added. The board discussed the coverage amount and if they would replace the building if it was destroyed. The board agreed that the coverage amount should be closer to $500,000 than the $1 million recommended.

Motion to approve proposed insurance quote through Leatherstocking with building coverage up to $500,000 (J. Whitmore, J. Case).

Aye: 4 Abstain: 0
Nay: 0 Carried

      ii. Maintenance requests – the maintenance warranty is coming to an end. The board discussed how they would like to proceed with maintenance requests from the tenants. The board agreed that the current company handling the requests, Clearview Door and Window, would be a good candidate. S. Zubalsky-Peer will follow up with Clearview and get an official proposal to present next month.
      iii. 1st Floor Lighting –the former tenant paid for light fixtures and installation and would like to receive payment for the fixtures, not the installation. If payment is not given, they would take the fixtures. The board discussed the removal of the track light cost and how it would impact the amount paid back to the tenant. The board agreed to wait for the tenant to reach out to further the discussion.

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iv. Zdeposit – Security Deposits – the current platform is no longer going to be used after the new year. The board discussed opening a savings account for the security deposits.

Motion to approve opening a separate bank account at Tioga State Bank for the security deposits held in escrow for the rental agreements for 81 North Avenue and authorize the same user access and signors as the other TCPDC bank accounts (J. Whitmore, J. Case).

Aye: 4 Abstain: 0
Nay: 0 Carried

c. Snow Removal and Lawn Care Bids – two bids were submitted for snow and lawn care, CRC and Scotts Lawn Care. It was recommended to award Scotts Lawn care for the mowing season and CRC for the snow removal season

Motion to approve snow removal contract with CRC Services, LLC for the 2026-2027 snow removal period and approve lawn mowing contract with Scott Kasmarick for the 2027 mowing season per the amounts listed in the proposal (J. Whitmore, J. Case)

Aye: 4 Abstain: 0
Nay: 0 Carried

d. Administrative Service Agreement – the current agreement will expire on December 31, 2026. The new agreement is for two years at the same amount as the previous.

Motion to approve administrative services agreement between Tioga County and Tioga County Property Development Corporation for 2- year term through December 31, 2028, in the amount of $50,000 per year (C. Shaver, J. Whitmore).

Aye: 4 Abstain: 0
Nay: 0 Carried

5. Executive Session

Board Members H. Murray, J. Whitmore, C. Shaver and J. Case were in attendance along with ED&P staff S. Zubalsky-Peer and L. Williams. Motion by C. Shaver, seconded by J. Case, to move into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body at 4:33 PM. Motion carried. Motion by J. Whitmore, seconded by J. Case to adjourn Executive Session at 5:11 PM.

6. Adjournment – **5:13 PM (J. Whitmore).**

Tioga County Property Development Corporation

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
10000 Tioga State Bank	91,958.68	248,141.97	-156,183.29	-62.94 %
10001 Tioga Bank ICS	45,284.39	95,284.39	-50,000.00	-52.47 %
10002 Tioga Bank - 81 North Ave	9,983.68		9,983.68	
Total Bank Accounts	**$147,226.75**	**$343,426.36**	**$ -196,199.61**	**-57.13 %**
Other Current Assets				
1205 LBI Operations				
1205.1 Left to Receive	200,000.00	200,000.00	0.00	0.00 %
1205.2 Left to Spend	0.00	-194,119.68	194,119.68	100.00 %
Total 1205 LBI Operations	**200,000.00**	**5,880.32**	**194,119.68**	**3,301.18 %**
1206 LBI Operations, Year 2				
1206.1 Left to Receive	200,000.00		200,000.00	
1206.2 Left to Spend	-185,206.07		-185,206.07	
Total 1206 LBI Operations, Year 2	**14,793.93**		**14,793.93**	
12102 LBI Phase 1				
12102.1 Left to Receive	0.00	63,349.14	-63,349.14	-100.00 %
12102.2 Left to Spend	0.00	-61,805.56	61,805.56	100.00 %
Total 12102 LBI Phase 1	**0.00**	**1,543.58**	**-1,543.58**	**-100.00 %**
12103 LBI Phase 2				
12103.1 Left to Receive	146,102.20	6,002.20	140,100.00	2,334.14 %
12103.2 Left to Spend	-136,331.88	0.00	-136,331.88	
Total 12103 LBI Phase 2	**9,770.32**	**6,002.20**	**3,768.12**	**62.78 %**
12104 LBI Phase II - Capital				
12104.1 Left to Receive	555,714.08	1,238,727.03	-683,012.95	-55.14 %
12104.2 Left to Spend	-612,234.05	-1,128,465.03	516,230.98	45.75 %
Total 12104 LBI Phase II - Capital	**-56,519.97**	**110,262.00**	**-166,781.97**	**-151.26 %**
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 39-41Temple 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 %

Tioga County Property Development Corporation

Balance Sheet Comparison

As of September 30, 2026

	TOTAL			
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE	% CHANGE
14085 49 Temple Str.	6,515.74	6,515.74	0.00	0.00 %
14086 113 Liberty Street, Owego	1.00	1.00	0.00	0.00 %
14087 247 Main St	55,438.29	1.00	55,437.29	5,543,729.00 %
14092 103 Liberty St	20,000.00	20,000.00	0.00	0.00 %
14093 94 Spencer Ave	1.00	1.00	0.00	0.00 %
14094 54 Temple St	1.00	1.00	0.00	0.00 %
14095 98 Spencer Ave	1.00	1.00	0.00	0.00 %
14097 121 Providence St	280,450.00	52,223.50	228,226.50	437.02 %
14098 81 North Ave	123,642.00	622,714.00	-499,072.00	-80.14 %
14099 81 Hickory Park Rd	322,500.00	322,500.00	0.00	0.00 %
14100 48-50 Lake St	400,000.00		400,000.00	
14101 39 Railroad	50,000.00		50,000.00	
Total 14000 Property Inventory	**1,314,245.48**	**1,083,193.73**	**231,051.75**	**21.33 %**
17000 Prepaid Insurance	8,121.15	2,239.12	5,882.03	262.69 %
Total Other Current Assets	**$1,490,410.91**	**$1,217,120.95**	**$273,289.96**	**22.45 %**
Total Current Assets	**$1,637,637.66**	**$1,560,547.31**	**$77,090.35**	**4.94 %**
TOTAL ASSETS	**$1,637,637.66**	**$1,560,547.31**	**$77,090.35**	**4.94 %**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable	8,545.30		8,545.30	
Total Accounts Payable	**$8,545.30**	**$0.00**	**$8,545.30**	**0.00%**
Other Current Liabilities				
22000 Accrued Expenses	3,061.00	800.00	2,261.00	282.63 %
23000 Deferred Grant Revenue	390,150.58	390,150.58	0.00	0.00 %
23002 Hooker Foundation	0.00	1,857.81	-1,857.81	-100.00 %
23003 Community Foundation Grant	1,911.45	8,000.00	-6,088.55	-76.11 %
Total 23000 Deferred Grant Revenue	**392,062.03**	**400,008.39**	**-7,946.36**	**-1.99 %**
25100 Deferred Rental Income	1,350.00		1,350.00	
Total Other Current Liabilities	**$396,473.03**	**$400,808.39**	**$ -4,335.36**	**-1.08 %**
Total Current Liabilities	**$405,018.33**	**$400,808.39**	**$4,209.94**	**1.05 %**
Total Liabilities	**$405,018.33**	**$400,808.39**	**$4,209.94**	**1.05 %**
Equity				
32000 Unrestricted Net Assets	641,911.07	308,894.79	333,016.28	107.81 %
Net Income	590,708.26	850,844.13	-260,135.87	-30.57 %
Total Equity	**$1,232,619.33**	**$1,159,738.92**	**$72,880.41**	**6.28 %**
TOTAL LIABILITIES AND EQUITY	**$1,637,637.66**	**$1,560,547.31**	**$77,090.35**	**4.94 %**

