

Steuben County Land Bank Corporation

EIN# 30-095669

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	01/08/2025	2025	1114	Arbor Housing & Development	Payment #11 - Inv. # 58255 (Ext. appr'v'd 5/1/24) -ttl \$12,500	Admin	Management services contract	(12,500.00)	503,321.56	503,321.56		-
40	01/15/2025	2025	1116	Jeffrey Squires Esq.	Closing - Sale - 1606 CR129 Woodhull to Town of Woodhull	Woodhull	Legal Services	(350.00)	502,971.56	502,971.56		-
69	01/16/2025	2025	1117	Town of Campbell (Tax Collector)	Relieved Water / Sewer - 4788 Church Street Campbell	4788 Church	Maintenance	(486.63)	502,484.93	502,484.93		-
78	01/16/2025	2025	1118	Woodhull Sewer	Utilities - Sewer - Jan. 2025 - 1606 Mill Street	Woodhull	Utilities	(29.25)	502,455.68	502,455.68		-
29	01/31/2025	2025	1120	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(348.79)	502,106.89	502,106.89		-
N/A	01/31/2025	2025	N/A	Interest earned ICS	January Interest Earned	Revenue	Interest	61.51	502,168.40	502,168.40		-
N/A	02/04/2025	2025	N/A	HCR Grant Revenue	ACH Deposit -12/6/2024 - HCR LBI - PHASE I	Revenue	HCR Grant	13,679.55	515,847.95	515,847.95		-
72	02/05/2025	2025	1121	Multi Media Services	Lawn Signs w/ Stands - Inv. #93951	Admin	Maintenance	(184.31)	515,663.64	515,663.64		-
23	02/06/2025	2025	1122	CJE General Contracting LLC	Pay App #1 - River Rd Corning	River Road	Renovation costs	(30,195.00)	485,468.64	482,113.64	3,355.00	3,355.00
77	02/07/2025	2025	1123	Rock Ridge Custom Contracting, LLC	Clean-out of Fenderson Ave. Corning	Fenderson	Renovation costs	(4,050.00)	481,418.64	478,063.64		3,355.00
78	02/10/2025	2025	1124	Woodhull Sewer	Utilities - Sewer - Feb. 2025 - 1606 Mill Street	Woodhull	Utilities	(29.25)	481,389.39	478,034.39		3,355.00
25	02/12/2025	2025	1125	Bonadio & Co., LLP	Inv. BN409462 - Progress Billing - 2024 Financial Statements	Admin	Audit fees	(4,750.00)	476,639.39	473,284.39		3,355.00
33	02/20/2025	2025	1126	Corning Natural Gas	11948 River Road - Utilities	River Road	Utilities	(90.82)	476,548.57	473,193.57		3,355.00
26	02/20/2025	2025	1127	Centerstate CEO Foundation	2025 NY Land Bank Association Dues	Admin	Dues/subscriptions/fees	(2,000.00)	474,548.57	471,193.57		3,355.00
N/A	02/28/2025	2025	N/A	Interest earned ICS	February Interest Earned	Revenue	Interest	56.60	474,605.17	471,250.17		3,355.00
23	03/06/2025	2025	1128	CJE General Contracting LLC	Pay App #2 - River Rd Corning	River Road	Renovation costs	(36,495.00)	438,110.17	430,700.17	4,055.00	7,410.00
29	03/10/2025	2025	1129	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(1,082.17)	437,028.00	429,618.00		7,410.00
25	03/10/2025	2025	1130	Bonadio & Co., LLP	Inv. BN413429 - Progress Billing - 2024 Financial Statements	Admin	Audit fees	(2,500.00)	434,528.00	427,118.00		7,410.00
33	03/17/2025	2025	1131	Corning Natural Gas	Utilities / Gas Bill - 11948 River Rd Corning	River Road	Utilities	(114.80)	434,413.20	427,003.20		7,410.00
61	03/18/2025	2025	1132	Arthur J. Gallagher (formerly Cool Insurance)	Correction of Billing Error - Fee \$450 and only initially billed \$150	Admin	Insurance	(300.00)	434,113.20	427,703.20		7,410.00
11	03/31/2025	2025	1133	Arbor Housing & Development	Payment #12 - Inv. # 59402 (Ext. appr'v'd 5/1/24) -ttl \$12,500	Admin	Management services contract	(12,500.00)	421,613.20	414,203.20		7,410.00
N/A	03/31/2025	2025	N/A	Interest earned ICS	March Interest Earned	Revenue	Interest	924.47	422,537.67	415,127.67		7,410.00
23	04/04/2025	2025	1134	CJE General Contracting LLC	Pay App #3 - River Rd Corning	River Road	Renovation costs	(33,412.50)	389,125.17	378,002.67	3,712.50	11,122.50
