



tel: 607 687 8259

fax: 607 223 7125

info@developtioga.com

Tioga County Industrial Development Agency
August 3, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827

Agenda

- 1. Call to Order and Introductions**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell and K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
 - a. Absent:
 - b. Excused:
 2. Guests:
 - B. Myers, L. Tinney, C. Haskell, J. Bellis,
- 3. Privilege of the Floor-**
 - A. None
- 4. Approval of Minutes –**
 - A. July 13, 2016 Regular Meeting Minutes
 - B. July 13, 2016 Loan Committee Meeting Minutes
- 5. Motion to affirm email vote for:**
 - A. Support Letter for CPSI CFA 7/25
- 6. Financial Report – B. Myers**
 - A. Reports
 1. Balance Sheet – July - August
 2. Profit & Loss – July - August
 3. Transaction Detail – July - August
- 7. Project Updates**
 - A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis
 1. Update
 2. Costs Spreadsheet
 3. Larson Design Group – J. Bellis
 - a. WWTP Update
 - b. Water Update
 - B. Tioga Downs Racetrack, LLC – B. Myers
 1. Update
 - C. Owego Gardens Project Update - B. Myers
 1. Update
 2. 8/9 - 9am tour of the facility

- D. FedEx Project – B. Myers
 - 1. Update

- 8. **PILOT Updates-** B. Myers
 - A. Village of Owego PILOT Bills

- 9. **New Business** – B. Myers
 - A. 2016 CFA Submissions

- 10. **Old Business** – B. Myers
 - A. Public Authority Accountability Act
 - 1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. None
 - 2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)
 - a. General Municipal Law – Policy Updates
 - 3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)
 - a. Draw Note – Chemung Canal
 - B. Upstate Shredding Extension Request

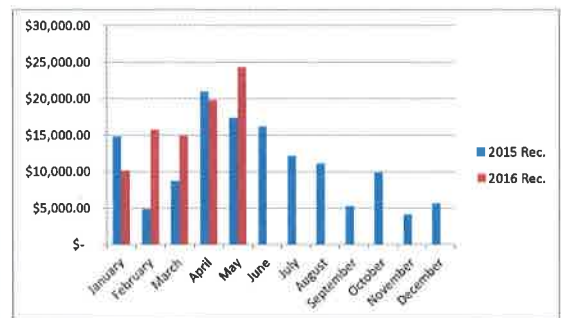
- 11. **Reports**
 - A. Railroads
 - 1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
 - b. NYSEG Easement OASD
 - c. NV Whig Street
 - B. Loan Program – B. Myers
 - a. Awaiting Suggestions from USDA

- 12. **Motion to move into Executive Session pursuant to Public Officers Law Section 105**
- 13. **Next Meeting – Wednesday, September 7, 2016**
- 14. **Adjourned**

2016 Owego Harford Railway Income

10% up to \$1,000,000; 5% \$1,000,000 +

	2015 Rec.	2016 OHRY Income	2016 Rec.	Date
January	\$ 14,808.40	\$ 101,361.00	\$ 10,136.10	3/14/2016
February	\$ 4,806.30	\$ 157,259.00	\$ 15,725.90	4/14/2016
March	\$ 8,719.60	\$ 149,919.00	\$ 14,919.80	5/10/2016
April	\$ 20,952.90	\$ 197,908.00	\$ 19,790.80	6/8/2016
May	\$ 17,370.70	\$ 242,893.00	\$ 24,289.30	7/14/2016
June	\$ 16,166.90		\$ -	
July	\$ 12,139.45		\$ -	
August	\$ 11,108.20		\$ -	
September	\$ 5,232.15		\$ -	
October	\$ 9,829.30		\$ -	
November	\$ 4,083.90		\$ -	
December	\$ 5,657.35		\$ -	
	\$ 130,875.15	\$ 849,340.00	\$ 84,861.90	N/A



2016 OHRY Income Total \$ **849,340.00**
2016 Payment to IDA \$ **84,861.90**

DRAFT

**Tioga County Industrial Development Agency
July 13, 2016 • 4:30 p.m. • Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827**

Minutes

- 1. Call to Order and Introductions – Chairperson R. Kelsey called the meeting to order at 4:32pm.**
- 2. Attendance**
 - A. IDA Board Members
 1. Roll Call: R. Kelsey, A. Gowan, T. Monell and K. Gillette K. Dougherty, J. Nolis, M. Sauerbrey
 - a. Absent:
 - b. Excused: A. Gowan
 2. Guests:
 - B. Myers, L. Tinney, C. Haskell, J. Meagher, J. Bellis, J. McNamera, K. Millar, G. Wiley
- 3. Privilege of the Floor-**
 - A. J. McNamera – Renovus Solar

J. McNamera presented to the IDA the projects that Renovus Solar is considering in Tioga County. *K. Gillette Arrived 4:38pm*
J. McNamera expressed the possible need for IDA assistance with the proposed projects. J. McNamera will be providing the IDA Board with project modeling.
- 4. Approval of Minutes –**
 - A. **June 1, 2016 Regular Meeting Minutes**

Motion to approve June 1, 2016 Minutes (M. Sauerbrey, J. Nolis)
Aye – 6 Abstain – 0
No – 0 Carried
 - B. **June 1, 2016 Loan Committee Meeting**

Motion to approve June 1, 2016 Minutes (M. Sauerbrey, T. Monell)
Aye – 6 Abstain – 0
No – 0 Carried
- 5. Motion to affirm email vote for:**
 - A. Support Letter for Downtown Anchor Project – This project is for The Owego Parkview’s Downtown Anchor CFA application.

Motion to affirm email vote (M. Sauerbrey, J. Nolis)
Aye – 6 Abstain – 0
No – 0 Carried

DRAFT

B. Support Letter for Gateway Grant Applications – This project is the Downtown Owego, Front Street infill projected headed by B. Nelson.

Motion to affirm email vote (T. Monell, J. Nolis)

Aye – 6 Abstain – 0

No – 0 Carried

C. Wetland Investigation of the E-Site – Results are forthcoming.

Motion to affirm email vote (M. Sauerbrey, T. Monell)

Aye – 6 Abstain – 0

No – 0 Carried

6. Financial Report – B. Myers – Financial reports are tabled until next month.

A. Reports

1. Balance Sheet
2. Profit & Loss
3. Transaction Detail

7. Project Updates

A. Crown Cork & Seal USA, Inc. – B. Myers/J. Bellis

1. Update - The project is moving along well. Crown has been training new hires in the County Office Building.
2. Costs Spreadsheet – The costs associated with the WWTP are consistent with budget as of 6/29/16.
3. Larson Design Group – J. Bellis
 - a. WWTP Update – The submittal process for the project is ongoing. Major construction/excavation is forthcoming. Concrete slab is to be placed 7/25/16. Goal: 12/1/16 construction completion.
 - b. Water Update – SRBC conditional approval on aquifer. Project is going well.