Tioga County Property Development Corporation

Profit and Loss Comparison

January - September, 2026

	TOTAL			
	JAN - SEP, 2026	JAN - SEP, 2025 (PY)	CHANGE	% CHANGE
Income				
44400 Government Contracts				
44440 Hooker Foundation	1,474.19	793.40	680.79	85.81 %
44470 LBI Phase 1		92,172.32	-92,172.32	-100.00 %
44480 LBI Phase II	453,768.12	344,537.03	109,231.09	31.70 %
44481 LBI Phase II - Capital	296,770.98	154,534.97	142,236.01	92.04 %
44482 LBI Operations	159,592.23	5,880.32	153,711.91	2,614.01 %
44483 Community Foundation Grant	6,088.55		6,088.55	
44484 LBI Operations, Year 2	14,793.93		14,793.93	
Total 44400 Government Contracts	**932,488.00**	**597,918.04**	**334,569.96**	**55.96 %**
44900 Donated Property Income		322,500.00	-322,500.00	-100.00 %
48000 Rental Income	20,100.00		20,100.00	
Total Income	**$952,588.00**	**$920,418.04**	**$32,169.96**	**3.50 %**
Cost of Goods Sold				
50000 Cost of Goods Sold				
50001 Demolition	167,449.00		167,449.00	
50002 Lawn Maintenance	2,070.00	620.00	1,450.00	233.87 %
50004 Property Insurance	9,374.91	4,435.74	4,939.17	111.35 %
50006 Property Utilities	8,759.54	4,210.99	4,548.55	108.02 %
50007 Legal & Closing Costs	5,867.12		5,867.12	
50008 Debris Removal-Periodic	10,265.25		10,265.25	
50009 Survey/Asbestos Abatement	9,426.25	1,400.00	8,026.25	573.30 %
50010 Property Taxes	12,842.62		12,842.62	
50011 Property Maintenance	12,508.24	3,570.00	8,938.24	250.37 %
50012 Property- Outside Contract Services	28,095.00	4,747.00	23,348.00	491.85 %
Total 50000 Cost of Goods Sold	**266,657.93**	**18,983.73**	**247,674.20**	**1,304.67 %**
Total Cost of Goods Sold	**$266,657.93**	**$18,983.73**	**$247,674.20**	**1,304.67 %**
GROSS PROFIT	**$685,930.07**	**$901,434.31**	**$ -215,504.24**	**-23.91 %**
Expenses				
62000 Operating Expenses	3,172.94		3,172.94	
60900 Business Expenses				
60930 Bank Fees	49.73		49.73	
Total 60900 Business Expenses	**49.73**		**49.73**	
62100 Contract Services				
62110 Accounting Fees	21,793.00	13,868.00	7,925.00	57.15 %
62140 Legal Fees	13,100.00	3,475.00	9,625.00	276.98 %
62150 Outside Contract Services	49,373.16	32,022.82	17,350.34	54.18 %
Total 62100 Contract Services	**84,266.16**	**49,365.82**	**34,900.34**	**70.70 %**
65120 Insurance - Liability, D and O	1,493.75	1,893.45	-399.70	-21.11 %
65150 Memberships and Dues	2,500.00	2,000.00	500.00	25.00 %
Total 62000 Operating Expenses	**91,482.58**	**53,259.27**	**38,223.31**	**71.77 %**
65000 Operations				

Tioga County Property Development Corporation

Profit and Loss Comparison

January - September, 2026

	TOTAL			
	JAN - SEP, 2026	JAN - SEP, 2025 (PY)	CHANGE	% CHANGE
65010 Books, Subscriptions, Reference	350.00		350.00	
65040 Supplies	3,234.38		3,234.38	
Total 65000 Operations	**3,584.38**		**3,584.38**	
65100 Other Types of Expenses				
65160 Other Costs	30.00		30.00	
Total 65100 Other Types of Expenses	**30.00**		**30.00**	
68300 Travel and Meetings	124.85		124.85	
Total Expenses	**$95,221.81**	**$53,259.27**	**$41,962.54**	**78.79 %**
NET OPERATING INCOME	**$590,708.26**	**$848,175.04**	**$ -257,466.78**	**-30.36 %**
Other Income				
7000 Interest Income		2,669.09	-2,669.09	-100.00 %
Total Other Income	**$0.00**	**$2,669.09**	**$ -2,669.09**	**-100.00 %**
NET OTHER INCOME	**$0.00**	**$2,669.09**	**$ -2,669.09**	**-100.00 %**
NET INCOME	**$590,708.26**	**$850,844.13**	**$ -260,135.87**	**-30.57 %**

Tioga County Property Development Corporation

Profit and Loss by Month

January - September, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	TOTAL
Income										
44400 Government Contracts										$0.00
44440 Hooker Foundation	409.80	848.73	215.66							$1,474.19
44480 LBI Phase II		450,000.00	3,768.12							$453,768.12
44481 LBI Phase II - Capital	63,150.00		62,450.00	57,730.23	-17,962.00		121,402.75		10,000.00	$296,770.98
44482 LBI Operations	19,256.46	5,081.57	38,473.82	17,820.97	4,153.28	25,932.31	20,688.44	28,185.38		$159,592.23
44483 Community Foundation Grant	3,576.40		225.00						2,287.15	$6,088.55
44484 LBI Operations, Year 2									14,793.93	$14,793.93
Total 44400 Government Contracts	**86,392.66**	**455,930.30**	**105,132.60**	**75,551.20**	**-13,808.72**	**25,932.31**	**142,091.19**	**28,185.38**	**27,081.08**	**$932,488.00**
48000 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	2,550.00	3,850.00	3,850.00	3,850.00	$20,100.00
Total Income	**$87,592.66**	**$457,130.30**	**$106,332.60**	**$76,751.20**	**$ -12,608.72**	**$28,482.31**	**$145,941.19**	**$32,035.38**	**$30,931.08**	**$952,588.00**
Cost of Goods Sold										
50000 Cost of Goods Sold										$0.00
50001 Demolition				1,941.50	45,200.00		120,307.50			$167,449.00
50002 Lawn Maintenance								2,070.00		$2,070.00
50004 Property Insurance				1,983.65	1,686.50	1,686.50	1,339.42	1,339.42	1,339.42	$9,374.91
50006 Property Utilities	789.98	2,278.90	2,172.14	1,126.23	695.37	442.78	421.49	383.97	448.68	$8,759.54
50007 Legal & Closing Costs			5,867.12							$5,867.12
50008 Debris Removal-Periodic				6,229.00	125.00		2,332.25	1,579.00		$10,265.25
50009 Survey/Asbestos Abatement					1,500.00	1,200.00	1,095.25	4,274.29	1,356.71	$9,426.25
50010 Property Taxes								12,842.62		$12,842.62
50011 Property Maintenance	57.86	3,161.00	3,285.04	1,330.00		1,553.50	1,640.84	740.00	740.00	$12,508.24
50012 Property- Outside Contract Services	3,750.00		3,500.00	2,000.00	2,000.00	450.00	1,820.00	3,075.00	11,500.00	$28,095.00
Total 50000 Cost of Goods Sold	**4,597.84**	**5,439.90**	**14,824.30**	**14,610.38**	**51,206.87**	**5,332.78**	**128,956.75**	**26,304.30**	**15,384.81**	**$266,657.93**
Total Cost of Goods Sold	**$4,597.84**	**$5,439.90**	**$14,824.30**	**$14,610.38**	**$51,206.87**	**$5,332.78**	**$128,956.75**	**$26,304.30**	**$15,384.81**	**$266,657.93**
GROSS PROFIT	**$82,994.82**	**$451,690.40**	**$91,508.30**	**$62,140.82**	**$ -63,815.59**	**$23,149.53**	**$16,984.44**	**$5,731.08**	**$15,546.27**	**$685,930.07**
Expenses										
62000 Operating Expenses								97.19	3,075.75	$3,172.94
60900 Business Expenses										$0.00
60930 Bank Fees	0.00						49.73			$49.73
Total 60900 Business Expenses	**0.00**						**49.73**			**$49.73**
62100 Contract Services										$0.00
62110 Accounting Fees	1,500.00	1,000.00	7,000.00	3,333.00	1,000.00	3,110.00	1,000.00	1,800.00	2,050.00	$21,793.00
62140 Legal Fees			8,125.00	1,125.00			1,800.00	2,050.00		$13,100.00
62150 Outside Contract Services	4,213.32		14,999.99		707.00	14,556.45		12,887.00	2,009.40	$49,373.16
Total 62100 Contract Services	**5,713.32**	**1,000.00**	**30,124.99**	**4,458.00**	**1,707.00**	**17,666.45**	**2,800.00**	**16,737.00**	**4,059.40**	**$84,266.16**
65120 Insurance - Liability, D and O	770.57	20.58	20.58	113.67	113.67	113.67	113.67	113.67	113.67	$1,493.75
65150 Memberships and Dues			2,500.00							$2,500.00
Total 62000 Operating Expenses	**6,483.89**	**1,020.58**	**32,645.57**	**4,571.67**	**1,820.67**	**17,780.12**	**2,963.40**	**16,947.86**	**7,248.82**	**$91,482.58**
65000 Operations										$0.00

