

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	01/08/2025	2025	1114	Arbor Housing & Development	Payment #11 - Inv. # 58255 (Ext. appr'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	CIE 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	CIE 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	426,703.20		7,410.00
11	03/31/2025	2025	1133	Arbor Housing & Development	Payment #12 - Inv. # 59402 (Ext. appr'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	CIE 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 03/31/25	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	CIE 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	CIE 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	CIE 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	1153A	Arbor Housing & Development	Payment #13 - Inv. # 60291 (Ext. appr'd 5/1/24) - \$12,500 ttl	Admin	Management services contract	(6,310.04)	393,568.20	393,568.20		-
11	06/30/2025	2025	1153B	Arbor Housing & Development	Payment #14 - Inv. # 60291 (Ext. appr'd 5/1/24) - \$12,500 ttl	Admin	Management services contract	(6,189.96)	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		-
29	07/07/2025	2025	1154	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(116.22)	388,451.43	388,451.43		-
17	07/07/2025	2025	1155	Fagan Engineers & Land Survey	Phase I ESA E. Naples St. Wayland	E Naples	Environmental	(2,500.00)	385,951.43	385,951.43		-
40	07/09/2025	2025	1156	Jeffrey Squires Esq.	SLCBC vs. LeBlanc - Eviction 4788 Church St Campbell	4788 Church	Legal Services	(540.00)	385,411.43	385,411.43		-
80	07/10/2025	2025	1157	LaBella Associates	Professional Services for Erie Street in Cohocton	Admin	Environmental	(850.00)	384,561.43	384,561.43		-
24	07/11/2025	2025	1158	Paradigm Environmental Services, Inc.	Sampling Kitchen 3415 Fenderson	Fenderson	Environmental	(175.00)	384,386.43	384,386.43		-
82	07/17/2025	2025	WIRE	Stein, Wiener, & Roth, LLP c/o FHLMC	40 Mill St. Acq from Federal Home Loan Mortgage Corp.	40 Mill St	Property Acquisition	(30,405.30)	353,981.13	353,981.13		-
33	07/17/2025	2025	1159	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(48.73)	353,932.40	353,932.40		-
40	07/23/2025	2025	1160	Jeffrey Squires Esq.	Purchase of 40 Mill St. Erwin	40 Mill St	Property Acquisition	(700.00)	353,232.40	353,232.40		-
66	07/28/2025	2025	1161	Village of Riverside	Utilities - Water / Sewer thru 6/30/2025	20 Townsend	Utilities	(62.14)	353,170.26	353,170.26		-
N/A	07/31/2025	2025	N/A	Interest earned ICS	July Interest Earned	Revenue	Interest	1,000.57	354,170.83	354,170.83		-
N/A	08/06/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 08/06/2025 - HCR LBI - PHASE I	Revenue	HCR Grant	6,310.04	360,480.87	360,480.87		-
N/A	08/06/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 08/06/2025 - HCR LBI - PHASE II	Revenue	HCR Grant	37,615.30	398,096.17	398,096.17		-
N/A	08/06/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 08/06/2025 - HCR LBI - LB12	Revenue	HCR Grant	118,097.50	516,193.67	516,193.67		-
3	08/11/2025	2025	1162	MJR Partners	Asbestos Abatement 3415 Fenderson St Ext	Fenderson	Environmental	(6,050.00)	510,143.67	510,143.67		-
75	08/12/2025	2025	1163	Hager Engineering	10 Cottage Ave Wall Design - Draw #2	Cottage Ave	Demolition costs	(9,500.00)	500,643.67	500,643.67		-
69	08/12/2025	2025	1164	Town of Campbell	Utilities (Water) - 4/30/25 - 6/30/25 - Church Street Campbell	4788 Church	Utilities	(361.50)	500,282.17	500,282.17		-
29	08/12/2025	2025	1165	NYS Electric & Gas	Utilities - River Rd - 7/28/25 Statement	River Road	Utilities	(38.34)	500,243.83	500,243.83		-
17	08/18/2025	2025	1166A	Fagan Engineers & Land Survey	Inv. #40127 - 4788 Church Street - Phase I ESA - \$5k ttl	4788 Church	Environmental	(2,500.00)	497,743.83	497,743.83		-
17	08/18/2025	2025	1166B	Fagan Engineers & Land Survey	Inv. #40126 - 40 Mill Street - Phase I ESA - \$5k ttl	40 Mill St	Environmental	(2,500.00)	495,243.83	495,243.83		-
40	08/20/2025	2025	1167	Jeffrey Squires Esq.	Purchase of 87 W. Denison Pkwy	Denison	Property Acquisition	(10,990.00)	484,253.83	484,253.83		-
33	08/21/2025	2025	1168	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(25.50)	484,228.33	484,228.33		-
24	08/21/2025	2025	1169	Paradigm Environmental Services, Inc.	Air Monitoring and Lab Analysis - Fenderson	Fenderson	Environmental	(1,686.00)	482,542.33	482,542.33		-

