Steuben County Land Bank Corporation EIN# 30-0959669

Bank Register (For Vendor # refer to Vendor Summary)

Vendor #	Date	Fiscal Year	Check #	Payee	Description	Expense Category	Line Item	Amount	Book Balance	Available Balance	Retainage	Total Ret
11	01/04/2023	2023	966	Arbor Housing & Development	Payment #3 of New RFP ($50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	311,666.54	305,249.04		6,417.50
65	01/10/2023	2023	967	Village of Canisteo	Water / Sewer - January 2023	Laine Ct	Utilities	(82.30)	311,584.24	305,166.74		6,417.50
N/A	01/12/2023	2023	N/A	Jeffrey Squires Esq.	Sale Proceeds - 274 Walnut Hornell to Hoag	Revenue	Sale of Properties	7,650.00	319,234.24	312,816.74		6,417.50
66	01/24/2023	2023	969	Village of Riverside	Utilities - Water / Sewer - 360 Brewster	360 Brewster	Utilities	(276.52)	318,957.72	312,540.22		6,417.50
66	01/24/2023	2023	970	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	20 Townsend	Utilities	(62.14)	318,895.58	312,478.08		6,417.50
33	01/24/2023	2023	971	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(176.86)	318,718.72	312,301.22		6,417.50
N/A	01/31/2023	2023	N/A	Interest earned ICS	January Interest Earned	Revenue	Interest	40.56	318,759.28	312,341.78		6,417.50
25	02/06/2023	2023	972	Bonadio & Co., LLP	Progress Billing - 2022 Audit / Annual Financial Statements	Admin	Audit fees	(3,000.00)	315,759.28	309,341.78		6,417.50
29	02/06/2023	2023	973	NYS Electric & Gas	Utilities - 360 Brewster Riveride	360 Brewster	Utilities	(76.31)	315,682.97	309,265.47		6,417.50
26	02/06/2023	2023	974	Centerstate CEO Foundation	2023 NY Land Bank Association Dues	Admin	Dues/subscriptions/fees	(1,500.00)	314,182.97	307,765.47		6,417.50
23	02/07/2023	2023	975A	Christopher Eason d/b/a CnE Excavating & Const.	Draw #2 - Brewster Renovations ($42,757.50 total)	360 Brewster	Renovation costs	(32,706.00)	281,476.97	271,425.47	3,634.00	10,051.50
23	02/07/2023	2023	975B	Christopher Eason d/b/a CnE Excavating & Const.	Draw #2 - Release Retainage ($42,757.50 total)	360 Brewster	Renovation costs	(10,051.50)	271,425.47	271,425.47	(10,051.50)	-
24	02/16/2023	2023	976	Paradigm Environmental Services, Inc.	Air Monitoring for 91 Hartshorn - Inv. #214638	Hartshorn	Environmental	(1,410.00)	270,015.47	270,015.47		-
3	02/21/2023	2023	977	MJR Partners	Demolition - 91 Hartshorn Hornell	Hartshorn	Demolition costs	(9,700.00)	260,315.47	260,315.47		-
33	02/21/2023	2023	978	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(147.26)	260,168.21	260,168.21		-
61	02/21/2023	2023	N/A	Arthur J. Gallagher (formerly Cool Insurance)	Deposit - Return of Premium	Admin	Insurance	67.45	260,235.66	260,235.66		-
N/A	02/24/2023	2023	N/A	HCR Grant Revenue	ACH Deposit - 02/24/2023	Revenue	HCR Grant	23,612.11	283,847.77	283,847.77		-
N/A	02/28/2022	2023	N/A	Interest earned ICS	February Interest Earned	Revenue	Interest	33.92	283,881.69	283,881.69		-
29	03/01/2023	2023	979A	NYS Electric & Gas	Utilities - 360 Brewster Riveride - ttl = $18.59	360 Brewster	Utilities	(15.11)	283,866.58	283,866.58		-
29	03/01/2023	2023	979B	NYS Electric & Gas	Utilities - 360 Brewster Riveride - ttl = $18.59	360 Brewster	Utilities	(3.48)	283,863.10	283,863.10		-