Tioga County Property Development Corporation

Profit and Loss by Month

January - September, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	TOTAL
65010 Books, Subscriptions, Reference			350.00							$350.00
65040 Supplies	2,331.40	521.43	225.00		153.05		3.50			$3,234.38
Total 65000 Operations	**2,331.40**	**521.43**	**575.00**		**153.05**		**3.50**			**$3,584.38**
65100 Other Types of Expenses										$0.00
65160 Other Costs						30.00				$30.00
Total 65100 Other Types of Expenses						**30.00**				**$30.00**
68300 Travel and Meetings						124.85				$124.85
Total Expenses	**$8,815.29**	**$1,542.01**	**$33,220.57**	**$4,571.67**	**$1,973.72**	**$17,934.97**	**$2,966.90**	**$16,947.86**	**$7,248.82**	**$95,221.81**
NET OPERATING INCOME	**$74,179.53**	**$450,148.39**	**$58,287.73**	**$57,569.15**	**$ -65,789.31**	**$5,214.56**	**$14,017.54**	**$ -11,216.78**	**$8,297.45**	**$590,708.26**
NET INCOME	**$74,179.53**	**$450,148.39**	**$58,287.73**	**$57,569.15**	**$ -65,789.31**	**$5,214.56**	**$14,017.54**	**$ -11,216.78**	**$8,297.45**	**$590,708.26**

Tioga County Property Development Corporation

Profit and Loss by Class

January - September, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKER FOUNDATION (DELETED)	LBI OPERATIONS	LBI OPERATIONS, YEAR2	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							296,770.98	$296,770.98
44482 LBI Operations				159,592.23				$159,592.23
44483 Community Foundation Grant	6,088.55							$6,088.55
44484 LBI Operations, Year 2					14,793.93			$14,793.93
Total 44400 Government Contracts	**6,088.55**		**1,474.19**	**159,592.23**	**14,793.93**	**453,768.12**	**296,770.98**	**$932,488.00**
48000 Rental Income		20,100.00						$20,100.00
Total Income	**$6,088.55**	**$20,100.00**	**$1,474.19**	**$159,592.23**	**$14,793.93**	**$453,768.12**	**$296,770.98**	**$952,588.00**
Cost of Goods Sold								
50000 Cost of Goods Sold								$0.00
50001 Demolition				1,941.50			165,507.50	$167,449.00
50002 Lawn Maintenance				2,070.00				$2,070.00
50004 Property Insurance		9,077.76		297.15				$9,374.91
50006 Property Utilities		3,317.87	1,321.39	3,901.67	218.61			$8,759.54
50007 Legal & Closing Costs				2,099.00		3,768.12		$5,867.12
50008 Debris Removal-Periodic				6,735.02			3,530.23	$10,265.25
50009 Survey/Asbestos Abatement				6,974.29	1,356.71		1,095.25	$9,426.25
50010 Property Taxes		12,842.62						$12,842.62
50011 Property Maintenance		680.94	152.80	10,934.50	740.00			$12,508.24
50012 Property- Outside Contract Services		500.00		4,845.00	1,500.00		21,250.00	$28,095.00
Total 50000 Cost of Goods Sold		**26,419.19**	**1,474.19**	**39,798.13**	**3,815.32**	**3,768.12**	**191,382.98**	**$266,657.93**
Total Cost of Goods Sold	**$0.00**	**$26,419.19**	**$1,474.19**	**$39,798.13**	**$3,815.32**	**$3,768.12**	**$191,382.98**	**$266,657.93**
GROSS PROFIT	**$6,088.55**	**$ -6,319.19**	**$0.00**	**$119,794.10**	**$10,978.61**	**$450,000.00**	**$105,388.00**	**$685,930.07**
Expenses								
62000 Operating Expenses	609.75	78.00		97.19	2,388.00			$3,172.94
60900 Business Expenses								$0.00
60930 Bank Fees		49.73						$49.73
Total 60900 Business Expenses		**49.73**						**$49.73**
62100 Contract Services								$0.00
62110 Accounting Fees				19,743.00	2,050.00			$21,793.00
62140 Legal Fees				13,100.00				$13,100.00
62150 Outside Contract Services	2,922.40	336.19		45,782.57	332.00			$49,373.16
Total 62100 Contract Services	**2,922.40**	**336.19**		**78,625.57**	**2,382.00**			**$84,266.16**
65120 Insurance - Liability, D and O		1,493.75						$1,493.75
65150 Memberships and Dues				2,500.00				$2,500.00
Total 62000 Operating Expenses	**3,532.15**	**1,957.67**		**81,222.76**	**4,770.00**			**$91,482.58**
65000 Operations								$0.00
65010 Books, Subscriptions, Reference		350.00						$350.00
65040 Supplies	2,556.40	3.50		674.48				$3,234.38
Total 65000 Operations	**2,556.40**	**353.50**		**674.48**				**$3,584.38**
65100 Other Types of Expenses								$0.00
65160 Other Costs		30.00						$30.00
Total 65100 Other Types of Expenses		**30.00**						**$30.00**

Tioga County Property Development Corporation

Profit and Loss by Class

January - September, 2026

	COMMUNITY FOUNDATION	GENERAL & ADMINISTRATIVE	HOOKER FOUNDATION (DELETED)	LBI OPERATIONS	LBI OPERATIONS, YEAR2	LBI PHASE 2	LBI PHASE II CAPITAL	TOTAL
68300 Travel and Meetings				124.85				$124.85
Total Expenses	**$6,088.55**	**$2,341.17**	**$0.00**	**$82,022.09**	**$4,770.00**	**$0.00**	**$0.00**	**$95,221.81**
NET OPERATING INCOME	**$0.00**	**$ -8,660.36**	**$0.00**	**$37,772.01**	**$6,208.61**	**$450,000.00**	**$105,388.00**	**$590,708.26**
NET INCOME	**$0.00**	**$ -8,660.36**	**$0.00**	**$37,772.01**	**$6,208.61**	**$450,000.00**	**$105,388.00**	**$590,708.26**