B. Tioga Downs Racetrack, LLC – B. Myers

1. Update – Construction of gaming facility addition and restaurant is nearing completion. Virgil's restaurant is thought to be open 8/2/16. No update on casino license.

C. Owego Gardens Project Update - B. Myers

1. Update – Hoping to finish window and exterior door installations within the next two weeks. Paving should be completed by 8/1/16.

D. FedEx Project – B. Myers

1. Update – Footings and foundations have been constructed. Steel is to be erected within the next week. Project manager is confident project will be completed by 12/20/16.

8. PILOT Updates- B. Myers

A. Nichols Cross Dock Closed 6/29 – B. Myers – Thank you Joe and Susan. Admin fee has been collected.

B. PILOT Recapture Clause – J. Meagher – 4 new policies to adopt. J. Meagher suggested a Governance Committee meeting to review the proposed changes and offer recommends to the

DRAFT

full board at the 8/3 regular meeting.

9. New Business – B. Myers

A. E-Site Legal Re-drawings - \$150 – The legal re-drawings and descriptions proposed are necessary for future sale of the property. The new drawings and descriptions would describe how much is left for sale the land sale for the Owego Gardens project.

Motion to affirm purchase of legal drawings (M. Sauerbrey, K. Dougherty)

Aye – 5 Abstain – 0

No – 1 (J. Nolis) Carried

10. Old Business – B. Myers

A. Public Authority Accountability Act

1. Audit Committee Report (R. Kelsey, K. Dougherty, J. Nolis)

a. None

2. Governance Committee Report (R. Kelsey, K. Dougherty, J. Nolis)

a. Starting the Simple IRA Plan

- B. Myers mentioned his intention to begin the retirement plan offered by the IDA.

b. Starting Health Benefits Plan

- B. Myers mentioned his intention to begin the health benefits plan offered by the IDA.

3. Finance Committee Report (R. Kelsey, A. Gowan, K. Gillette)

a. Chemung Canal – Draw note on URI Grant for \$1,000,000.00 was approved. Confirmed 7/13/16 by B. Pichette. Offer letter is forthcoming.

B. Bill Woods Park Bench – B. Myers

1. Final Call for Attendees – Fill in sheet

- B. Myers took a final call for attendees.

2. Event Speakers

- R. Kelsey and L. Tinney are going to speak at the event.

C. NV Sidewalk Project – Agreement 6/29

Sidewalk project agreement has been constructed and executed. Project is hoped to begin in September.

D. WTC Grant II Awarded \$295,200.00

Phase II for the WTC grant project has been awarded. Project to start once phase I is completed.

E. Outlet Mall Concept – Fagan Engineering

It has been decided that Tioga County ED&P will not pursue CFA funds for this project; however, they will pursue a “concept” for an outlet mall in Tioga County. L. Tinney proposed to the IDA to split the costs of a concept. The amount requested from the IDA is \$2,000.00

Motion to approve \$2,000.00 split with Tioga County Economic Development and Planning for Fagan Engineering to conduct an outlet mall concept for Tioga County (M. Sauerbrey, J. Nolis)

Aye – 5 Abstain – 0

No – 1 (J. Nolis) Carried

11. Reports

A. Railroads

DRAFT

1. Committee Report (T. Monell, K. Gillette)
 - a. Income to Date
Slightly less income for April compared to 2015.

B. Loan Program – B. Myers

- a. Scope of Work Consolidation – Sent to S. Davis 6/17/16.

The Loan Committee recommends to the full board that the new loan program scope of work be adopted with the forthcoming recommendations from the USDA.

Motion to affirm the loan committee's suggestion to adopt the IDA's loan program scope of work consolidation (M. Sauerbrey, K. Dougherty)

Aye – 6 Abstain – 0

No – 0 Carried

- b. R&C Auto Loan – The Loan committee reviewed the following application, and recommended approval:

- \$40,000.00 loan at 4.5% fixed interest for fifteen (15) years (\$306.00/mo.)

- A 2nd position security in the amount of \$11,000.00 will be taken as collateral for the equity requirement.

- Russ and Cynthia Cornwell will provide their unconditional personal guarantee.

- Loan funds will be used to cover 18% of the TPC of \$220,000.00, with funds used for the acquisition of land for this project.

- Key person life insurance on Russ and Cynthia Cornwell at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.

- Collateral included 2nd security on the land purchase to Citizens and Northern Bank.

- All applicable local, state, and federal requirements to apply.

Motion to affirm the loan committee's suggestion to approve the \$40,000.00 IRP loan for R&C Auto (M. Sauerbrey, T. Monell)

Aye – 6 Abstain – 1 (K. Dougherty)

No – 0 Carried

- c. Towne Diner – The Loan Committee reviewed the following façade loan application, and recommended approval:

- \$19,690.20 loan at 0% fixed interest for six (6) years (\$273.45./month)

- Ronald and Joan Fairlie will provide their unconditional personal guarantee.

- Loan funds will be used to reimburse for 90% of total project cost of \$21,878.00 for roof and siding replacement of 510 Chemung Street.

- Key person Life Insurance on Ronald and Joan Fairlie at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy equal to the amount of the declining loan balance.

- Collateral includes 1st security interest on the real property located at 510 Chemung Street, Waverly, NY

- Full market value as of 2015 - \$105,341.

- All applicable local, state and federal requirements to apply.

DRAFT

Motion to affirm the loan committee's suggestion to approve The Towne Diner's façade loan application (M. Sauerbrey, K. Dougherty)

Aye – 6 Abstain – 0

No – 0 Carried

d. Subordination Agreement – B. Myers

The loan committee recommends to the full board that a subordination agreement regarding the 5 Star Complex façade loan be granted to Citizens and Northern Bank, giving the IDA second position securities in relation to the project.