25	03/14/2023	2023	980	Bonadio & Co., LLP	Final Billing - 2022 Audit / Annual Financial Statements	Admin	Audit fees	(4,500.00)	279,363.10	279,363.10		-
24	03/15/2023	2023	981	Paradigm Environmental Services, Inc.	Air Monitoring for 3 Laine Ct Canisteo Demo	Laine Ct	Environmental	(1,560.00)	277,803.10	277,803.10		-
61	03/17/2023	2023	N/A	Arthur J. Gallagher (formerly Cool Insurance)	Returned Policy Premium - M271001124	Admin	Insurance	1,151.85	278,954.95	278,954.95		-
33	03/22/2023	2023	982	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(155.23)	278,799.72	278,799.72		-
29	03/27/2023	2023	983	NYS Electric & Gas	Utilities - 360 Brewster Riveride	360 Brewster	Utilities	(98.03)	278,701.69	278,701.69		-
N/A	03/31/2023	2023	N/A	Interest earned ICS	March Interest Earned	Revenue	Interest	36.01	278,737.70	278,737.70		-
65	04/03/2023	2023	984	Village of Canisteo	Water / Sewer - April 2023	Laine Ct	Utilities	(79.00)	278,658.70	278,658.70		-
69	04/05/2023	2023	985	Town of Campbell	April 2023 Water District #4 Charges	8867 SR 415	Utilities	(37.00)	278,621.70	278,621.70		-
11	04/05/2023	2023	986	Arbor Housing & Development	Payment #4 of New RFP ($50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	266,121.70	266,121.70		-
23	04/05/2023	2023	987	Christopher Eason d/b/a CnE Excavating & Const.	Replacement of Sewer Line - Change Order	360 Brewster	Renovation costs	(5,000.00)	261,121.70	261,121.70		-
23	04/10/2023	2023	988	Christopher Eason d/b/a CnE Excavating & Const.	Final Pay App - 360 Brewster	360 Brewster	Renovation costs	(2,600.00)	258,521.70	258,521.70		-
66	04/19/2023	2023	989	Village of Riverside	Utilities - Water / Sewer - 360 Brewster	360 Brewster	Utilities	(62.14)	258,459.56	258,459.56		-
66	04/19/2023	2023	990	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	20 Townsend	Utilities	(62.14)	258,397.42	258,397.42		-
33	04/21/2023	2023	991	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(45.13)	258,352.29	258,352.29		-
N/A	04/21/2023	2023	N/A	Habitat for Humanity	LB Share of Sale Proceeds for Contributions to Park Ave. (Corning)	Revenue	Sale of Properties	20,250.00	278,602.29	278,602.29		-
69	04/21/2023	2023	992	Town of Campbell	May Water District #4 charges	8867 SR 415	Utilities	(37.00)	278,565.29	278,565.29		-
N/A	04/28/2023	2023	N/A	Jeffrey Squires Esq.	Sale Proceed Deposit for 360 Brewster	Revenue	Sale of Properties	136,376.80	414,942.09	414,942.09		-
33	04/28/2023	2023	993	Corning Natural Gas	Final Bill - CNG Utilities 360 Brewster	360 Brewster	Utilities	(8.91)	414,933.18	414,933.18		-
40	04/28/2023	2023	994	Jeffrey Squires Esq.	Closing costs - 34 Erie Avenue Hornell	34 Erie	Property Acquisition	(865.20)	414,067.98	414,067.98		-
31	04/28/2023	2023	995	Steuben County Finance	Delinquent Taxes @ Acquisition - 34 Erie Ave Hornell	34 Erie	Maintenance	(1,232.65)	412,835.33	412,835.33		-
N/A	04/30/2023	2023	N/A	Interest earned ICS	April Interest Earned	Revenue	Interest	33.21	412,868.54	412,868.54		-
29	05/08/2023	2023	996	NYS Electric & Gas	Utilities - 360 Brewster Riveride - Final Bill	360 Brewster	Utilities	(18.58)	412,849.96	412,849.96		-
N/A	05/08/2023	2023	N/A	HCR Grant Revenue	ACH Deposit	Revenue	HCR Grant	20,243.76	433,093.72	433,093.72		-