Tioga County Property Development Corporation

Transaction Detail by Account

September 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
10000 Tioga State Bank									
09/04/2026	Deposit		No			MAC 469 - 8577 20250402 HTFC PYMT	12104.1 LBI Phase II - Capital:Left to Receive	53,152.47	53,152.47
09/08/2026	Bill Payment (Check)	785	No	Veolia			20000 Accounts Payable	-24.01	53,128.46
09/08/2026	Deposit		No			MAC 469 - 8577 20250072 HTFC PYMT	12104.1 LBI Phase II - Capital:Left to Receive	137,770.25	190,898.71
09/10/2026	Bill Payment (Check)	786	No	LCP Group, Inc.			20000 Accounts Payable	-120,307.50	70,591.21
09/15/2026	Bill Payment (Check)	789	No	Scott's Lawn & Landscape Care			20000 Accounts Payable	-740.00	69,851.21
09/22/2026	Bill Payment (Check)	787	No	Valley Energy			20000 Accounts Payable	-25.62	69,825.59
09/22/2026	Bill Payment (Check)	788	No	Construction Management Associates LLC			20000 Accounts Payable	-500.00	69,325.59
09/24/2026	Bill Payment (Check)	791	No	Village of Owego - Sewer Dept.			20000 Accounts Payable	-146.00	69,179.59
09/24/2026	Bill Payment (Check)	794	No	Tioga Co. Econ. Dev & Planning			20000 Accounts Payable	-332.00	68,847.59
09/24/2026	Bill Payment (Check)	795	No	Construction Management Associates LLC			20000 Accounts Payable	-3,177.40	65,670.19
09/24/2026	Bill Payment (Check)	792	No	Leatherstocking Cooperative Insurance Co.			20000 Accounts Payable	-3,147.61	62,522.58
09/24/2026	Bill Payment (Check)	790	No	O'Rourke, Inc.			20000 Accounts Payable	-1,631.00	60,891.58
09/24/2026	Bill Payment (Check)	793	No	Bowers & Company CPAS PLLC			20000 Accounts Payable	-1,800.00	59,091.58
09/29/2026	Bill Payment (Check)	796	No	Budget Fence			20000 Accounts Payable	-10,000.00	49,091.58
Total for 10000 Tioga State Bank								**$49,091.58**	
10002 Tioga Bank - 81 North Ave									
09/02/2026	Deposit		No			ZRENT SD1300 1 81 NORTH AVEN ACH LXL3019704 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L3019704 - 81 NORTH AVENUE - UNIT 1	48000 Rental Income	1,200.00	1,200.00
09/03/2026	Deposit		No			TIOGA COUNTY PRO ST-Y9L6R2PC2 KHOMARI MO TIOGA COUNTY PRO ST-Y9L6R2P3H1C2 KHOMARI MO	48000 Rental Income	1,300.00	2,500.00
09/04/2026	Bill Payment (Check)	1009	No	Veolia			20000 Accounts Payable	-94.70	2,405.30
09/04/2026	Bill Payment (Check)	1008	No	OACSD			20000 Accounts Payable	-7,290.62	-4,885.32
09/22/2026	Bill Payment (Check)	1010	No	Dependable Disposal of Southern Tier, LLC			20000 Accounts Payable	-148.50	-5,033.82
09/29/2026	Deposit		No			TIOGA COUNTY PRO ST-F9R0N9W3X2A1 TIFFANY FO	48000 Rental Income	1,350.00	-3,683.82
Total for 10002 Tioga Bank - 81 North Ave								**$ -3,683.82**	
1206 LBI Operations, Year 2									
1206.1 Left to Receive									
09/01/2026	Journal Entry	27	No			To record Grant approval	-Split-	200,000.00	200,000.00
Total for 1206.1 Left to Receive								**$200,000.00**	
1206.2 Left to Spend									
09/01/2026	Journal Entry	27	No			To record Grant approval	-Split-	-200,000.00	-200,000.00
09/01/2026	Bill	97913921	No	Valley Energy		To recognize grant income	20000 Accounts Payable	25.62	-199,974.38
09/01/2026	Journal Entry	28	No			To recognize grant income	-Split-	1,356.71	-198,617.67
09/01/2026	Bill	04609012522189	No	Veolia		To recognize grant income	20000 Accounts Payable	24.01	-198,593.66
09/02/2026	Bill	121	No	Construction Management Associates LLC		To recognize grant income	20000 Accounts Payable	1,500.00	-197,093.66
09/05/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.		To recognize grant income	20000 Accounts Payable	3,147.61	-193,946.05
09/15/2026	Bill	47	No	Tioga Co. Econ. Dev & Planning		To recognize grant income	20000 Accounts Payable	332.00	-193,614.05
09/18/2026	Bill	000790-00	No	Village of Owego - Sewer Dept.		To recognize grant income	20000 Accounts Payable	146.00	-193,468.05
09/22/2026	Bill	04609012522189	No	Veolia		To recognize grant income	20000 Accounts Payable	22.98	-193,445.07
09/28/2026	Bill	September 2026	No	Elan Financial Services		Company Cam subscription	20000 Accounts Payable	2,388.00	-191,057.07
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care		To recognize grant income	20000 Accounts Payable	740.00	-190,317.07
09/30/2026	Bill	301888	No	Bowers & Company CPAS PLLC		To recognize grant income	20000 Accounts Payable	2,050.00	-188,267.07
09/30/2026	Journal Entry	46	No			to record the installment of the insurance policy -	-Split-	3,061.00	-185,206.07
Total for 1206.2 Left to Spend								**$ -185,206.07**	
Total for 1206 LBI Operations, Year 2								**$14,793.93**	
12104 LBI Phase II - Capital									
12104.1 Left to Receive									
09/04/2026	Deposit		No		LBI Phase II Capital	MAC 469 - 8577 20250402 HTFC PYMT	10000 Tioga State Bank	-53,152.47	-53,152.47
09/08/2026	Deposit		No		LBI Phase II Capital	MAC 469 - 8577 20250072 HTFC PYMT	10000 Tioga State Bank	-137,770.25	-190,922.72
Total for 12104.1 Left to Receive								**$ -190,922.72**	
12104.2 Left to Spend									
09/20/2026	Bill	KN082026-1	No	Budget Fence		To recognize grant income	20000 Accounts Payable	2,074.29	2,074.29
09/24/2026	Bill	KN082026-1	No	Budget Fence		To recognize grant income	20000 Accounts Payable	7,925.71	10,000.00
Total for 12104.2 Left to Spend								**$10,000.00**	
Total for 12104 LBI Phase II - Capital								**$ -180,922.72**	
17000 Prepaid Insurance									
09/05/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations, Year2	Policy term for 4/5/26- 4/5/27	20000 Accounts Payable	3,147.61	3,147.61
09/30/2026	Journal Entry	45	No			To record insurance expense for Apr 2026	-Split-	-1,453.09	1,694.52
09/30/2026	Journal Entry	46	No		LBI Operations, Year2	to record the installment of the insurance policy -	-Split-	3,061.00	4,755.52
Total for 17000 Prepaid Insurance								**$4,755.52**	
17001 Prepaid Expense									
09/01/2026	Journal Entry	28	No			To record portion of bill 5401 that is meant for LBI Operations Year 2 (Year 2 effective date - Sept 1 2026). Separate portion of bill was recorded in LBI Operations Year 1.	-Split-	-1,356.71	-1,356.71
Total for 17001 Prepaid Expense								**$ -1,356.71**	
20000 Accounts Payable									
09/01/2026	Bill	04609012522189	No	Veolia			-Split-	24.01	24.01
09/01/2026	Bill	97913921	No	Valley Energy			-Split-	25.62	49.63
09/02/2026	Bill	121	No	Construction Management			-Split-	1,500.00	1,549.63

