

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		-

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EIN# 30-0959669

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(For Vendor # refer to Vendor Summary)

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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	-	-
N/A	09/30/2025	2025	N/A	Interest earned ICS	September Interest Earned	Revenue	Interest	1,034.71	360,879.73	360,879.73	-	-
29	10/03/2025	2025	1181	NYS Electric & Gas	Utilities - River Rd - 9/26/25 Statement	River Road	Utilities	(123.11)	360,756.62	360,756.62	-	-
66	10/14/2025	2025	1182	Village of Riverside	Utilities - Water / Sewer thru 9/30/2025	20 Townsend	Utilities	(73.14)	360,683.48	360,683.48	-	-
83	10/17/2025	2025	1183	Hale Roofing	Progress Billing #1 - EDM Roof Repairs 30 Seneca Street Hornell	Seneca	Renovation costs	(250,000.00)	110,683.48	110,683.48	-	-
33	10/22/2025	2025	1184	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(43.02)	110,640.46	110,640.46	-	-
69	10/22/2025	2025	1185	Town of Campbell	Utilities (Water) - 6/30/25 - 10/31/25 - Church Street Campbell	4788 Church	Utilities	(111.24)	110,529.22	110,529.22	-	-
N/A	10/09/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 09/30/2025 - HCR LBI Ops - 20250399	Revenue	HCR Grant	50,229.01	160,758.23	160,758.23	-	-
N/A	10/21/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 10/03/2025 - HCR LBI - PHASE II - 20230041	Revenue	HCR Grant	113,181.42	273,939.65	273,939.65	-	-
N/A	10/31/2025	2025	N/A	Interest earned ICS	September Interest Earned	Revenue	Interest	1,026.86	274,966.51	274,966.51	-	-
N/A	11/07/2025	2025	1186	VOID	VOID - Ck made out for incorrect amount	N/A	N/A	-	274,966.51	274,966.51	-	-
61	11/07/2025	2025	1187	Arthur J. Gallagher (c/o Travelers)	Liability Insurance Policy - Travelers	Admin	Insurance	(687.00)	274,279.51	274,279.51	-	-
29	11/07/2025	2025	1188	NYS Electric & Gas	11948 River Road - Utilities	River Road	Utilities	(115.69)	274,163.82	274,163.82	-	-
17	11/10/2025	2025	1189	Fagan Engineers & Land Survey	Inv. # 40250 - Phase I ESA 87 Denison Parkway Corning	Denison	Environmental	(2,500.00)	271,663.82	271,663.82	-	-
3	11/19/2025	2025	1190	MJR Partners	Inv. #11182501 - Demo 11 E. Naples St Wayland	E Naples	Demolition costs	(25,800.00)	245,863.82	245,863.82	-	-
17	11/19/2025	2025	1191A	Fagan Engineers & Land Survey	Inv. #40283 - Phase I ESA 97 Gorton St Corning - ttl -\$5,000	Gorton	Environmental	(2,500.00)	243,363.82	243,363.82	-	-
17	11/19/2025	2025	1191B	Fagan Engineers & Land Survey	Inv. #40284 - Phase I ESA 6238-6240 N. Main St. Hornell - ttl -\$5,000	North Main Ext	Environmental	(2,500.00)	240,863.82	240,863.82	-	-
33	11/20/2025	2025	1192	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(29.61)	240,834.21	240,834.21	-	-
84	11/20/2025	2025	1193	Terwilliger's LLC DBA Water Wizard	Well & Septic Inspections - 11948 River Rd Corning	River Road	Maintenance	(1,100.00)	239,734.21	239,734.21	-	-
29	11/24/2025	2025	1194	NYS Electric & Gas	Utilities - 4788 Church Street Campbell	4788 Church	Utilities	(42.54)	239,691.67	239,691.67	-	-
N/A	11/30/2025	2025	N/A	Interest earned ICS	November Interest Earned	Revenue	Interest	673.50	240,365.17	240,365.17	-	-