31	05/23/2023	2023	997A	Steuben County Finance	3 Prop. Acq. - 10 Cottage Avenue Hornell (ttl = $32,157.10)	Cottage Ave	Property Acquisition	(1,142.23)	431,951.49	431,951.49		-
31	05/23/2023	2023	997B	Steuben County Finance	3 Prop. Acq. - 3 E. Naples St. Wayland (ttl = $32,157.10)	Naples St	Property Acquisition	(8,649.11)	423,302.38	423,302.38		-
31	05/23/2023	2023	997C	Steuben County Finance	3 Prop. Acq. - 2 N. Main St. Cohocton (ttl = $32,157.10)	2 N. Main	Property Acquisition	(22,365.76)	400,936.62	400,936.62		-
N/A	05/31/2023	2023	N/A	Interest earned ICS	May Interest Earned	Revenue	Interest	53.16	400,989.78	400,989.78		-
70	06/16/2023	2023	998	Village of Cohocton	Rosado Village Taxes - 2 N Main Street Cohocton	2 N. Main	Maintenance	(658.54)	400,331.24	400,331.24		-
N/A	06/30/2023	2023	N/A	Interest earned ICS	June Interest Earned	Revenue	Interest	49.29	400,380.53	400,380.53		-
11	07/05/2023	2023	999	Arbor Housing & Development	Payment #5 of New RFP ($50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	387,880.53	387,880.53		-
71	07/06/2023	2023	1000	Hunt Engineers	Design - Townsend Ave. Blueprints	20 Townsend	Renovation costs	(3,000.66)	384,879.87	384,879.87		-
31	07/12/2023	2023	1001A	Steuben County Finance	5234 County Route 125 - Acq. 6 Properties (ttl=$52,066.32)	CR 125	Property Acquisition	(6,723.33)	378,156.54	378,156.54		-
31	07/12/2023	2023	1001B	Steuben County Finance	4776 Taft Rd - Acq. 6 Properties (ttl=$52,066.32)	Taft Rd	Property Acquisition	(4,523.25)	373,633.29	373,633.29		-
31	07/12/2023	2023	1001C	Steuben County Finance	2825 Main St - Acq. 6 Properties (ttl=$52,066.32)	2825 Main	Property Acquisition	(6,146.83)	367,486.46	367,486.46		-
31	07/12/2023	2023	1001D	Steuben County Finance	10408 Lower Pace Rd - Acq. 6 Properties (ttl=$52,066.32)	Lower Pace	Property Acquisition	(8,762.74)	358,723.72	358,723.72		-
31	07/12/2023	2023	1001E	Steuben County Finance	3010 College Ave - Acq. 6 Properties (ttl=$52,066.32)	College Ave	Property Acquisition	(8,010.08)	350,713.64	350,713.64		-
31	07/12/2023	2023	1001F	Steuben County Finance	11948 River Rd - Acq. 6 Properties (ttl=$52,066.32)	River Road	Property Acquisition	(17,900.09)	332,813.55	332,813.55		-
72	07/18/2023	2023	1002	Multi Media Services	Lawn Signs w/ Stands - Inv. # 88786	Admin	Maintenance	(158.10)	332,655.45	332,655.45		-
N/A	07/18/2023	2023	N/A	HCR Grant Revenue	ACH Deposit	Revenue	HCR Grant	13,291.40	345,946.85	345,946.85		-
66	07/19/2023	2023	1003	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	20 Townsend	Utilities	(62.14)	345,884.71	345,884.71		-
N/A	07/21/2023	2023	N/A	Brittany & Shawn Cosgrove	Deposit - 2 Parcels - 8867 SR415 Campbell	Revenue	Sale of Properties	25.00	345,909.71	345,909.71		-
61	07/24/2023	2023	1004	Arthur J. Gallagher (formerly Cool Insurance)	Insurance - Executive Package	Admin	Insurance	(572.68)	345,337.03	345,337.03		-
N/A	07/28/2023	2023	1005	VOID - Incorrect Amount	VOID	N/A	N/A	-	345,337.03	345,337.03		-
69	07/28/2023	2023	1006A	Town of Campbell	Water Bill - 1/31/2022-7/31/2023 (Lot #1)	8867 SR 415	Utilities	(111.00)	345,226.03	345,226.03		-