Tioga County Property Development Corporation

Transaction Detail by Account

September 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Associates LLC					
09/04/2026	Bill Payment (Check)	1009	No	Veolia			10002 Tioga Bank - 81 North Ave	-94.70	1,454.93
09/04/2026	Bill Payment (Check)	1008	No	OACSD			10002 Tioga Bank - 81 North Ave	-7,290.62	-5,835.69
09/05/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.			-Split-	3,147.61	-2,688.08
09/08/2026	Bill Payment (Check)	785	No	Veolia			10000 Tioga State Bank	-24.01	-2,712.09
09/10/2026	Bill Payment (Check)	786	No	LCP Group, Inc.			10000 Tioga State Bank	-120,307.50	-123,019.59
09/15/2026	Bill Payment (Check)	789	No	Scott's Lawn & Landscape Care			10000 Tioga State Bank	-740.00	-123,759.59
09/15/2026	Bill Payment (Check)	To print	No	Budget Fence			-Split-	0.00	-123,759.59
09/15/2026	Bill	47	No	Tioga Co. Econ. Dev & Planning			-Split-	332.00	-123,427.59
09/18/2026	Bill	000790-00	No	Village of Owego - Sewer Dept.			-Split-	146.00	-123,281.59
09/20/2026	Bill	KN082026-1	No	Budget Fence			-Split-	2,074.29	-121,207.30
09/21/2026	Bill	124	No	Construction Management Associates LLC			-Split-	777.40	-120,429.90
09/21/2026	Bill	123	No	Construction Management Associates LLC			-Split-	900.00	-119,529.90
09/22/2026	Bill	04609012522189	No	Veolia			-Split-	22.98	-119,506.92
09/22/2026	Bill	04609527769981	No	Veolia			50006 Cost of Goods Sold:Property Utilities	81.57	-119,425.35
09/22/2026	Bill Payment (Check)	787	No	Valley Energy			10000 Tioga State Bank	-25.62	-119,450.97
09/22/2026	Bill Payment (Check)	1010	No	Dependable Disposal of Southern Tier, LLC			10002 Tioga Bank - 81 North Ave	-148.50	-119,599.47
09/22/2026	Bill Payment (Check)	788	No	Construction Management Associates LLC			10000 Tioga State Bank	-500.00	-120,099.47
09/24/2026	Bill Payment (Check)	790	No	O'Rourke, Inc.			10000 Tioga State Bank	-1,631.00	-121,730.47
09/24/2026	Bill Payment (Check)	791	No	Village of Owego - Sewer Dept.			10000 Tioga State Bank	-146.00	-121,876.47
09/24/2026	Bill	KN082026-1	No	Budget Fence			-Split-	7,925.71	-113,950.76
09/24/2026	Bill Payment (Check)		No	Budget Fence			-Split-	0.00	-113,950.76
09/24/2026	Bill Payment (Check)	795	No	Construction Management Associates LLC			10000 Tioga State Bank	-3,177.40	-117,128.16
09/24/2026	Bill Payment (Check)	794	No	Tioga Co. Econ. Dev & Planning			10000 Tioga State Bank	-332.00	-117,460.16
09/24/2026	Bill Payment (Check)	792	No	Leatherstocking Cooperative Insurance Co.			10000 Tioga State Bank	-3,147.61	-120,607.77
09/24/2026	Bill Payment (Check)	793	No	Bowers & Company CPAS PLLC			10000 Tioga State Bank	-1,800.00	-122,407.77
09/28/2026	Bill	September 2026	No	Elan Financial Services			-Split-	3,075.75	-119,332.02
09/29/2026	Bill Payment (Check)	796	No	Budget Fence			10000 Tioga State Bank	-10,000.00	-129,332.02
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care			-Split-	740.00	-128,592.02
09/29/2026	Bill Payment (Check)	To print	No	Budget Fence			-Split-	0.00	-128,592.02
09/30/2026	Bill	637661202014	No	Dependable Disposal of Southern Tier, LLC			50006 Cost of Goods Sold:Property Utilities	148.50	-128,443.52
09/30/2026	Bill	301888	No	Bowers & Company CPAS PLLC			-Split-	2,050.00	-126,393.52
Total for 20000 Accounts Payable								**$ -126,393.52**	
22000 Accrued Expenses									
09/30/2026	Journal Entry	46	No			to record the installment of the insurance policy -	-Split-	3,061.00	3,061.00
Total for 22000 Accrued Expenses								**$3,061.00**	
23000 Deferred Grant Revenue									
23003 Community Foundation Grant									
09/21/2026	Bill	124	No	Construction Management Associates LLC		To recognize funding against grant received	20000 Accounts Payable	-777.40	-777.40
09/21/2026	Bill	123	No	Construction Management Associates LLC		To recognize funding against grant received	20000 Accounts Payable	-900.00	-1,677.40
09/28/2026	Bill	September 2026	No	Elan Financial Services		Women's Course- Gift cards and supplies	20000 Accounts Payable	-609.75	-2,287.15
Total for 23003 Community Foundation Grant								**$ -2,287.15**	
Total for 23000 Deferred Grant Revenue								**$ -2,287.15**	
44400 Government Contracts									
44481 LBI Phase II - Capital									
09/20/2026	Bill	KN082026-1	No	Budget Fence	LBI Phase II Capital	To recognize grant income	20000 Accounts Payable	2,074.29	2,074.29
09/24/2026	Bill	KN082026-1	No	Budget Fence	LBI Phase II Capital	To recognize grant income	20000 Accounts Payable	7,925.71	10,000.00
Total for 44481 LBI Phase II - Capital								**$10,000.00**	
44483 Community Foundation Grant									
09/21/2026	Bill	124	No	Construction Management Associates LLC	Community Foundation	To recognize funding against grant received	20000 Accounts Payable	777.40	777.40
09/21/2026	Bill	123	No	Construction Management Associates LLC	Community Foundation	To recognize funding against grant received	20000 Accounts Payable	900.00	1,677.40
09/28/2026	Bill	September 2026	No	Elan Financial Services	Community Foundation	Women's Course- Gift cards and supplies	20000 Accounts Payable	609.75	2,287.15
Total for 44483 Community Foundation Grant								**$2,287.15**	
44484 LBI Operations, Year 2									
09/01/2026	Bill	97913921	No	Valley Energy	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	25.62	25.62
09/01/2026	Bill	04609012522189	No	Veolia	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	24.01	49.63
09/01/2026	Journal Entry	28	No		LBI Operations, Year2	To recognize grant income	-Split-	1,356.71	1,406.34
09/02/2026	Bill	121	No	Construction Management Associates LLC	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	1,500.00	2,906.34
09/05/2026	Bill	10-2020-2821	No	Leatherstocking Cooperative Insurance Co.	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	3,147.61	6,053.95
09/15/2026	Bill	47	No	Tioga Co. Econ. Dev & Planning	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	332.00	6,385.95
09/18/2026	Bill	000790-00	No	Village of Owego - Sewer	LBI Operations,	To recognize grant income	20000 Accounts Payable	146.00	6,531.95

