

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	01/03/2024	2024	1037	Arbor Housing & Development	Payment #7 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	316,339.07	316,339.07		-
40	01/31/2024	2024	1045	Jeffrey Squires Esq.	Inv. # 5038 - Closing for 3. E Naples St. to V. of Wayland	Naples St	Legal Services	(350.00)	315,989.07	315,989.07		-
N/A	01/31/2024	2024	N/A	Interest earned ICS	January Interest Earned	Revenue	Interest	40.60	316,029.67	316,029.67		-
26	02/01/2024	2024	1046	Centerstate CEO Foundation	2024 NY Land Bank Association Dues	Admin	Dues/subscriptions/fees	(1,500.00)	314,529.67	314,529.67		-
25	02/06/2024	2024	1048	Bonadio & Co., LLP	Progress Billing Inv. #BN363873 - 2023 Financial Statements	Admin	Audit fees	(5,000.00)	309,529.67	309,529.67		-
40	02/07/2024	2024	1049	Jeffrey Squires Esq.	Legal Services RE SCLBC vs. Barnes	CR 125	Legal Services	(764.52)	308,765.15	308,765.15		-
N/A	02/07/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - Lower Pace Rd Corning to Butler	Revenue	Sale of Properties	3,150.00	311,915.15	311,915.15		-
29	02/26/2024	2024	1050	NYS Electric & Gas	Utilities - 3010 College Ave. - 2.22.24 Invoice	College Ave	Utilities	(57.21)	311,857.94	311,857.94		-
75	02/26/2024	2024	1051	Hager Engineering	Progress Billing Inv. SLB-24-1 - Engineering Cottage Ave Demo	Cottage Ave	Demolition costs	(5,050.00)	306,807.94	306,807.94		-
N/A	02/29/2024	2024	N/A	Interest earned ICS	February Interest Earned	Revenue	Interest	37.47	306,845.41	306,845.41		-
N/A	03/04/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 2/22/24 - Year 1 - HCR LBI - PHASE II	Revenue	HCR Grant	100,743.87	407,589.28	407,589.28		-
25	03/11/2024	2024	1052	Bonadio & Co., LLP	Progress Billing Inv. #BN367927 - 2023 Financial Statements	Admin	Audit fees	(2,000.00)	405,589.28	405,589.28		-
N/A	03/14/2024	2024	1053	VOID	VOID	N/A	N/A	-	405,589.28	405,589.28		-
17	03/14/2024	2024	1054	Fagan Engineers & Land Survey	Phase I Environmental - 5234 CR 125 Campbell	CR 125	Environmental	(2,500.00)	403,089.28	403,089.28		-
N/A	03/18/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - 4776 Taft Rd Campbell to Baker	Revenue	Sale of Properties	7,850.00	410,939.28	410,939.28		-
N/A	03/28/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - 2825 Main Street Corning to Kelly	Revenue	Sale of Properties	850.00	411,789.28	411,789.28		-
N/A	03/31/2024	2024	N/A	Interest earned ICS	March Interest Earned	Revenue	Interest	50.66	411,839.94	411,839.94		-
11	04/01/2024	2024	1055	Arbor Housing & Development	Payment #8 of New RFP - Inv. # 55002	Admin	Management services contract	(12,500.00)	399,339.94	399,339.94		-
76	04/01/2024	2024	1056	First Ave Homes, LLC	Draw #1 - 3010 College Ave Corning	College Ave	Renovation costs	(36,618.75)	362,721.19	358,652.44	4,068.75	4,068.75
N/A	04/03/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 2/22/24 - Year 1 - HCR LBI - PHASE II	Revenue	HCR Grant	20,119.50	382,840.69	378,771.94		4,068.75
25	04/05/2024	2024	1057	Bonadio & Co., LLP	Progress Billing Inv. #BN372722 - 2023 FS Final Billing	Admin	Audit fees	(500.00)	382,340.69	378,271.94		4,068.75
17	04/11/2024	2024	1058	Fagan Engineers & Land Survey	Phase II Environmental - 5234 CR 125 Campbell	CR 125	Environmental	(2,877.79)	379,462.90	375,394.15		4,068.75
66	04/25/2024	2024	1059	Village of Riverside	Water & Sewer charges - 20 Townsend Ave.	20 Townsend	Utilities	(62.14)	379,400.76	375,332.01		4,068.75
29	04/26/2024	2024	1060	NYS Electric & Gas	Utilities - 3010 College Ave. - 4.23.24 Invoice	College Ave	Utilities	(24.95)	379,375.81	375,307.06		4,068.75
N/A	04/30/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - 2 N. Main St. Cohocton	Revenue	Sale of Properties	650.00	380,025.81	375,957.06		4,068.75