69	07/28/2023	2023	1006B	Town of Campbell	Water Bill - 1/31/2022-7/31/2023 (Lot #2)	8867 SR 415	Utilities	(111.00)	345,115.03	345,115.03		-
N/A	07/31/2023	2023	N/A	Interest earned ICS	July Interest Earned	Revenue	Interest	47.26	345,162.29	345,162.29		-

	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 Actual	2021 Actual	2022 Actual	FY 2023 Budget	2023 YTD Actual	Variance
Revenues										
Municipal Contribution(s)	75,000.00	75,000.00	-	-	-	-	-	-	-	-
Enterprise Grant	550,000.00	-	-	47,945.00	380,824.47	121,230.53	-	-	-	-
LISC Grant	500,000.00	102,473.00	283,110.10	114,416.90	-	-	-	-	-	-
HCR Grant	100,000.00	-	-	-	-	-	42,852.73	100,000.00	57,147.27	42,852.73
Sale of Properties	1,042,557.12	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	100,000.00	164,301.80	(64,301.80)
Interest	2,757.74	-	42.54	530.06	520.36	779.67	591.70	-	293.41	(293.41)
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	350,000.00	324,166.54	25,833.46
Total Revenues:	2,270,314.86	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	626,664.83	550,000.00	545,909.02	4,090.98
Expenses										
Property Acquisition	298,142.79	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	102,400.00	85,088.62	17,311.38
Maintenance	26,014.82	6,907.71	10,376.30	240.00	1,431.99	3,759.53	1,250.00	5,000.00	2,049.29	2,950.71
Renovation costs	908,438.27	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	200,000.00	53,358.16	146,641.84
Demolition costs	111,092.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	50,000.00	9,700.00	40,300.00
Environmental	49,213.90	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	20,000.00	2,970.00	17,030.00
Utilities	17,019.19	50.36	3,659.90	2,937.77	5,612.55	1,528.86	1,502.47	5,000.00	1,727.28	3,272.72
Brokerage/Sale	-	-	-	-	-	-	-	-	-	-
Audit fees	44,895.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	7,500.00	8,500.00	7,500.00	1,000.00
Legal Services	6,384.07	2,584.30	1,835.00	-	-	740.00	1,224.77	5,000.00	-	5,000.00
Management services contract	261,977.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	45,896.00	52,000.00	37,500.00	14,500.00
Insurance	191,433.31	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	36,906.07	40,000.00	(646.62)	40,646.62
Dues/subscriptions/fees	10,541.39	900.00	2,000.00	2,021.80	2,000.00	1,000.00	1,119.59	2,100.00	1,500.00	600.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	60,000.00	-	60,000.00
Total Expenses	1,925,152.57	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	302,498.29	550,000.00	200,746.73	349,253.27
NET:	345,162.29	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	-	345,162.29	(345,162.29)

Project Summaries

Property Address	LISC PROJECT TOTAL	ENTERPRISE PROJECT TOTAL	179 Madison	274 Walnut	20 Townsend	8867 SR 415	Laine Court	360 Brewster	6 Hillview Drive	91 Hartshorn	34 Erie	Cottage Ave	Naples St	2 N. Main	5234 County Route 125	4776 Taft Rd	2825 Main St	10408 Lower Pace Rd	3010 College Ave	11948 River Rd	HCR Rd #2	HCR Grant Admin	TOTAL NON-GRANT PROJ.	Non-Grant Admin.	GRAND TOTAL
Rehab / Demo			Demo	Demo	Demo	Demo	Demo	Rehab	Rehab	Demo	Demo	Demo	Demo	Demo	Demo	Demo	Demo	Demo	Rehab	Rehab					