Motion to affirm the loan committee's suggestion to approve the subordination agreement between The Tioga County IDA and Citizen's and Northern Bank regarding the 5 Star Complex façade loan(T. Monell, K. Gillette)

Aye – 6 Abstain – 1 (K. Dougherty)

No – 0 Carried

12. Motion to move into Executive Session pursuant to Public Officers Law Section 105 (J. Nolis, T. Monell) 5:40pm

Aye – 6 Abstain – 0

No – 0 Carried

TC IDA came out of executive session at 6:25pm to make a motion to adjourn the meeting. (T. Monell, K. Gillette)

Aye – 6 Abstain – 0

No – 0 Carried

13. Next Meeting – Wednesday, August 3, 2016

14. Adjourned – 6:25pm

DRAFT

Tioga County Industrial Development Agency
July 13, 2016 • 3:30 p.m. • Ronald E. Dougherty County Office Building
Economic Development and Planning Conference Room
56 Main Street, Owego, NY 13827

Loan Committee Notes

1. **Call to Order and Introductions – Meeting was called to order at 3:38pm by S. Thomas.**
2. **Attendance**
 - A. Committee Members: S. Thomas, R. Kelsey, D. Barton, A. Gowan and K. Dougherty
 - a. Absent:
 - b. Excused: A. Gowan
 - B. Guests: B. Myers, T. Saraceno

3. **Old Business**

- A. Loan Program Consolidation

The Loan Committee recommends to the full board that the new loan program scope of work be adopted with the forthcoming recommendations from the USDA.

Motion to recommend the new loan program scope of work to the full board with forthcoming USDA recommendations (K. Dougherty, R. Kelsey)

Aye – 4 Abstain – 0

No – 0 Carried

3. **New Business**

- A. Towne Diner, Façade Improvement Funds – T. Saraceno

The Loan Committee recommended the façade loan application to the full board for approval with the following terms and conditions:

- \$19,690.20 loan at 0% fixed interest for six (6) years (\$273.45./month)
- Ronald and Joan Fairlie will provide their unconditional personal guarantee.
- Loan funds will be used to reimburse for 90% of total project cost of \$21,878.00 for roof and siding replacement of 510 Chemung Street.
- Key person Life Insurance on Ronald and Joan Fairlie at least in the amount of the outstanding debt and assigned to the Tioga County Industrial Development Agency shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy equal to the amount of the declining loan balance.
- Collateral includes 1st security interest on the real property located at 510 Chemung Street, Waverly, NY

DRAFT

- Full market value as of 2015 - \$105,341.
- All applicable local, state and federal requirements to apply.

Motion to recommend the Towne Diner application to the full board (R. Kesley, S. Thomas)
Aye – 4 Abstain – 0
No – 0 Carried

B. R&C Auto IDA Revolving Loan Fund – B. Myers

The Loan Committee recommends to the full board that the IDA loan program application, based on the pending loan program rates and terms, with the following terms and conditions:

- \$40,000.00 loan at 4.5% fixed interest for fifteen (15) years (\$306.00/mo.)
- A 2nd position security in the amount of \$11,000.00 will be taken as collateral for the equity requirement.
- Russ and Cynthia Cornwell will provide their unconditional personal guarantee.
- Loan funds will be used to cover 18% of the TPC of \$220,000.00, with funds used for the acquisition of land for this project.
- Key person life insurance on Russ and Cynthia Cornwell at least in the amount of the outstanding debt and assigned to the Tioga County IDA shall be provided. A provision can be made for the insurance to decline as the loan is repaid, retaining an insured amount on the policy to equal to the amount of the declining loan balance.
- Collateral included 2nd security on the land purchase to Citizens and Northern Bank.
- All applicable local, state, and federal requirements to apply.

Motion to recommend R&C Auto's application to the full board (D. Barton, S. Thomas)
Aye – 3 Abstain – 1 (K. Dougherty)
No – 0 Carried

C. Subordination Agreement – B. Myers

The loan committee recommends to the full board that a subordination agreement regarding the 5 Star Complex façade loan be granted to Citizens and Northern Bank, giving the IDA second position securities in relation to the project.

Motion to recommend 5 Star Complex's subordination request to the full board (D. Barton, S. Thomas)
Aye – 3 Abstain – 1 (K. Dougherty)
No – 0 Carried

4. Adjourned

"This institution is an equal opportunity provider, employer, and Lender.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: 1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 2) Fax: (202)690-7442; or email program.intake@usda.gov."

Tioga County Industrial Development Agency
Profit & Loss YTD Comparison
 June 2016

	Jun 16	Jan - Jun 16
Ordinary Income/Expense		
Income		
WWTP		
Income thru Trust WWTP	17,937.79	122,489.49
Total WWTP	17,937.79	122,489.49
FEMA Income	0.00	8,185.81
NYS OEM Funds Income	0.00	2,728.59
Loan Interest Income		
IRP 2		
2012-08-A	0.00	542.49
2011-03-A	264.76	1,639.55
2011-01-A	20.94	186.42
Total IRP 2	285.70	2,368.46
IRP 3		
2013-01-A	0.00	215.87
2008-02-A	0.00	47.91
2007-08-A	0.00	1,188.59
Total IRP 3	0.00	1,452.37
IRP 4		
2015-03-A	105.48	327.13
2013-02-A	57.92	184.01
2010-01-A	63.19	559.17
2009-03-A	9.71	101.40
Total IRP 4	236.30	1,171.71
Loan Interest Income - Other	0.00	174.84
Total Loan Interest Income	522.00	5,167.38
Loan Program Fee		
Facade	0.00	1,315.00
IRP 3	150.00	150.00
Total Loan Program Fee	150.00	1,465.00
Loan Late Fee		
2015-03 - 2015-03-A	10.00	18.07
Total Loan Late Fee	10.00	18.07
4110 - Grants		
Waverly Trade Center DOT Grant	2,309.71	2,309.71
Total 4110 - Grants	2,309.71	2,309.71
Interest Income-		
Community- Facade Improvement	5.19	29.20
CCTC Loan Loss Reserve Account	1.66	10.05
CCTC CD Site Development (383)	131.16	131.16
CCTC CD Infrastructure (391)	130.52	130.52
Community- Lounsberry	3.85	42.78
TSB- checking	6.13	133.12
TSB-general fund	67.81	455.46
TSB- IRP 2	2.27	15.10
TSB- IRP 3	0.00	22.62
TSB- IRP 4	3.27	23.57
TSB- RBEG	5.14	31.15
TSB- marketing	0.03	0.22
Total Interest Income-	357.03	1,024.95
Leases/Licenses		
RR leases	0.00	10,138.23
Leases/Licenses - Other	0.00	999.39
Total Leases/Licenses	0.00	11,137.62
OHRy freight	19,790.80	70,313.85