N/A	04/30/2024	2024	N/A	Interest earned ICS	April Interest Earned	Revenue	Interest	50.15	380,075.96	376,007.21		4,068.75
76	05/06/2024	2024	1061	First Ave Homes, LLC	Draw #2 - 3010 College Ave Corning	College Ave	Renovation costs	(37,101.00)	342,974.96	334,783.88	4,122.33	8,191.08
69	05/06/2024	2024	1062A	Town of Campbell	Water / Sewer SR 415 Cambell Acct 4000	8867 SR 415	Utilities	(111.00)	342,863.96	334,672.88		8,191.08
69	05/06/2024	2024	1062B	Town of Campbell	Water / Sewer SR 415 Cambell Acct 4002	8867 SR 415	Utilities	(111.00)	342,752.96	334,561.88		8,191.08
33	05/06/2024	2024	1063A	Corning Natural Gas	Natural Gas - 3010 College Ave Corning (\$127.69 total)	College Ave	Utilities	(112.08)	342,640.88	334,449.80		8,191.08
33	05/06/2024	2024	1063B	Corning Natural Gas	Natural Gas - 3010 College Ave Corning (\$127.69 total)	College Ave	Utilities	(15.61)	342,625.27	334,434.19		8,191.08
17	05/14/2024	2024	1064A	Fagan Engineers & Land Survey	Phase I Env. Survey - 11948 River Rd Corning - Inv. 37611	River Road	Environmental	(2,500.00)	340,125.27	331,934.19		8,191.08
17	05/14/2024	2024	1064B	Fagan Engineers & Land Survey	Asbestos Survey - 11948 River Rd Corning - Inv. 37612	River Road	Environmental	(2,300.55)	337,824.72	329,633.64		8,191.08
31	05/20/2024	2024	1065	Steuben County Finance	Purchase of 3415 Fenderson St Ext. Corning	Fenderson	Property Acquisition	(11,085.06)	326,739.66	318,548.58		8,191.08
N/A	05/28/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 5/10/24 - HCR LBI - PHASE II	Revenue	HCR Grant	84,147.54	410,887.20	402,696.12		8,191.08
N/A	05/28/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 5/14/24 - HCR LBI - PHASE I	Revenue	HCR Grant	15,334.08	426,221.28	418,030.20		8,191.08
N/A	05/31/2024	2024	N/A	Interest earned ICS	May Interest Earned	Revenue	Interest	46.18	426,267.46	418,076.38		8,191.08
N/A	06/05/2024	2024	1066	VOID	VOID	N/A	N/A	-	426,267.46	418,076.38		8,191.08
33	06/05/2024	2024	1067	Corning Natural Gas	Natural Gas - 3010 College Ave Corning	College Ave	Utilities	(226.16)	426,041.30	417,850.22		8,191.08
40	06/17/2024	2024	1068	Jeffrey Squires Esq.	Legal Services RE: Tenant @ River Road	River Road	Legal Services	(793.80)	425,247.50	417,056.42		8,191.08
29	06/25/2024	2024	1069	NYS Electric & Gas	Utilities - 3010 College Ave. - 6.24.24 Invoice	College Ave	Utilities	(154.24)	425,093.26	416,902.18		8,191.08
N/A	06/30/2024	2024	N/A	Interest earned ICS	June Interest Earned	Revenue	Interest	52.39	425,145.65	416,954.57		8,191.08
11	07/01/2024	2024	1070A	Arbor Housing & Development	Payment #9 - Inv. # 56096 (Ext. appr'd 5/1/24) -ttl \$12,500	Admin	Management services contract	(10,724.04)	414,221.61	406,230.53		8,191.08
11	07/01/2024	2024	1070B	Arbor Housing & Development	Payment #9 - Inv. # 56096 (Ext. appr'd 5/1/24) -ttl \$12,500	Admin	Management services contract	(1,775.96)	412,645.65	404,454.57		8,191.08
76	07/01/2024	2024	1071A	First Ave Homes, LLC	Draw #3 - 3010 College Ave Corning (total - \$55,948.58)	College Ave	Renovation costs	(42,981.75)	369,663.90	356,697.07		12,966.83
76	07/01/2024	2024	1071B	First Ave Homes, LLC	Release Retainage - 3010 College Ave (total - \$55,948.58)	College Ave	Renovation costs	(12,966.83)	356,697.07	356,697.07	(12,966.83)	-
29	07/01/2024	2024	1072	NYS Electric & Gas	Utilities - June 2024 - 11948 River Rd Corning	River Road	Utilities	(41.07)	356,656.00	356,656.00		-
33	07/01/2024	2024	1073	Corning Natural Gas	Utilities - CNG College Ave - June 2024	College Ave	Utilities	(29.92)	356,626.08	356,626.08		-
11	07/09/2024	2024	1074	Arbor Housing & Development	Reimbursement - Supplies to Secure Door & Radon Test Kit	College Ave	Maintenance	(46.37)	356,579.71	356,579.71		-
76	07/19/2024	2024	1075	First Ave Homes, LLC	Draw #4 (Final) - 3010 College Ave	College Ave	Renovation costs	(12,250.00)	344,329.71	344,329.71		-