Municipality			Hornell City	Hornell City	Riverside Village	Campbell Town	Canisteo Village	Riverside Village	Bath Village	Hornell City	Hornell City	Hornell City	Wayland Village	Cohocton Village	Campbell Town	Campbell Town	Corning Town	Corning Town	Corning Town	Corning Town					
Sales Revenue																									**Sales Revenue**
2017	-	-																					-		**-**
2018	177,422.12	-																					-		**177,422.12**
2019	98,837.16	-																					-		**98,837.16**
2020	-	1,311.00																					-		**1,311.00**
2021	68,341.55	359,892.49																					-		**428,234.04**
2022	-	156,988.00							15,463.00														15,463.00		**172,451.00**
2023		20,250.00		7,650.00		25.00		136,376.80															144,051.80		**164,301.80**
Total Sales Rev.	**344,600.83**	**538,441.49**	**-**	**7,650.00**	**-**	**25.00**	**-**	**136,376.80**	**15,463.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**159,514.80**		**1,042,557.12**
YTD Grant Reimb. Applied to Proj.																									**YTD Grant Reimb. Applied to Proj.**
2017	79,045.39	-																					-		**79,045.39**
2018	298,032.21	-																					-		**298,032.21**
2019	121,282.74	58,742.29																					-		**180,025.03**
2020	1,639.66	341,644.74																					-		**343,284.40**
2021	-	149,612.97																					-		**149,612.97**
2022	-	-																					-		**-**
2023		-																					-		**-**
Total Applied	**500,000.00**	**550,000.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**1,050,000.00**
Expenses																									
2017	79,045.39	-																					-	25,256.46	**104,301.85**
2018	298,032.21	-																					-	39,529.25	**337,561.46**
2019	121,282.74	58,788.29																					-	40,001.69	**220,072.72**
2020	1,682.58	357,630.87																					-	48,112.54	**407,425.99**
2021	93.01	296,469.87																					-	55,982.65	**352,545.53**
2022	-	1,391.36	16,210.00	20,239.00	25,270.40	30,701.00	18,621.14	82,357.65	11,477.00	3,934.31												50,080.60	208,810.50	42,215.83	**302,498.29**
2023	-	-	-	-	3,187.08	296.00	1,721.30	51,441.06	-	11,110.00	2,097.85	1,142.23	8,649.11	23,024.30	6,723.33	4,523.25	6,146.83	8,762.74	8,010.08	17,900.09	52,066.32	45,572.68	102,668.93	438.80	**200,746.73**
Total Expenses	**500,135.93**	**714,280.39**	**16,210.00**	**20,239.00**	**28,457.48**	**30,997.00**	**20,342.44**	**133,798.71**	**11,477.00**	**15,044.31**	**2,097.85**	**1,142.23**	**8,649.11**	**23,024.30**	**6,723.33**	**4,523.25**	**6,146.83**	**8,762.74**	**8,010.08**	**17,900.09**	**52,066.32**	**95,653.28**	**311,479.43**	**251,537.22**	**1,925,152.57**
YTD Gain / (Loss)	**344,464.90**	**702,721.88**	**(16,210.00)**	**(12,589.00)**	**(28,457.48)**	**(30,972.00)**	**(20,342.44)**	**2,578.09**	**3,986.00**	**(15,044.31)**	**(2,097.85)**	**(1,142.23)**	**(8,649.11)**	**(23,024.30)**	**(6,723.33)**	**(4,523.25)**	**(6,146.83)**	**(8,762.74)**	**(8,010.08)**	**(17,900.09)**	**(52,066.32)**	**(95,653.28)**	**(151,964.63)**	**251,537.22**	

Municipal Contributions	**75,000.00**
LISC Revenue	**500,000.00**
Enterprise Revenue	**550,000.00**
HCR Revenue	**100,000.00**
Interest Earnings	**2,757.74**
Total Non-Sale Revenues	**1,227,757.74**
LB Overall Net	**345,162.29**