10:59 AM
 08/01/16
 Accrual Basis

**Tioga County Industrial Development Agency
 Profit & Loss YTD Comparison
 June 2016**

	Jun 16	Jan - Jun 16
Total OHRy	19,790.80	70,313.85
4170 · PILOT Program Fees		
Crown, Cork & Seal	0.00	225.45
Midwestern Pet Foods Inc.	0.00	13,550.23
Tioga Downs	0.00	18,658.80
Total 4170 · PILOT Program Fees	0.00	32,434.48
Total Income	41,077.33	257,274.95
Expense		
WWTP Crown Cork and Seal	0.00	250.00
Marketing	0.00	490.38
Waverly Trade Center DOT Grant	2,309.71	11,307.46
Tioga Industrial Park		
Corporate Drive	0.00	5.00
Total Tioga Industrial Park	0.00	5.00
Education		
Myers	0.00	0.00
Total Education	0.00	0.00
Loan Program Expense	0.00	107.45
Property Maintenance	0.00	2,131.46
6120 · Bank Service Charges		
Check order		
TSB IRP 3	0.00	57.09
Total Check order	0.00	57.09
6120 · Bank Service Charges - Other	3.50	197.71
Total 6120 · Bank Service Charges	3.50	254.80
Copies	44.90	84.76
6160 · Dues and Subscriptions	0.00	210.00
6180 · Insurance		
D & O (Philadelphia Ins. Co)	0.00	3,969.00
6190 · Disability (First Rehab Life)	0.00	125.00
6185 · Property & Liability (Dryden)	0.00	8,502.15
RR Liability (Steadfast)	0.00	756.38
6180 · Insurance - Other	0.00	17,921.58
Total 6180 · Insurance	0.00	31,274.11
6200 · Interest Expense		
6220 · Loan Interest		
IRP 1	0.00	913.69
IRP 2	0.00	1,667.62
IRP 3	0.00	2,326.81
Total 6220 · Loan Interest	0.00	4,908.12
Total 6200 · Interest Expense	0.00	4,908.12
Lounsberry land	0.00	507.52
6550 · Office Supplies		
other	0.00	246.82
ink cartridges	232.42	232.42
6550 · Office Supplies - Other	0.00	-96.50
Total 6550 · Office Supplies	232.42	382.74
6560 · Payroll Expenses	3,760.32	24,976.24
6250 · Postage and Delivery	0.00	39.02
6270 · Professional Fees		
Administrative Services		
Flato	0.00	517.50
Haskell	0.00	3,750.00
Total Administrative Services	0.00	4,267.50

10:59 AM
 08/01/16
 Accrual Basis

Tioga County Industrial Development Agency
Profit & Loss YTD Comparison
 June 2016

	<u>Jun 16</u>	<u>Jan - Jun 16</u>
6650 · Accounting Piaker & Lyons	0.00	9,500.00
Total 6650 · Accounting	0.00	9,500.00
6655 · Consulting	0.00	300.00
6280 · Legal Fees Loan Program Fees Monthly Fees	0.00 2,117.50	1,295.00 12,473.50
Total 6280 · Legal Fees	2,117.50	13,768.50
6270 · Professional Fees - Other	463.00	463.00
Total 6270 · Professional Fees	2,580.50	28,299.00
6670 · Program Expense Façade Improvement Loan Program	0.00	175.00
Total 6670 · Program Expense	0.00	175.00
Property Taxes Newark Valley Property Berry Road (47) Carmichael Road Smith Creek Road Glenmary Drive Metro Road	0.00 0.00 0.00 0.00 0.00 0.00	160.87 82.91 3.07 13.78 7.20 6.00
Total Property Taxes	0.00	273.83
6340 · Telephone	0.00	52.97
6350 · Travel & Ent 6370 · Meals 6380 · Travel	0.00 120.96	35.00 288.36
Total 6350 · Travel & Ent	120.96	323.36
Total Expense	9,052.31	106,053.22
Net Ordinary Income	32,025.02	151,221.73
Net Income	32,025.02	151,221.73

10:58 AM
08/01/16

**Tioga County Industrial Development Agency
Transaction List by Date
June 2016**

Type	Date	Num	Name	Memo	Account	Amount
Jun 16						
Check	6/1/2016	5629	Thomas, Collison, ...	Legal Fees - May 2016	TSB- checking	-2,117.50
Deposit	6/2/2016			HUD Pmt	TSB- checking	5,209.15
Deposit	6/2/2016			Loan Pmt	TSB- IRP 4	547.84
Deposit	6/2/2016			Loan Payment	Community- Facad...	555.56
Deposit	6/2/2016			Loan Pmt	TSB- IRP 2	1,088.88
Check	6/3/2016	5630	Tioga County Treas...	May HUD Payment	TSB- checking	-5,209.15
Deposit	6/3/2016			Loan Payment	TSB- IRP 4	471.78
Deposit	6/6/2016			Deposit	Community- Facad...	252.86
Deposit	6/6/2016			Loan Pmt	TSB- IRP 4	200.00
Check	6/8/2016	5631	Economic Develop...	Ink Reorder	TSB- checking	-232.42
Check	6/8/2016	Direct Dep	Bryant R. Myers	5/21-6/3	TSB- checking	-1,330.39
Check	6/8/2016	5632	Tioga County	Jan-May Copier Bill 546	TSB- checking	-44.90
Deposit	6/8/2016			Deposit	TSB- checking	19,790.80
Deposit	6/8/2016			Loan Pmt	Community- Facad...	169.54
Deposit	6/8/2016			Deposit	TSB- checking	277.35
Deposit	6/15/2016			Deposit	TSB- IRP 3	150.00
Deposit	6/15/2016			Deposit	TSB- checking	2,309.71
Deposit	6/15/2016			Loan Payment	TSB- IRP 4	938.04
Deposit	6/15/2016			Loan Pmt	Community- Facad...	148.51
General Journal	6/15/2016	JN adj		WWTP Inv. 79980	Asset WWTP	17,937.79
Check	6/15/2016	Online	EFTPS	June 2016	TSB- checking	-1,103.04
Check	6/17/2016	5634	Bryant R. Myers	Qtr. 2 Travel Reimbursement	TSB- checking	-120.96
Check	6/17/2016	5635	Hometown Bookkee...	Jan.-Jun. Accounting Services...	TSB- checking	-463.00
Deposit	6/17/2016	DEP		Interest Earned at Maturity Wit...	Site Development (...)	131.16
Deposit	6/17/2016	DEP		Interest Earned at Maturity Wit...	Infrastructure (391)	130.52
Deposit	6/17/2016			CD Maturity Deposit	TSB- general fund	256,272.54
Check	6/22/2016	Direct Dep	Bryant R. Myers	6/4-6/17	TSB- checking	-1,330.39
Deposit	6/27/2016			Interest	TSB- marketing	0.03
Deposit	6/27/2016			Interest	TSB- IRP 4	3.27
Deposit	6/27/2016			Interest	TSB- IRP 2	2.27
Deposit	6/28/2016			Loan Pmt	TSB- IRP 4	1,413.39
Deposit	6/28/2016			Loan Pmt	TSB- IRP 2	1,002.92
Check	6/29/2016	5636	Waverly Trade Cent...	Invoice #: 79980	TSB- checking	-2,309.71
Check	6/30/2016	5633	Larson Design Group		TSB- checking	-17,937.79
Deposit	6/30/2016			Interest	Community- Facad...	5.19
Deposit	6/30/2016			Loan Pmt	Community- Facad...	694.44
Deposit	6/30/2016			Interest	TSB- RBEG	5.14
Deposit	6/30/2016			Interest	TSB- general fund	67.81
Deposit	6/30/2016			Interest	CCTC- Loan Loss ...	1.66
Deposit	6/30/2016			Interest	Community- Louns...	3.85
Deposit	6/30/2016			Deposit	TSB- checking	17,937.79
Deposit	6/30/2016			Interest	TSB- checking	6.13