N/A	07/22/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - 3 Laine Court Canisteo	Revenue	Sale of Properties	1,650.00	345,979.71	345,979.71		-
N/A	07/24/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - 8867 SR 415 Campbell	Revenue	Sale of Properties	1,150.00	347,129.71	347,129.71		-
69	07/29/2024	2024	1076A	Town of Campbell	Water / Sewer SR 415 Cambell Acct 4000 (4/30/24 - 7/31/24)	8867 SR 415	Utilities	(111.00)	347,018.71	347,018.71		-
69	07/29/2024	2024	1076B	Town of Campbell	Water / Sewer SR 415 Cambell Acct 4002 (4/30/24 - 7/31/24)	8867 SR 415	Utilities	(111.00)	346,907.71	346,907.71		-
66	07/29/2024	2024	1077	Village of Riverside	Water & Sewer charges - 20 Townsend Ave.	20 Townsend	Utilities	(62.14)	346,845.57	346,845.57		-
N/A	07/31/2024	2024	N/A	Interest earned ICS	July Interest Earned	Revenue	Interest	48.02	346,893.59	346,893.59		-
29	08/01/2024	2024	1078	NYS Electric & Gas	Utilities - July 2024 - 11948 River Rd Corning	River Road	Utilities	(15.28)	346,878.31	346,878.31		-
77	08/01/2024	2024	1079	Rock Ridge Custom Contracting, LLC	Property Clean Out / Debris Removal	River Road	Renovation costs	(3,325.00)	343,553.31	343,553.31		-
N/A	08/01/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 8/1/24 - HCR LBI - PHASE I	Revenue	HCR Grant	10,724.04	354,277.35	354,277.35		-
33	08/07/2024	2024	1080	Corning Natural Gas	Natural Gas - 3010 College Ave Corning	College Ave	Utilities	(22.44)	354,254.91	354,254.91		-
6	08/09/2024	2024	1081	Keuka Appraisal Services Inc.	Inv. # 572 - Appraisal of 12 Cottage Avenue	Cottage Ave	Dues/subscriptions/fees	(450.00)	353,804.91	353,804.91		-
40	08/15/2024	2024	1082	Jeffrey Squires Esq.	Closing - Property Donation - 1606 CR129 Woodhull	Woodhull	Property Acquisition	(675.00)	353,129.91	353,129.91		-
23	08/16/2024	2024	1083	CIE General Contracting LLC	LBI Contribution to Home Ownership Services Project	Sprague	Renovation costs	(5,000.00)	348,129.91	348,129.91		-
N/A	08/21/2024	2024	N/A	HCR Grant Revenue	ACH Deposit - 8/21/2024 - HCR LBI - PHASE II	Revenue	HCR Grant	76,324.13	424,454.04	424,454.04		-
N/A	08/26/2024	2024	N/A	Jeffrey Squires Esq.	Sale Proceeds - LB>Prescott 5234 SR 125 Campbell	Revenue	Sale of Properties	12,916.00	437,370.04	437,370.04		-
N/A	08/29/2024	2024	1084	VOID	VOID	N/A	N/A	-	437,370.04	437,370.04		-
29	08/29/2024	2024	1085	NYS Electric & Gas	Utilities - 3010 College Ave. - 8.23.24 Invoice	College Ave	Utilities	(97.33)	437,272.71	437,272.71		-
N/A	08/31/2024	2024	N/A	Interest earned ICS	August Interest Earned	Revenue	Interest	48.54	437,321.25	437,321.25		-
29	09/06/2024	2024	1086	NYS Electric & Gas	Utilities - August 2024 - 11948 River Rd Corning	River Road	Utilities	(74.29)	437,246.96	437,246.96		-

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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
78	09/06/2024	2024	1087	Woodhull Sewer	Sewer Invoice - 1606 Mill Street Woodhull	Woodhull	Utilities	(30.88)	437,216.08	437,216.08		-
33	09/06/2024	2024	1088	Corning Natural Gas	Natural Gas - 3010 College Ave Corning	College Ave	Utilities	(22.44)	437,193.64	437,193.64		-
61	09/13/2024	2024	1089A	Arthur J. Gallagher (formerly Cool Insurance)	Inv# 5260881 - Executive Insurance (ttl=\$43,337.75)	Admin	Insurance	(1,335.00)	435,858.64	435,858.64		-
61	09/13/2024	2024	1089B	Arthur J. Gallagher (formerly Cool Insurance)	Inv# 5270928 - Construction Insurance (ttl=\$43,337.75)	Admin	Insurance	(42,002.75)	393,855.89	393,855.89		-
N/A	09/30/2024	2024	N/A	Interest earned ICS	September Interest Earned	Revenue	Interest	52.35	393,908.24	393,908.24		-
29	10/03/2024	2024	1090	NYS Electric & Gas	Utilities - River Road - 9.25.2024 Invoice	River Road	Utilities	(6.42)	393,901.82	393,901.82		-