Tioga County Property Development Corporation

Transaction Detail by Account

September 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Dept.	Year2				
09/22/2026	Bill	04609012522189	No	Veolia	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	22.98	6,554.93
09/28/2026	Bill	September 2026	No	Elan Financial Services	LBI Operations, Year2	Company Cam subscription	20000 Accounts Payable	2,388.00	8,942.93
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	740.00	9,682.93
09/30/2026	Journal Entry	46	No		LBI Operations, Year2	to record the installment of the insurance policy -	-Split-	3,061.00	12,743.93
09/30/2026	Bill	301888	No	Bowers & Company CPAS PLLC	LBI Operations, Year2	To recognize grant income	20000 Accounts Payable	2,050.00	14,793.93
Total for 44484 LBI Operations, Year 2								**$14,793.93**	
Total for 44400 Government Contracts								**$27,081.08**	
48000 Rental Income									
09/02/2026	Deposit		No		General & Administrative	ZRENT SD1300 1 81 NORTH AVEN ACH LXL3019704 - 81 NORTH AVENUE - UNIT 1 ZRENT SD1300 1 81 NORTH AVEN ACH LX*L3019704 - 81 NORTH AVENUE - UNIT 1	10002 Tioga Bank - 81 North Ave	1,200.00	1,200.00
09/03/2026	Deposit		No		General & Administrative	TIOGA COUNTY PRO ST-Y9L6R2PC2 KHOMARI MO TIOGA COUNTY PRO ST-Y9L6R2P3H1C2 KHOMARI MO	10002 Tioga Bank - 81 North Ave	1,300.00	2,500.00
09/29/2026	Deposit		No		General & Administrative	TIOGA COUNTY PRO ST-F9R0N9W3X2A1 TIFFANY FO	10002 Tioga Bank - 81 North Ave	1,350.00	3,850.00
Total for 48000 Rental Income								**$3,850.00**	
50000 Cost of Goods Sold									
50004 Property Insurance									
09/30/2026	Journal Entry	45	No		General & Administrative	To record insurance expense for Apr 2026	-Split-	1,339.42	1,339.42
Total for 50004 Property Insurance								**$1,339.42**	
50006 Property Utilities									
09/01/2026	Bill	04609012522189	No	Veolia	LBI Operations, Year2	Water bill for 48-50 Lake street 7/23/26-8/24/2026	20000 Accounts Payable	24.01	24.01
09/01/2026	Bill	97913921	No	Valley Energy	LBI Operations, Year2	Gas bill 7/27-8/25 121 Providence	20000 Accounts Payable	25.62	49.63
09/18/2026	Bill	000790-00	No	Village of Owego - Sewer Dept.	LBI Operations, Year2	Water and Sewer bill 6/4-9/4	20000 Accounts Payable	146.00	195.63
09/22/2026	Bill	04609527769981	No	Veolia	General & Administrative	Water bill 8/24-9/22 for 81 North Ave	20000 Accounts Payable	81.57	277.20
09/22/2026	Bill	04609012522189	No	Veolia	LBI Operations, Year2	Water bill 8/24-9/22 48-50 Lake Street	20000 Accounts Payable	22.98	300.18
09/30/2026	Bill	637661202014	No	Dependable Disposal of Southern Tier, LLC	General & Administrative	Garbage- 10/01-12/31 for 81 North Avenue	20000 Accounts Payable	148.50	448.68
Total for 50006 Property Utilities								**$448.68**	
50009 Survey/Asbestos Abatement									
09/01/2026	Journal Entry	28	No		LBI Operations, Year2	To record portion of bill 5401 that is meant for LBI Operations Year 2 (Year 2 effective date - Sept 1 2026). Separate portion of bill was recorded in LBI Operations Year 1.	-Split-	1,356.71	1,356.71
Total for 50009 Survey/Asbestos Abatement								**$1,356.71**	
50011 Property Maintenance									
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/8- Mowing and String Trim	20000 Accounts Payable	40.00	40.00
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	56.87
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	73.74
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	90.61
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	107.48
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	124.35
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	141.22
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	158.09
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.87	174.96
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	191.84
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	208.72
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	225.60
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	242.48
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	259.36
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	276.24
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	293.12
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	16.88	310.00
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/9- Mowing and String Trim	20000 Accounts Payable	60.00	370.00
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/21- Mowing and String Trim	20000 Accounts Payable	40.00	410.00
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	426.87
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	443.74
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	460.61
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	477.48
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	494.35
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	511.22
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	528.10
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	544.97
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.87	561.84
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	578.72
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	595.60
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape	LBI Operations,	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	612.48

Tioga County Property Development Corporation

Transaction Detail by Account

September 2026

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
				Care	Year2				
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	629.36
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	646.24
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	663.12
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	16.88	680.00
09/29/2026	Bill	73787	No	Scott's Lawn & Landscape Care	LBI Operations, Year2	9/22- Mowing and String Trim	20000 Accounts Payable	60.00	740.00
Total for 50011 Property Maintenance								**$740.00**	
50012 Property- Outside Contract Services									
09/02/2026	Bill	121	No	Construction Management Associates LLC	LBI Operations, Year2	Consultation for property management processes and procedures July	20000 Accounts Payable	1,500.00	1,500.00
09/20/2026	Bill	KN082026-1	No	Budget Fence	LBI Phase II Capital	Down Payment for Fence installation 115-117 Chestnut St	20000 Accounts Payable	2,074.29	3,574.29
09/24/2026	Bill	KN082026-1	No	Budget Fence	LBI Phase II Capital	Downpayment for 94-98 Chestnut Street	20000 Accounts Payable	7,925.71	11,500.00
Total for 50012 Property- Outside Contract Services								**$11,500.00**	
Total for 50000 Cost of Goods Sold								**$15,384.81**	
62000 Operating Expenses									
09/28/2026	Bill	September 2026	No	Elan Financial Services	General & Administrative	Previous amount due	20000 Accounts Payable	39.00	39.00
09/28/2026	Bill	September 2026	No	Elan Financial Services	Community Foundation	Women's Course- Gift cards and supplies	20000 Accounts Payable	609.75	648.75
09/28/2026	Bill	September 2026	No	Elan Financial Services	General & Administrative	Late fee	20000 Accounts Payable	39.00	687.75
09/28/2026	Bill	September 2026	No	Elan Financial Services	LBI Operations, Year2	Company Cam subscription	20000 Accounts Payable	2,388.00	3,075.75
Total for 62000 Operating Expenses								**$3,075.75**	
62100 Contract Services									
62110 Accounting Fees									
09/30/2026	Bill	301888	No	Bowers & Company CPAS PLLC	LBI Operations, Year2	Services rendered through 9/30 & assistance w/reclassifying	20000 Accounts Payable	2,050.00	2,050.00
Total for 62110 Accounting Fees								**$2,050.00**	
62150 Outside Contract Services									
09/15/2026	Bill	47	No	Tioga Co. Econ. Dev & Planning	LBI Operations, Year2	Reimbursement for ad placed in newspaper- 81 Hickories Expression of interest	20000 Accounts Payable	332.00	332.00
09/21/2026	Bill	123	No	Construction Management Associates LLC	Community Foundation	TCPDC Women's Class- teaching class	20000 Accounts Payable	900.00	1,232.00
09/21/2026	Bill	124	No	Construction Management Associates LLC	Community Foundation	Lowe's reimbursement for Women's Course	20000 Accounts Payable	777.40	2,009.40
Total for 62150 Outside Contract Services								**$2,009.40**	
Total for 62100 Contract Services								**$4,059.40**	
65120 Insurance - Liability, D and O									
09/30/2026	Journal Entry	45	No		General & Administrative	To record insurance expense for Apr 2026	-Split-	113.67	113.67
Total for 65120 Insurance - Liability, D and O								**$113.67**	
Total for 62000 Operating Expenses with subs								**$7,248.82**	
Not Specified									
09/15/2026	Bill Payment (Check)	To print	No	Budget Fence			20000 Accounts Payable	0.00	0.00
09/24/2026	Bill Payment (Check)		No	Budget Fence			20000 Accounts Payable	0.00	0.00
09/29/2026	Bill Payment (Check)	To print	No	Budget Fence			20000 Accounts Payable	0.00	0.00
Total for Not Specified								**$0.00**	

Request for Proposal - Websites - 81 Hickories Park Rd.