Jun 16

11:01 AM
 08/01/16
 Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
 As of June 30, 2016

	Jun 30, 16	Jun 30, 15
ASSETS		
Current Assets		
Checking/Savings		
Restricted Cash Accounts		
Community- Facade Improvement	94,342.17	197,479.59
CCTC- Industrial Park	12,000.37	12,010.37
USDA Funds		
CCTC- Loan Loss Reserve	40,374.17	40,358.96
TSB- IRP 2	91,581.77	74,584.71
TSB- IRP 3	174,486.76	174,799.88
TSB- IRP 4	132,526.22	164,931.70
TSB- RBEG	205,422.43	205,359.79
TSB- marketing	1,496.32	2,550.80
Total USDA Funds	645,887.67	662,585.84
Total Restricted Cash Accounts	752,230.21	872,075.80
CCTC- CDs		
Infrastructure (391)	0.00	127,226.88
Site Development (383)	0.00	128,527.56
Site Development (878)	253,164.66	252,239.10
Infrastructure (877)	93,341.13	92,999.88
Land Acqulsition (879)	516,424.15	513,506.34
Capital Improvement (284)	303,652.79	302,116.35
Total CCTC- CDs	1,166,582.73	1,416,616.11
Temporarily Restricted Cash Acc		
Crown Cork Seal	811,710.06	0.00
Community- Lounsberry	470,095.53	470,102.97
Total Temporarily Restricted Cash Acc	1,281,805.59	470,102.97
Unrestricted Cash Accounts		
TSB- checking	239,418.37	16,954.37
TSB- general fund	1,193,568.21	914,911.72
Total Unrestricted Cash Accounts	1,432,986.58	931,866.09
Total Checking/Savings	4,633,605.11	3,690,660.97
Other Current Assets		
NYS OEM Grant Revenue	5,457.18	0.00
Accounts Receivable 1300.01	512,376.45	0.00
Allowance for Doubtful Accounts	-35,000.00	-75,000.00
New York State OEM Funds Receiv	0.00	943.38
FEMA Funds Receivable	8,185.81	2,830.14
Commercial Facade Loan Program		
Loan Rec - 2016-02-A	49,305.56	0.00
Loan Rec - 2016-01-A	10,700.44	0.00
Loan Rec - 2015-06-A	24,512.56	0.00
Loan Rec - 2014-01-A	8,476.80	10,511.28
Loan Rec - 2015-01-A	15,129.24	18,888.88
Loan Rec - 2015-02-A	4,158.20	0.00
Loan Rec - 2015-04-A	1,250.00	0.00
Loan Rec - 2015-05-A	19,759.62	0.00
Total Commercial Facade Loan Program	133,292.42	29,400.16
IRP 4		
Loan Rec 2016-01-A	40,000.00	0.00
Loan Rec 2015-03-A	12,332.26	0.00
Loan Rec 2013-02-A	6,639.32	9,071.65
Loan Rec 2010-01-A	13,815.38	32,216.73
Loan Rec 2009-03-A	1,402.70	9,809.64
Loan Rec 2009-02-A	56,451.58	58,851.58
Total IRP 4	130,641.24	109,949.60
IRP 3		
Loan Rec 2013-01-A	10,764.49	14,838.20

11:01 AM
 08/01/16
 Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
 As of June 30, 2016

	Jun 30, 16	Jun 30, 15
Loan Rec 2007-08-A	44,163.42	49,951.13
Total IRP 3	54,927.91	64,789.33
IRP 2		
Loan Rec 2012-08-A	24,785.00	29,040.32
Loan Rec 2011-03-A	62,717.85	72,384.73
Loan Rec 2011-01-A	4,043.70	16,496.40
Total IRP 2	91,546.55	117,921.45
Total Other Current Assets	901,427.56	250,834.06
Total Current Assets	5,535,032.67	3,941,495.03
Fixed Assets		
Asset WWTP	122,489.49	0.00
Lounsberry South FA	0.00	201,129.16
Land- Mitchell	58,453.51	58,453.51
Equipment		
2012 computer upgrade	1,436.88	1,436.88
2007 computer upgrade	0.00	2,019.49
Equipment - Other	264.00	264.00
Total Equipment	1,700.88	3,720.37
Land- Cavataio	2,500.00	2,500.00
Land-general	200,757.60	200,757.60
Land-Louns	0.00	18,805.00
Land 434	371,800.36	414,701.18
Railroad Improvements	1,976,668.74	1,976,668.74
Z Accumulated Depreciation	-1,111,513.55	-1,090,227.73
Total Fixed Assets	1,622,857.03	1,786,507.83
Other Assets		
HUD Loan Program		
L/R 2014-01-A	134,604.24	157,956.79
L/R 2012-06-A	65,160.54	73,859.32
L/R 2009-04-A	73,403.49	94,059.87
Total HUD Loan Program	273,168.27	325,875.98
Total Other Assets	273,168.27	325,875.98
TOTAL ASSETS	7,431,057.97	6,053,878.84
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 - Accounts Payable	12,532.75	0.00
Total Accounts Payable	12,532.75	0.00
Other Current Liabilities		
Deferred Revenue	822,624.46	0.00
Interest Payable		
L/P 2014-01-A Interest	142.63	0.00
L/P 2012-06-A Interest	-339.76	0.00
L/P 2009-04-A Interest	-21.47	0.00
Total Interest Payable	-218.60	0.00
2100 - Payroll Liabilities	1,073.80	1,646.92
PILOT Payments		
CNYOG	-0.01	0.00
Best Buy PP	470,003.90	470,072.58
Hadco		
School- Hadco	-0.01	0.00
Total Hadco	-0.01	0.00
Rynone		