33	10/03/2024	2024	1091	Corning Natural Gas	Utilities - 3010 College Ave	College Ave	Utilities	(22.44)	393,879.38	393,879.38		-
11	10/03/2024	2024	1092	Arbor Housing & Development	Payment #10 - Inv. # 57184 (Ext. appr'd 5/1/24) -ttl \$12,500	Admin	Management services contract	(12,500.00)	381,379.38	381,379.38		-
78	10/15/2024	2024	1093	Woodhull Sewer	Sewer Invoice - 1606 Mill Street Woodhull - September 2024	Woodhull	Utilities	(29.25)	381,350.13	381,350.13		-
24	10/25/2024	2024	1094	Paradigm Environmental Services, Inc.	Environmental Sampling - Invoice #225625	River Road	Environmental	(6,370.00)	374,980.13	374,980.13		-
66	10/28/2024	2024	1095	Village of Riverside	Water & Sewer charges - 20 Townsend Ave.	20 Townsend	Utilities	(62.14)	374,917.99	374,917.99		-
61	10/28/2024	2024	1096	Arthur J. Gallager (via Travelers)	Liability Policy Renewal - Travelers	Admin	Insurance	(397.00)	374,520.99	374,520.99		-
N/A	10/31/2024	2024	N/A	Interest earned ICS	October Interest Earned	Revenue	Interest	49.22	374,570.21	374,570.21		-
29	11/04/2024	2024	1097	NYS Electric & Gas	Utilities - 3010 College Ave. - 10.23.24 Invoice	College Ave	Utilities	(93.01)	374,477.20	374,477.20		-
29	11/04/2024	2024	1098	NYS Electric & Gas	Utilities - October 2024 - 11948 River Rd Corning	River Road	Utilities	(50.17)	374,427.03	374,427.03		-
33	11/04/2024	2024	1099	Corning Natural Gas	Utilities - 3010 College Ave	College Ave	Utilities	(22.44)	374,404.59	374,404.59		-

	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	FY 2024 Budget	2024 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	564,244.19	-	-	-	-	-	42,852.73	213,998.30	350,000.00	307,393.16	42,606.84
Sale of Properties	1,073,398.12	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	166,926.80	200,000.00	28,216.00	171,784.00
Interest	3,437.08	-	42.54	530.06	520.36	779.67	591.70	497.17	250.00	475.58	(225.58)
Other Revenue	829.21	-	-	-	-	-	-	829.21	-	-	-
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	275,000.00	328,839.07	(53,839.07)
Total Revenues:	2,766,908.60	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	626,664.83	706,418.02	825,250.00	664,923.81	160,326.19
Expenses											
Property Acquisition	312,727.83	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	87,913.60	125,000.00	11,760.06	113,239.94
Maintenance	26,370.43	6,907.71	10,376.30	240.00	1,431.99	3,759.53	1,250.00	2,358.53	5,000.00	46.37	4,953.63
Renovation costs	1,058,681.60	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	53,358.16	280,000.00	150,243.33	129,756.67
Demolition costs	187,742.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	81,300.00	125,000.00	5,050.00	119,950.00
Environmental	112,478.69	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	49,686.45	35,000.00	16,548.34	18,451.66
Utilities	19,905.95	50.36	3,659.90	2,937.77	5,612.55	1,528.86	1,502.47	2,835.99	7,250.00	1,778.05	5,471.95
Brokerage/Sale	-	-	-	-	-	-	-	-	-	-	-
Audit fees	52,395.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	10,500.00	7,500.00	3,000.00
Legal Services	9,688.59	2,584.30	1,835.00	-	-	740.00	1,224.77	1,396.20	5,000.00	1,908.32	3,091.68
Management services contract	324,477.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	45,896.00	50,000.00	55,000.00	50,000.00	5,000.00
Insurance	275,433.30	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	36,906.07	39,618.62	50,000.00	43,734.75	6,265.25
Dues/subscriptions/fees	12,602.79	900.00	2,000.00	2,021.80	2,000.00	1,000.00	1,119.59	1,611.40	2,500.00	1,950.00	550.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	125,000.00	-	125,000.00
Total Expenses	2,392,504.01	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	302,498.29	377,578.95	825,250.00	290,519.22	534,730.78
NET:	374,404.59	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	328,839.07	-	374,404.59	(374,404.59)