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
61	08/26/2025	2025	1170A	Arthur J. Gallagher (formerly Cool Insurance)	Inv.# 5750313 - Executive Insurance Package (ttl \$34,971.38)	Admin	Insurance	(1,512.00)	481,030.33	481,030.33		-
61	08/26/2025	2025	1170B	Arthur J. Gallagher (formerly Cool Insurance)	Inv.#5750143 - General Liability (ttl \$34,971.38)	Admin	Insurance	(33,459.38)	447,570.95	447,570.95		-
N/A	08/31/2025	2025	N/A	Interest earned ICS	August Interest Earned	Revenue	Interest	1,211.78	448,782.73	448,782.73		-
17	09/02/2025	2025	1171	Fagan Engineers & Land Survey	Phase I ESA 1A Erie Street Cohocton	Erie	Environmental	(2,500.00)	446,282.73	446,282.73		-
17	09/02/2025	2025	1172	Fagan Engineers & Land Survey	Phase I ESA 10 Cottage Ave Hornell	Cottage Ave	Environmental	(2,500.00)	443,782.73	443,782.73		-
17	09/02/2025	2025	1173	Fagan Engineers & Land Survey	Professional Engineering - Asbestos Survey - 10 Cottage Ave	Cottage Ave	Environmental	(1,207.26)	442,575.47	442,575.47		-
29	09/05/2025	2025	1174	NYS Electric & Gas	Utilities - River Rd - 8/27/25 Statement	River Road	Utilities	(51.48)	442,523.99	442,523.99		-
31	09/11/2025	2025	1175A	Steuben County Finance	Auction Property Purchases - Sale # 47 - 97 Gordon St Corning - ttl=\$42,920	Gorton	Property Acquisition	(2,940.00)	439,583.99	439,583.99		-
31	09/11/2025	2025	1175B	Steuben County Finance	Auction Property Purchases - Sale # 94 - 8 O'Connor Ave Hornell	O'Connor	Property Acquisition	(17,240.00)	422,343.99	422,343.99		-
31	09/11/2025	2025	1175C	Steuben County Finance	Auction Property Purchases - Sale # 103 - N Main St Ext Hornellsville	North Main Ext	Property Acquisition	(22,740.00)	399,603.99	399,603.99		-
11	09/11/2025	2025	1176	Arbor Housing & Development	Reimbursement - Radon Testing Kit & House Numbers	River Road	Maintenance	(38.16)	399,565.83	399,565.83		-
31	09/16/2025	2025	1177	Steuben County Finance	Auction Property Purchases - Sale # 19 - 4 Manning Ave Savona	Manning	Property Acquisition	(24,940.00)	374,625.83	374,625.83		-
33	09/18/2025	2025	1178	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(25.50)	374,600.33	374,600.33		-
61	09/26/2025	2025	1179	Arthur J. Gallagher (formerly Cool Insurance)	Inv.#5752477 - Commercial Insurance Package	Admin	Insurance	(2,255.31)	372,345.02	372,345.02		-
11	09/29/2025	2025	1180	Arbor Housing & Development	Payment #15 - Inv. # 60291 (Ext. Expires 6/30/26)	Admin	Management services contract	(12,500.00)	359,845.02	359,845.02		-

	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	1,053,825.16	-	-	-	-	-	42,852.73	213,998.30	478,020.54	350,000.00	318,953.59	31,046.41
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	10,275.39	-	42.54	530.06	520.36	779.67	591.70	497.17	565.21	500.00	6,748.68	(6,248.68)
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:	3,357,763.91	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	841,523.83	158,476.17
Expenses												
Property Acquisition	423,283.13	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	110,555.30	60,444.70
Maintenance	27,079.53	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	709.10	14,290.90
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	291,342.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	81,300.00	94,150.00	150,000.00	14,500.00	135,500.00
Environmental	149,722.56	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	49,686.45	22,108.34	50,000.00	31,683.87	18,316.13
Utilities	24,099.97	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	3,663.85	6,336.15
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	11,124.49	2,584.30	1,835.00	-	-	740.00	1,224.77	1,396.20	2,454.22	7,500.00	890.00	6,610.00
Management services contract	374,477.00	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	50,000.00	7,500.00
Insurance	312,959.99	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	37,526.69	12,473.31
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	2,997,918.89	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	481,678.81	518,321.19
NET:	359,845.02	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	328,839.07	515,821.56	-	359,845.02	(359,845.02)