11:01 AM
 08/01/16
 Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
 As of June 30, 2016

	Jun 30, 16	Jun 30, 15
Town- Rynone	-0.01	0.00
Total Rynone	-0.01	0.00
Total PILOT Payments	470,003.87	470,072.58
Total Other Current Liabilities	1,293,483.53	471,719.50
Total Current Liabilities	1,306,016.28	471,719.50
Long Term Liabilities		
Loan Pay- IRP 4	262,079.92	271,701.90
Loan Pay- IRP 3	222,668.43	232,680.61
Loan Pay- IRP 2	156,091.00	166,762.37
Loan Pay- IRP 1	84,023.99	91,369.44
Tioga County HUD prog		
2014-01-A	134,628.51	157,956.79
2012-06-A	65,158.56	73,859.32
2009-04-A	73,424.96	94,059.87
Total Tioga County HUD prog	273,212.03	325,875.98
Total Long Term Liabilities	998,075.37	1,088,390.30
Total Liabilities	2,304,091.65	1,560,109.80
Equity		
Board Designated Funds	1,406,302.63	1,406,302.63
3000 · Opening Bal Equity	304,104.67	304,104.67
1110 · Retained Earnings	3,265,337.29	2,830,320.81
Net Income	151,221.73	-46,959.07
Total Equity	5,126,966.32	4,493,769.04
TOTAL LIABILITIES & EQUITY	7,431,057.97	6,053,878.84

**Tioga County Industrial Development Agency
 Profit & Loss YTD Comparison
 July 2016**

	Jul 16	Jan - Jul 16
Ordinary Income/Expense		
Income		
WWTP		
Income thru Trust WWTP	140,583.85	263,073.34
Total WWTP	140,583.85	263,073.34
FEMA Income	0.00	8,185.81
NYS OEM Funds Income	0.00	2,728.59
Loan Interest Income		
IRP 2		
2012-08-A	204.87	747.36
2011-03-A	261.32	1,900.87
2011-01-A	0.00	186.42
Total IRP 2	466.19	2,834.65
IRP 3		
2013-01-A	44.97	260.84
2008-02-A	0.00	47.91
2007-08-A	457.44	1,646.03
Total IRP 3	502.41	1,954.78
IRP 4		
2016-01-A	216.19	216.19
2015-03-A	51.38	378.51
2013-02-A	0.00	184.01
2010-01-A	57.56	616.73
2009-03-A	6.81	108.21
Total IRP 4	331.94	1,503.65
Loan Interest Income - Other	0.00	174.84
Total Loan Interest Income	1,300.54	6,467.92
Loan Program Fee		
Facade	0.00	1,315.00
IRP 3	0.00	150.00
Total Loan Program Fee	0.00	1,465.00
Loan Late Fee		
2015-03 - 2015-03-A	0.00	18.07
Total Loan Late Fee	0.00	18.07
4110 - Grants		
Waverly Trade Center DOT Grant	0.00	2,309.71
Total 4110 - Grants	0.00	2,309.71
Interest Income-		
Community- Facade Improvement	3.83	33.03
CCTC Loan Loss Reserve Account	0.00	10.05
CCTC CD Site Development (383)	0.00	131.16
CCTC CD Infrastructure (391)	0.00	130.52
Community- Lounsberry	0.00	42.78
TSB- checking	0.00	133.12
TSB-general fund	0.00	455.46
TSB- IRP 2	0.00	15.10
TSB- IRP 3	0.00	22.62
TSB- IRP 4	0.00	23.57
TSB- RBEG	0.00	31.15
TSB- marketing	0.00	0.22
Total Interest Income-	3.83	1,028.78
Leases/Licenses		
RR leases	0.00	10,138.23
Leases/Licenses - Other	0.00	999.39
Total Leases/Licenses	0.00	11,137.62

1:31 PM
 08/02/16
 Accrual Basis

**Tioga County Industrial Development Agency
 Profit & Loss YTD Comparison
 July 2016**

	Jul 16	Jan - Jul 16
OHRy		
freight	24,289.30	94,603.15
Total OHRy	24,289.30	94,603.15
4170 · PILOT Program Fees		
Crown, Cork & Seal	0.00	225.45
Midwestern Pet Foods Inc.	0.00	13,550.23
Nichols Cross Dock LLC	112,173.94	112,173.94
Tioga Downs	0.00	18,658.80
Total 4170 · PILOT Program Fees	112,173.94	144,608.42
Total Income	278,351.46	535,626.41
Expense		
WWTP Crown Cork and Seal	0.00	250.00
Marketing	0.00	490.38
Waverly Trade Center DOT Grant	0.00	11,307.46
Tioga Industrial Park Corporate Drive	0.00	5.00
Total Tioga Industrial Park	0.00	5.00
Education Myers	0.00	0.00
Total Education	0.00	0.00
Loan Program Expense	13.30	120.75
Property Maintenance	0.00	2,131.46
6120 · Bank Service Charges		
Check order TSB IRP 3	0.00	57.09
Total Check order	0.00	57.09
6120 · Bank Service Charges - Other	0.00	197.71
Total 6120 · Bank Service Charges	0.00	254.80
Copies	0.00	84.76
6160 · Dues and Subscriptions	0.00	210.00
6180 · Insurance		
D & O (Philadelphia Ins. Co)	0.00	3,969.00
6190 · Disability (First Rehab Life)	0.00	125.00
6185 · Property & Liability (Dryden)	0.00	8,502.15
RR Liability (Steadfast)	0.00	756.38
6180 · Insurance - Other	0.00	17,921.58
Total 6180 · Insurance	0.00	31,274.11
6200 · Interest Expense		
6220 · Loan Interest		
IRP 1	0.00	913.69
IRP 2	0.00	1,667.62
IRP 3	0.00	2,326.81
Total 6220 · Loan Interest	0.00	4,908.12
Total 6200 · Interest Expense	0.00	4,908.12
Lounsberry land	0.00	507.52
6550 · Office Supplies		
other	0.00	246.82
Ink cartridges	0.00	232.42
6550 · Office Supplies - Other	0.00	-96.50
Total 6550 · Office Supplies	0.00	382.74
6560 · Payroll Expenses	3,760.32	28,736.56
6250 · Postage and Delivery	36.53	75.55