29	04/04/2025	2025	1135	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(322.78)	388,802.39	377,679.89		11,122.50
25	04/07/2025	2025	1136	Bonadio & Co., LLP	Inv. BN417838 - Final Billing - 2024 Financial Statements	Admin	Audit fees	(650.00)	388,152.39	377,029.89		11,122.50
17	04/21/2025	2025	1137A	Fagan Engineers & Land Survey	Inv. 38122 - Phase I Fenderson (ttl = \$5,280.61)	Fenderson	Environmental	(2,500.00)	385,652.39	374,529.89		11,122.50
17	04/21/2025	2025	1137B	Fagan Engineers & Land Survey	Inv. 38123 - Asbestos Survey Fenderson (ttl = \$5,280.61)	Fenderson	Environmental	(2,780.61)	382,871.78	371,749.28		11,122.50
33	04/21/2025	2025	1138	Corning Natural Gas	Utilities - 11948 River Road - Expense Split for Claiming - ttl = 384.83	River Road	Utilities	(217.61)	382,654.17	371,531.67		11,122.50
33	04/21/2025	2025	1138	Corning Natural Gas	Utilities - 11948 River Road - Expense Split for Claiming - ttl = 384.83	River Road	Utilities	(167.22)	382,486.95	371,364.45		11,122.50
40	04/21/2025	2025	1139	Jeffrey Squires Esq.	Closing Costs - Property Donation - 11 East Naples Street, Wayland	E Naples	Property Acquisition	(600.00)	381,886.95	370,764.45		11,122.50
66	04/23/2025	2025	1140	Village of Riverside	Utilities - Water / Sewer thru 12/31/24	20 Townsend	Utilities	(62.14)	381,824.81	370,702.31		11,122.50
N/A	04/30/2025	2025	N/A	Interest earned ICS	April Interest Earned	Revenue	Interest	984.55	382,809.36	371,686.86		11,122.50
N/A	05/01/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 4/23/25 - HCR LBI - PHASE II	Revenue	HCR Grant	120,518.17	503,327.53	492,205.03		11,122.50
N/A	05/01/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 4/23/25 - HCR LBI - PHASE I	Revenue	HCR Grant	22,733.03	526,060.56	514,938.06		11,122.50
29	05/05/2025	2025	1141	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(128.66)	525,931.90	514,809.40		11,122.50
80	05/05/2025	2025	1142	LaBella Associates	Limited Environmental Review - 16-44 Seneca Street Hornell	Seneca	Environmental	(775.00)	525,156.90	514,034.40		11,122.50
17	05/05/2025	2025	1143A	Fagan Engineers & Land Survey	Inv. 38131 - Phase I - 20 Townsend Corning (ttl = \$3,160)	20 Townsend	Environmental	(2,500.00)	522,656.90	511,534.40		11,122.50
17	05/05/2025	2025	1143B	Fagan Engineers & Land Survey	Inv. 38130 - Asbestos Survey - Fenderson Corning (ttl = \$3,160)	Fenderson	Environmental	(660.00)	521,996.90	510,874.40		11,122.50
71	05/13/2025	2025	1144	Hunt Engineers	Inv. #49725 - Professional Design Work	20 Townsend	Renovation costs	(2,250.00)	519,746.90	508,624.40		11,122.50
33	05/21/2025	2025	1145	Corning Natural Gas	Utilities - Natural Gas - River Road - 5.13.25	River Road	Utilities	(180.18)	519,566.72	508,444.22		11,122.50
N/A	05/31/2025	2025	N/A	Interest earned ICS	May Interest Earned	Revenue	Interest	1,319.79	520,886.51	509,764.01		11,122.50
23	06/03/2025	2025	1146	CJE General Contracting LLC	Pay App #4 - River Rd Corning	River Road	Renovation costs	(53,257.50)	467,629.01	450,589.01	5,917.50	17,040.00
29	06/04/2025	2025	1147	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(90.10)	467,538.91	450,498.91		17,040.00
71	06/09/2025	2025	1148	Hunt Engineers	Design - Townsend Ave. Blueprints	20 Townsend	Renovation costs	(750.00)	466,788.91	449,748.91		17,040.00
75	06/09/2025	2025	1149	Hager Engineering	Wall Design & Inspection - 10 Cottage Ave Hornell	Cottage Ave	Demolition costs	(5,000.00)	461,788.91	444,748.91		17,040.00
33	06/20/2025	2025	1150	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(33.15)	461,755.76	444,715.76		17,040.00