Website	Information	Pricing	Notes	Link
NYS Contract Reporter	Statewide exposure to businesses responding to development solicitations.	Free.	What we use now.	https://www.nyscr.ny.gov/Home/Advertise
National Housing & Rehabilitation Association / HousingOnline	A good fit for parcels suited to multifamily or affordable housing, with an audience of developers looking for properties and development opportunities.	Posting is offered as a member benefit. Nonprofit memberships are available.	Contact info@housingonline.com or 202-939-1750 posting.	Funding and Business Opportunities - NH&RA
APA New York Upstate Chapter	Helps spread the word through Upstate NY planning and redevelopment networks, though most postings focus on consulting work.	Submit by email. Fees not mentioned on website.	Send the website link to your solicitation and your logo to kate@nyupstateplanning.org	RFP's & RFQ's — NY Upstate Chapter of the American Planning Association
LandSearch	Reaches buyers looking for vacant land, including land for commercial development.	One basic listing is free.	More of a "zillow" type site	Sell Your Land and Lifestyle Properties - LandSearch
LANDFLIP Network	Advertises land through sites such as LOTFLIP and COMMERCIALFLIP, depending on the property type.	One posting is free.	Zillow type site, but specifically for vacant land	Sell Land | Plans and Pricing | LANDFLIP
International Economic Development Council - RFP Marketplace	Reaches economic development professionals who may share the opportunity with developers, as well as consultants looking for projects.	**Four-week posting:** $575 for nonmembers or $475 for members. **With social media promotion:** $675 for nonmembers or $550 for members.	Submit through RFP form on website - link to pay also on website	Request for Proposal Submission - International Economic Development Council
The RFP Database	Provides another place to share your RFP, though its audience is broader than land buyers and developers.	Free to post RFPs.	Must register to post.	The RFP Database - Request for Proposal Listings and Exchange
BidNet Direct - Empire State Purchasing Group	Reaches businesses looking for contracts with New York municipalities, counties and other public agencies.	Free option is available for agencies.	Contact its buyer team to establish an issuing organization account and confirm acceptance of your RFP.	New York Bids, State Government Contracts & RFPs - Empire | BidNet Direct
ConstructConnect	Reaches contractors looking for commercial construction and redevelopment projects.	Contact the organization for posting fees.	Submit project information through its Source Portal for staff review. (help.constructconnect.com)	Finding and Winning Projects | ConstructConnect
Dodge Construction Network	Shares project opportunities with contractors and other construction professionals.	Standard project submissions are free.	Use "Get your information in Dodge for FREE" on its contact page.	Construction Intelligence Platform | Dodge Construction Network
The Blue Book / BidScope	Helps connect projects with general contractors, subcontractors and suppliers.	A free option is available for bid invitations and a private online plan room.	Call 855-805-2560 or email proservices@thebluebook.com to discuss distribution/options.	The Blue Book Building & Construction Network - Home



Dorothy Decker VRP Feasibility

13 A Weber Road, Owego • New York, 13827

Nov 3, 2026, 1:01 PM EST

Construction Management Associates, LLC

Site Visit Information

Address: 13A Weber Road Owego NY 13827
Homeowner: Dorothy Decker
Contact Information: 607.743.9803
Agency: TCPDC
Date of Initial Inspection: 11.3.26
Housing Type: 2 Family
Age of Home / Year Built: 1950

Homeowner has requested the enhanced VRP funding award of $75,000 to assist with the rehabiliatation of a one bedroom, one bathroom apartment. At the time of the site visit, the unit appeared vacant and uninhabitable.

Preliminary Cost Estimate: $75,000

This job IS feasible and CAN proceed with VRP grant funding

Based on the initial site visit, the following items (including but not limited to) have been determined to need repair or replacement. Please see photos & descriptions below.

Windows

- 6 Total Windows to be replaced: 5 Double hung windows and 1 Slider



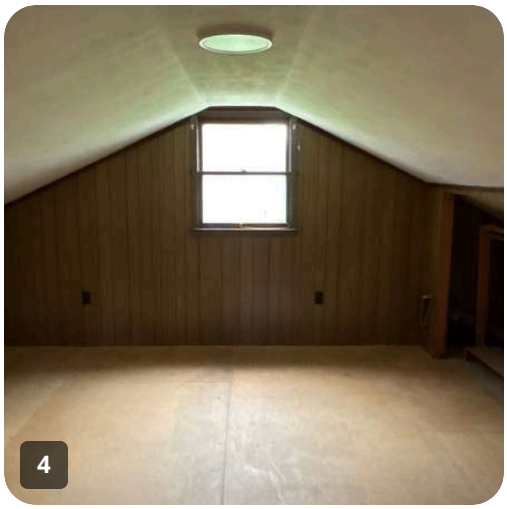
Katherine Romero
Nov 3, 2026, 9:25 AM
TCPDC VRP Dorothy Decker



Sheila Neville
Nov 3, 2026, 9:01 AM
TCPDC VRP Dorothy Decker



Sheila Neville
Nov 3, 2026, 9:01 AM
TCPDC VRP Dorothy Decker



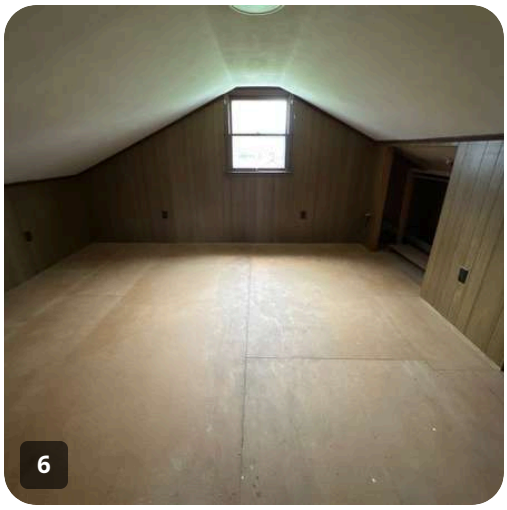
Sheila Neville
Nov 3, 2026, 8:59 AM
TCPDC VRP Dorothy Decker



Katherine Romero
Nov 3, 2026, 9:26 AM
TCPDC VRP Dorothy Decker

Flooring

- Flooring throughout unit to be replaced



Bedroom

Katherine Romero
Nov 3, 2026, 9:43 AM
TCPDC VRP Dorothy Decker



Living room

Katherine Romero
Nov 3, 2026, 9:43 AM
TCPDC VRP Dorothy Decker



Kitchen

Sheila Neville
Nov 3, 2026, 9:01 AM
TCPDC VRP Dorothy Decker

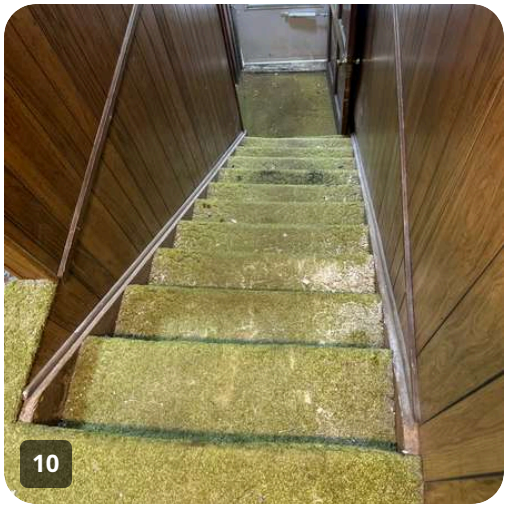
Cabinets

- Cabinets to be cleaned and refinished so they are in working order. Countertops to be replaced. New Sink & faucet will need to be installed.