**Tioga County Industrial Development Agency
 Profit & Loss YTD Comparison
 July 2016**

	<u>Jul 16</u>	<u>Jan - Jul 16</u>
6270 · Professional Fees		
Administrative Services		
Fiato	0.00	517.50
Haskell	628.00	4,378.00
Total Administrative Services	<u>628.00</u>	<u>4,895.50</u>
6650 · Accounting		
Piaker & Lyons	0.00	9,500.00
Total 6650 · Accounting	<u>0.00</u>	<u>9,500.00</u>
6655 · Consulting	0.00	300.00
6280 · Legal Fees		
Loan Program Fees	140.00	1,435.00
Monthly Fees	2,387.50	14,861.00
Total 6280 · Legal Fees	<u>2,527.50</u>	<u>16,296.00</u>
6270 · Professional Fees - Other	0.00	463.00
Total 6270 · Professional Fees	<u>3,155.50</u>	<u>31,454.50</u>
6670 · Program Expense		
Façade Improvement Loan Program	0.00	175.00
Total 6670 · Program Expense	<u>0.00</u>	<u>175.00</u>
Property Taxes		
Newark Valley Property	0.00	160.87
Berry Road (47)	0.00	82.91
Carmichael Road	0.00	3.07
Smith Creek Road	0.00	13.78
Glenmary Drive	0.00	7.20
Metro Road	0.00	6.00
Total Property Taxes	<u>0.00</u>	<u>273.83</u>
Recording fees	55.50	55.50
6770 · Supplies		
6780 · Marketing	250.00	250.00
Total 6770 · Supplies	<u>250.00</u>	<u>250.00</u>
6340 · Telephone	0.00	52.97
6350 · Travel & Ent		
6370 · Meals	0.00	35.00
6380 · Travel	0.00	288.36
Total 6350 · Travel & Ent	<u>0.00</u>	<u>323.36</u>
Total Expense	<u>7,271.15</u>	<u>113,324.37</u>
Net Ordinary Income	<u>271,080.31</u>	<u>422,302.04</u>
Net Income	<u><u>271,080.31</u></u>	<u><u>422,302.04</u></u>

1:31 PM
08/02/16
Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of July 31, 2016

	Jul 31, 16	Jul 31, 15
ASSETS		
Current Assets		
Checking/Savings		
Restricted Cash Accounts		
Community- Facade Improvement	96,581.34	198,463.99
CCTC- Industrial Park	12,000.37	12,010.37
USDA Funds		
CCTC- Loan Loss Reserve	40,374.17	40,360.67
TSB- IRP 2	95,488.15	76,568.69
TSB- IRP 3	176,207.06	175,748.70
TSB- IRP 4	137,906.46	155,982.11
TSB- RBEG	205,422.43	205,365.09
TSB- marketing	1,496.32	2,685.86
Total USDA Funds	656,894.59	656,711.12
Total Restricted Cash Accounts	765,476.30	867,185.48
CCTC- CDs		
Infrastructure (391)	0.00	127,226.88
Site Development (383)	0.00	128,527.56
Site Development (878)	253,164.66	252,239.10
Infrastructure (877)	93,341.13	92,999.88
Land Acquisition (879)	516,424.15	513,506.34
Capital Improvement (284)	303,652.79	302,116.35
Total CCTC- CDs	1,166,582.73	1,416,616.11
Temporarily Restricted Cash Acc		
Crown Cork Seal	671,126.21	0.00
Community- Lounsberry	470,095.53	470,106.83
Total Temporarily Restricted Cash Acc	1,141,221.74	470,106.83
Unrestricted Cash Accounts		
TSB- checking	369,080.60	31,726.21
TSB- general fund	1,193,568.21	905,027.01
Total Unrestricted Cash Accounts	1,562,648.81	936,753.22
Total Checking/Savings	4,635,929.58	3,690,661.64
Other Current Assets		
NYS OEM Grant Revenue	5,457.18	0.00
Accounts Receivable 1300.01	512,376.45	0.00
Allowance for Doubtful Accounts	-35,000.00	-75,000.00
New York State OEM Funds Receiv	0.00	943.38
FEMA Funds Receivable	8,185.81	2,830.14
Commercial Facade Loan Program		
Loan Rec - 2016-02-A	48,611.12	0.00
Loan Rec - 2016-01-A	10,547.58	0.00
Loan Rec - 2015-06-A	24,146.70	0.00
Loan Rec - 2014-01-A	8,307.26	10,341.74
Loan Rec - 2015-01-A	15,129.24	18,333.32
Loan Rec - 2015-02-A	3,861.18	0.00
Loan Rec - 2015-04-A	1,150.00	0.00
Loan Rec - 2015-05-A	19,161.00	0.00
Total Commercial Facade Loan Program	130,914.08	28,675.06
IRP 4		
Loan Rec 2016-01-A	39,461.34	0.00
Loan Rec 2015-03-A	12,114.72	0.00
Loan Rec 2013-02-A	6,639.32	9,071.65
Loan Rec 2010-01-A	12,459.55	29,653.10
Loan Rec 2009-03-A	702.81	9,143.81
Loan Rec 2009-02-A	56,251.58	58,851.58
Total IRP 4	127,629.32	106,720.14

1:31 PM
08/02/16
Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
As of July 31, 2016

	Jul 31, 16	Jul 31, 15
IRP 3		
Loan Rec 2013-01-A	10,409.46	14,519.70
Loan Rec 2007-08-A	43,163.24	49,482.48
Total IRP 3	53,572.70	64,002.18
IRP 2		
Loan Rec 2012-08-A	23,989.87	28,661.32
Loan Rec 2011-03-A	61,890.29	71,597.45
Loan Rec 2011-01-A	0.00	15,562.22
Total IRP 2	85,880.16	115,820.99
Total Other Current Assets	889,015.70	243,991.89
Total Current Assets	5,524,945.28	3,934,653.53
Fixed Assets		
Asset WWTP	263,073.34	0.00
Lounsberry South FA	0.00	201,129.16
Land- Mitchell	58,453.51	58,453.51
Equipment		
2012 computer upgrade	1,436.88	1,436.88
2007 computer upgrade	0.00	2,019.49
Equipment - Other	264.00	264.00
Total Equipment	1,700.88	3,720.37
Land- Cavataio	2,500.00	2,500.00
Land-general	200,757.60	200,757.60
Land-Louns	0.00	18,805.00
Land 434	371,800.36	414,701.18
Railroad Improvements	1,976,668.74	1,976,668.74
Z Accumulated Depreciation	-1,111,513.55	-1,090,227.73
Total Fixed Assets	1,763,440.88	1,786,507.83
Other Assets		
HUD Loan Program		
L/R 2014-01-A	134,604.24	156,039.35
L/R 2012-06-A	65,160.54	73,078.36
L/R 2009-04-A	73,403.49	92,363.81
Total HUD Loan Program	273,168.27	321,481.52
Total Other Assets	273,168.27	321,481.52
TOTAL ASSETS	7,561,554.43	6,042,642.88
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 - Accounts Payable	12,532.75	0.00
Total Accounts Payable	12,532.75	0.00
Other Current Liabilities		
Deferred Revenue	682,040.61	0.00
Interest Payable		
L/P 2014-01-A Interest	142.63	0.00
L/P 2012-06-A Interest	-339.76	0.00
L/P 2009-04-A Interest	-21.47	0.00
Total Interest Payable	-218.60	0.00
2100 - Payroll Liabilities	1,073.80	1,646.92
PILOT Payments		
CNYOG	-0.01	0.00
Best Buy PP	470,003.90	470,072.58