81	06/24/2025	2025	1151	Village of Wayland	2025 Sewer Invoice - 11 E. Naples St.	E Naples	Utilities	(37.52)	461,718.24	444,678.24		17,040.00
23	06/27/2025	2025	1152A	CJE General Contracting LLC	Pay App #5 - Final 11948 River Road (total - \$61,840)	River Road	Renovation costs	(40,320.00)	421,398.24	399,878.24	4,480.00	21,520.00
23	06/27/2025	2025	1152B	CJE General Contracting LLC	Release Retainage - 11948 River Road (total - \$61,840)	River Road	Renovation costs	(21,520.00)	399,878.24	399,878.24	(21,520.00)	-
11	06/30/2025	2025	1153	Arbor Housing & Development	Payment #13 - Inv. # 60291 (Ext. appr'v'd 5/1/24)	Admin	Management services contract	(12,500.00)	387,378.24	387,378.24		-
N/A	06/30/2025	2025	N/A	Interest earned ICS	June Interest Earned	Revenue	Interest	1,189.41	388,567.65	388,567.65		-

	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 YTD Actual	FY 2025 Budget	2025 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	891,802.32	-	-	-	-	-	42,852.73	213,998.30	478,020.54	350,000.00	156,930.75	193,069.25
Sale of Properties	1,167,548.12	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	166,926.80	122,366.00	250,000.00	-	250,000.00
Interest	8,063.04	-	42.54	530.06	520.36	779.67	591.70	497.17	565.21	500.00	4,536.33	(4,036.33)
Other Revenue	1,115.24	-	-	-	-	-	-	829.21	286.03	-	-	-
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	328,839.07	399,500.00	515,821.56	(116,321.56)
Total Revenues:	3,193,528.72	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	626,664.83	706,418.02	930,076.85	1,000,000.00	677,288.64	322,711.36
Expenses												
Property Acquisition	313,327.83	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	87,913.60	11,760.06	171,000.00	600.00	170,400.00
Maintenance	27,041.37	6,907.71	10,376.30	240.00	1,431.99	3,759.53	1,250.00	2,358.53	46.37	15,000.00	670.94	14,329.06
Renovation costs	1,308,431.60	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	53,358.16	177,743.33	325,000.00	222,250.00	102,750.00
Demolition costs	281,842.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	81,300.00	94,150.00	150,000.00	5,000.00	145,000.00
Environmental	127,254.30	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	49,686.45	22,108.34	50,000.00	9,215.61	40,784.39
Utilities	23,370.56	50.36	3,659.90	2,937.77	5,612.55	1,528.86	1,502.47	2,835.99	2,308.22	10,000.00	2,934.44	7,065.56
Brokerage/Sale	-	-	-	-	-	-	-	-	-	-	-	-
Audit fees	60,295.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	11,500.00	7,900.00	3,600.00
Legal Services	10,584.49	2,584.30	1,835.00	-	-	740.00	1,224.77	1,396.20	2,454.22	7,500.00	350.00	7,150.00
Management services contract	361,977.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	45,896.00	50,000.00	50,000.00	57,500.00	37,500.00	20,000.00
Insurance	275,733.30	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	36,906.07	39,618.62	43,734.75	50,000.00	300.00	49,700.00
Dues/subscriptions/fees	15,102.79	900.00	2,000.00	2,021.80	2,000.00	1,000.00	1,119.59	1,611.40	2,450.00	2,500.00	2,000.00	500.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	150,000.00	-	150,000.00
Total Expenses	2,804,961.07	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	302,498.29	377,578.95	414,255.29	1,000,000.00	288,720.99	711,279.01
NET:	388,567.65	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	328,839.07	515,821.56	-	388,567.65	(388,567.65)

Project Summaries

		Total	179 Madison	20 Townsend	Hartshorn	Cottage Ave	Naples St	4788 Church	River Road	Fenderson	Woodhull	Sprague	E Naples	Seneca	HCR2	HCR - Admin	Non-Grant Admin.		