Sheila Neville
Nov 3, 2026, 9:14 AM
TCPDC VRP Dorothy Decker

Railing on Stairs



Main entry stairs require graspable handrail

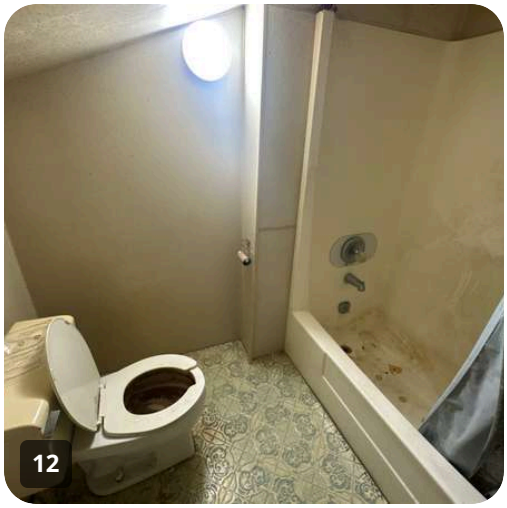
Katherine Romero
Nov 3, 2026, 9:14 AM
TCPDC VRP Dorothy Decker

Bathroom

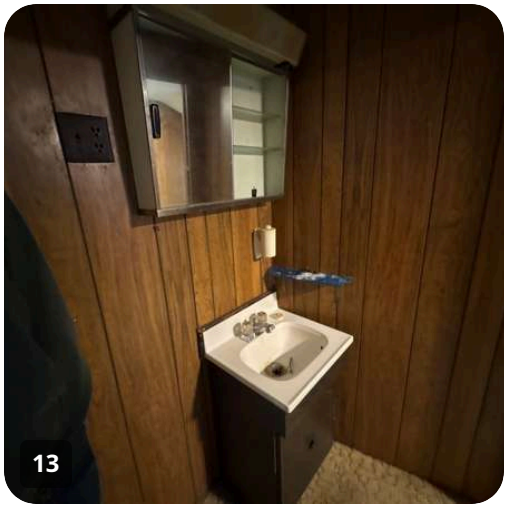
- Install tub & surround, sink/vanity, medicine cabinet, toilet, exhaust fan



Katherine Romero
Nov 3, 2026, 9:06 AM
TCPDC VRP Dorothy Decker



Katherine Romero
Nov 3, 2026, 9:05 AM
TCPDC VRP Dorothy Decker



Sheila Neville
Nov 3, 2026, 9:00 AM
TCPDC VRP Dorothy Decker

Bonadio & Co., LLP
Accounting, Consulting & More

November 6, 2026

Sara Zubalsky-Peer
Tioga County Property Development Corporation
56 Main Street #109
Owego, NY 13827

Dear Sara:

Bonadio & Co. LLP ("Bonadio") is pleased to submit this engagement letter to confirm our understanding of the services we are to provide for Tioga County Property Development Corporation (the "Corporation") for the year ended December 31, 2026 . The services are governed by this engagement letter together with the Terms & Conditions located at https://go.bonadio.com/Bonadio-General-Terms-and-Conditions (collectively, the "Agreement").

Audit Scope and Objectives
We will audit the financial statements of the Corporation, which comprise the statement of the net position, the related statements of revenues, expenses and change in net position, the cash flows, and the disclosures, which collectively comprise the basic financial statements of the Corporation as of and for the year ended December 31, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Corporation's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Corporation's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis (MD&A)

In accordance with New York State General Municipal Law, we will consider the Agency's compliance with Section 2925(3)(f) of the New York State (NYS) Public Authorities Law. We will communicate anything that comes to our attention that causes us to believe the Agency is failing to comply with the NYS Comptroller's Investment Guidelines and Section 2925 of the NYS Public Authorities Law (collectively, the Investment Guidelines)

432 North Franklin Street, #60
Syracuse, NY 13204
p (315) 476-4004
f (315) 254-2384

www.bonadio.com

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements
We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the Corporation and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Corporation or to acts by management or employees acting on behalf of the Corporation. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk of material misstatement as part of our audit planning:

- Management override of controls.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the Corporation and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Corporation's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Corporation from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Corporation involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Corporation received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Corporation complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

With regard to using the auditor's report, you understand you must obtain our prior written consent to reproduce our report in bond offerings, official statements, or other documents, if required under the bond requirements.

Other Services
We will assist in preparing the financial statements and related notes of the Corporation in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other
We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the Board of Directors of the Corporation; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Bonadio & Co., LLP and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Regulatory agencies or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Bonadio & Co., LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Keeley Ann Hines, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be $9,104. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. In the event certain circumstances, as listed in Appendix A, arise during the engagement, our agreed upon fees will be affected and additional fees may be assessed. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Amounts not paid within 45 days from the invoice date will be subject to a late payment charge of 1.5% per month. We reserve the right to suspend all work if an account becomes one hundred and twenty or more days past due. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all the time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

Reporting
We will issue a written report upon completion of our audit of the Corporation's financial statements. Our report will be addressed to the Board of Directors of the Corporation. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the Corporation is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

You have requested that we provide you with a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to the Corporation and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return it to us.

Very truly yours,
BONADIO & CO., LLP

By:
Keeley Ann Hines, CPA
Partner

RESPONSE:
This letter correctly sets forth the understanding of Tioga County Property Development Corporation.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

Appendix A
Circumstances Affecting Timing and Fee Estimate

The fee quoted for the audit is based on certain assumptions. Circumstances may arise during the engagement that may significantly affect the targeted completion dates and our fee. As a result, additional fees may be necessary. Such circumstances include but are not limited to the following:

1. Changes to the timing of the engagement at your request. Changes to the timing of the engagement usually requires reassignment of personnel used in the performance of services hereunder. However, because it is often difficult to reassign individuals to other engagements, Bonadio & Co., LLP may incur significant unanticipated costs. The audit start date will be agreed upon with management.

2. All audit schedules are (a) not provided by you on the date requested, (b) not completed in an appropriate format or mathematically correct, or (c) not in agreement with the appropriate records (e.g., general ledger accounts, source documents, confirmations).

3. If all requested information is not provided by the date requested, additional fees at standard hourly rates will be charged for all work performed after the scheduled fieldwork dates.

4. Weaknesses or significant changes in the internal control structure or systems.

5. Necessary changes to management prepared financial statements.

6. Significant new issues or changes as follows:

    a. Significant new accounting issues that require an unusual amount of time to resolve,

    b. Significant changes or transaction that occur prior to the issuance of our reports,

    c. Significant changes in auditing requirements set by regulators.

7. Significant delays in your assistance in the engagement or delays in reconciling variances as requested by Bonadio & Co., LLP.

8. All invoices, contracts, or other documents, which we will identify, are not located by your personnel or made ready for our easy access.

9. Significant level of proposed adjustments identified during our audit.

10. Changes in audit scope caused by events that are beyond our control.

11. Untimely payment of our invoices as they are rendered.

12. Delays in engagement continuance due to outside parties including attorneys and lending institutions.

13. Additional major funds that you choose to report which do not qualify as a major fund in accordance with Government Accounting Standards Board Statement No. 34.

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Report on the Firm's System of Quality Control

September 18, 2023

To the Partners of Bonadio & Co., LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Bonadio & Co., LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection, in effect for the year ended April 30, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans; audits performed under FDICIA; and examinations of service organizations (SOC 1 and SOC 2 engagements).

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Bonadio & Co., LLP applicable to engagements not subject to PCAOB permanent inspection, in effect for the year ended April 30, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Bonadio & Co., LLP has received a peer review rating of *pass*.

EisnerAmper LLP

EisnerAmper LLP
Baton Rouge, Louisiana

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