1:31 PM
 08/02/16
 Accrual Basis

Tioga County Industrial Development Agency
Balance Sheet Prev Year Comparison
 As of July 31, 2016

	Jul 31, 16	Jul 31, 15
Hadco		
School- Hadco	-0.01	0.00
Total Hadco	-0.01	0.00
Rynone		
Town- Rynone	-0.01	0.00
Total Rynone	-0.01	0.00
Total PILOT Payments	470,003.87	470,072.58
Total Other Current Liabilities	1,152,899.68	471,719.50
Total Current Liabilities	1,165,432.43	471,719.50
Long Term Liabilities		
Loan Pay- IRP 4	262,079.92	262,079.92
Loan Pay- IRP 3	222,668.43	232,680.61
Loan Pay- IRP 2	156,091.00	166,762.37
Loan Pay- IRP 1	84,023.99	91,369.44
Tioga County HUD prog		
2014-01-A	134,628.51	156,039.35
2012-06-A	65,158.56	73,078.36
2009-04-A	73,424.96	92,363.81
Total Tioga County HUD prog	273,212.03	321,481.52
Total Long Term Liabilities	998,075.37	1,074,373.86
Total Liabilities	2,163,507.80	1,546,093.36
Equity		
Board Designated Funds	1,406,302.63	1,406,302.63
3000 · Opening Bal Equity	304,104.67	304,104.67
1110 · Retained Earnings	3,265,337.29	2,830,320.81
Net Income	422,302.04	-44,178.59
Total Equity	5,398,046.63	4,496,549.52
TOTAL LIABILITIES & EQUITY	7,561,554.43	6,042,642.88

1:32 PM
08/02/16
Accrual Basis

Tioga County Industrial Development Agency
Transaction Detail by Account
July 2016

Type	Date	Num	Name	Memo	Amount
Restricted Cash Accounts					
Community- Facade Improvement					
Deposit	7/1/2016			Loan PMT	365.86
Deposit	7/6/2016			Deposit	600.68
Deposit	7/8/2016			Loan Pmt	100.00
Deposit	7/11/2016			Loan Pmt	169.54
Check	7/13/2016	1028	Thomas, Colliso...	5 Star Complex	-87.50
Check	7/21/2016	1029	Tioga County Cl...	460 Broad Street Fa...	-55.50
Deposit	7/22/2016			Loan Pmt	148.51
Deposit	7/25/2016			Deposit	299.31
Deposit	7/26/2016			Loan Pmt	694.44
Deposit	7/31/2016			Interest	3.83
Total Community- Facade Improvement					2,239.17
USDA Funds					
TSB- IRP 2					
Deposit	7/7/2016		Tioga County IDA	June Admin Fee	-137.32
Deposit	7/26/2016			Deposit	4,043.70
Total TSB- IRP 2					3,906.38
TSB- IRP 3					
Deposit	7/1/2016			Loan Pmt	400.00
Deposit	7/6/2016			Loan Pmt	728.81
Deposit	7/7/2016		Tioga County IDA	June Admin Fee	-137.32
Deposit	7/25/2016			Loan Pmt	728.81
Total TSB- IRP 3					1,720.30
TSB- IRP 4					
Deposit	7/6/2016			Loan Pmt	754.85
Deposit	7/6/2016			Loan Pmt	2,088.88
Deposit	7/8/2016			Deposit	200.00
Deposit	7/11/2016			Loan Pmt	268.92
Check	7/13/2016	1055	Thomas, Colliso...	Legal Fees - Loan P...	-52.50
Deposit	7/14/2016			Loan Pmt	706.70
Deposit	7/28/2016			Loan Pmt	1,413.39
Total TSB- IRP 4					5,380.24
Total USDA Funds					11,006.92
Total Restricted Cash Accounts					13,246.09
Unrestricted Cash Accounts					
TSB- checking					
Deposit	7/1/2016			PILOT Agency Fee	112,173.94
Deposit	7/5/2016			Deposit	5,209.15
Check	7/6/2016	5637	Cathy Haskell	Administrative Assis...	-628.00
Check	7/6/2016	Direct Dep	Bryant R. Myers	6/18-7/1/2016	-1,328.64
Deposit	7/7/2016			Admin Fee	274.64
Check	7/7/2016	5638	Tioga County Tr...	July 2016 HUD Pay...	-5,209.15
Check	7/12/2016	To Print	EFTPS	July 2016	-1,103.04
Check	7/13/2016	5639	Thomas, Colliso...	Legal Fees - June 2...	-2,327.50
Check	7/13/2016	5640	Tioga Cou nty T...	Copier/Postage	-36.53
Check	7/13/2016	5641	CBC Innovis		-13.30
Check	7/13/2016	5642	Thomas, Colliso...	Recording Fees - Ju...	-60.00
Check	7/13/2016	5643	BPTR-CWIB		-250.00
Deposit	7/14/2016			RR Pmt	24,289.30
Check	7/20/2016	Direct Dep.	Bryant R. Myers	7/2-7/15/2016	-1,328.64
Deposit	7/26/2016			Escrow Pmt	140,583.85
Check	7/27/2016	5644	VACRI Constru...	Vacri Payment Appli...	-135,833.85
Check	7/27/2016	5645	Diekow Electric,...	Diekow Payment Ap...	-4,750.00
Total TSB- checking					129,662.23
Total Unrestricted Cash Accounts					129,662.23
TOTAL					142,908.32