Property Address	LISC PROJECT TOTAL	ENTERPRISE PROJECT TOTAL	179 Madison	20 Townsend	91 Hartshorn	Cottage Ave	Naples St	4788 Church Street	11948 River Rd	3415 Fenderson St Ext	1606 CR129	757 Sprague Rd	11 E. Naples Street	16-44 Seneca Street					
Rehab / Demo			Demo	Demo	Demo	Demo	Demo	Demo	Rehab	Rehab		Rehab	Demo	Rehab (roof)					
Municipality			Hornell City	Riverside Village	Hornell City	Hornell City	Wayland Village	Campbell Town	Corning Town	Corning Town	Woodhull Town	Tuscarora Town	Wayland Village	Hornell City	HCR Rd #2	HCR Grant Admin	TOTAL NON-GRANT PROJ.	Non-Grant Admin.	GRAND TOTAL
Sales Revenue																			
2017	-	-																	Sales Revenue
2018	177,422.12	-																	-
2019	98,837.16	-																	177,422.12
2020	-	1,311.00																	98,837.16
2021	68,341.55	359,892.49																	1,311.00
2022	-	156,988.00																	428,234.04
2023	-	20,250.00																	172,451.00
2024	-	-																	166,926.80
2025	-	-													118,916.00				3,450.00
Total Sales Rev.	344,600.83	538,441.49	-	-	-	-	-	-	-	-	-	-	-	-	118,916.00	-	165,589.80	-	1,167,548.12
YTD Grant Reimb. Applied to Proj.																			
2017	79,045.39	-																	YTD Grant Reimb. Applied to Proj.
2018	298,032.21	-																	79,045.39
2019	121,282.74	58,742.29																	298,032.21
2020	1,639.66	341,644.74																	180,025.03
2021	-	149,612.97																	343,284.40
2022	-	-																	149,612.97
2023	-	-																	-
2024	-	-																	-
2025	-	-																	-
Total Applied	500,000.00	550,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,050,000.00
Expenses																			
2017	79,045.39	-																	25,256.46
2018	298,032.21	-																	337,561.46
2019	121,282.74	58,788.29																	40,001.69
2020	1,682.58	357,630.87																	48,112.54
2021	93.01	296,469.87																	55,982.65
2022	-	1,391.36	15,860.00	25,065.34	3,934.31														42,215.83
2023	-	-	-	3,124.94	11,110.00	3,642.23	29,494.11	2,824.98	17,900.09						109,120.29	53,290.71	205,600.39	42,215.83	302,498.29
2024	-	-	-	248.56	-	84,980.00	350.00	-	43,140.39	11,630.96	15,973.63	5,000.00			225,497.98	100,928.67	166,176.65	1,353.34	377,578.95
2025	-	-	-	5,562.14	-	5,000.00	-	486.63	217,976.28	9,990.61	408.50	-	637.52	775.00	230,274.54	99,458.79	86,022.56	3,275.96	414,255.29
Total Expenses	500,135.93	714,280.39	15,860.00	227,903.47	204,359.27	93,622.23	317,134.50	3,311.61	279,016.76	21,621.57	16,382.13	5,000.00	637.52	775.00	564,892.81	299,562.48	468,361.74	257,727.72	2,804,961.07
YTD Gain / (Loss)	344,464.90	702,721.88	(15,860.00)	(227,903.47)	(204,359.27)	(93,622.23)	(317,134.50)	(3,311.61)	(279,016.76)	(21,621.57)	(16,382.13)	(5,000.00)	(637.52)	(775.00)	(445,976.81)	(299,562.48)	(302,771.94)	257,727.72	
																		Municipal Contributions	75,000.00
																		LISC Revenue	500,000.00
																		Enterprise Revenue	550,000.00
																		HCR Revenue	891,802.32
																		Interest Earnings	8,063.04
																		Other Revenue	1,115.24
																		Total Non-Sale Revenues	2,025,980.60
																		LB Overall Net	388,567.65