29	12/03/2025	2025	1195	NYS Electric & Gas	Utilities - 11948 River Road Corning	River Road	Utilities	(119.02)	240,246.15	240,246.15	-	-
85	12/03/2025	2025	1196	O'Rourke, Inc.	Asbestos Air Sample Analysis	E Naples	Environmental	(2,595.00)	237,651.15	237,651.15	-	-
86	12/03/2025	2025	1197	Perry's Home Inspection	Radon Mitigation System Installation - 11948 River Road	River Road	Environmental	(1,500.00)	236,151.15	236,151.15	-	-
11	12/05/2025	2025	1198	Arbor Housing & Development	Inv.#62183 - Sump Pump Repairs for River Road	River Road	Maintenance	(133.55)	236,017.60	236,017.60	-	-
17	12/09/2025	2025	1199	Fagan Engineers & Land Survey	Inv.#40310 - Phase II ESA 97 Gorton St Corning	Gorton	Environmental	(909.40)	235,108.20	235,108.20	-	-
17	12/18/2025	2025	1200	Fagan Engineers & Land Survey	Inv. #40331 - Phase II ESA 87 W Denison Parkway Corning	Denison	Environmental	(12,847.50)	222,260.70	222,260.70	-	-
33	12/19/2025	2025	1201	Corning Natural Gas	Utilities - 11948 River Road	River Road	Utilities	(184.83)	222,075.87	222,075.87	-	-
N/A	12/22/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 12/9/2025 - HCR LBI Ops - 20250399	Revenue	HCR Grant	1,344.37	223,420.24	223,420.24	-	-
N/A	12/22/2025	2025	N/A	HCR Grant Revenue	ACH Deposit - 12/9/2025 - HCR LBI - LBI2 - 20250031	Revenue	HCR Grant	250,000.00	473,420.24	473,420.24	-	-
17	12/23/2025	2025	1202A	Fagan Engineers & Land Survey	Inv. 40337 - Phase II ESA Fenderson Corning - ttl \$1,983	Fenderson	Environmental	(992.20)	472,428.04	472,428.04	-	-
17	12/23/2025	2025	1202B	Fagan Engineers & Land Survey	Inv. 40338 - Phase II ESA Townsend Corning - ttl \$1,983	20 Townsend	Environmental	(990.80)	471,437.24	471,437.24	-	-
N/A	12/23/2025	2025	1203	VOID	VOID - Incorrect Amount	N/A	N/A	-	471,437.24	471,437.24	-	-
40	12/23/2025	2025	1204	Jeffrey Squires Esq.	Legal Services for Sale of 11 E. Naples Street Wayland	E Naples	Legal Services	(655.00)	470,782.24	470,782.24	-	-
29	12/24/2025	2025	1205	NYS Electric & Gas	Utilities - 4788 Church Street Campbell	4788 Church	Utilities	(195.30)	470,586.94	470,586.94	-	-
N/A	12/31/2025	2025	N/A	Interest earned ICS	December Interest Earned	Revenue	Interest	744.49	471,331.43	471,331.43	-	-
N/A	01/02/2026	2025	N/A	HCR Grant Revenue	ACH Deposit - 01/02/2026 - HCR LBI - PHASE II - 20230041	Revenue	HCR Grant	38,495.00	509,826.43	509,826.43	-	-
33	01/06/2026	2025	1207	Corning Natural Gas	Utilities - 11948 River Road - Final Bill	River Road	Utilities	(179.81)	509,646.62	509,646.62	-	-
87	01/06/2026	2025	1208	Town of Erwin	4Q25 Water / Sewer - 40 Mill St	40 Mill St	Utilities	(102.27)	509,544.35	509,544.35	-	-
29	01/06/2026	2025	1209	NYS Electric & Gas	Final Invoice - Utilities 11948 River Road	River Road	Utilities	(121.45)	509,422.90	509,422.90	-	-
29	01/06/2026	2025	1210	NYS Electric & Gas	Utilities - 3415 Fenderson St Ext	Fenderson	Utilities	(10.60)	509,412.30	509,412.30	-	-
N/A	01/07/2026	2025	N/A	Jeffrey Squires Esq.	Sale Proceeds - 11948 River Rd Corning	Revenue	Sale of Properties	250,474.40	759,886.70	759,886.70	-	-
N/A	01/12/2026	2025	N/A	Arthur J. Gallagher (formerly Cool Insurance)	Return Premium for GL Insurance Coverage	Revenue	Other Revenue	5,933.90	765,820.60	765,820.60	-	-
17	01/12/2026	2025	1212	Fagan Engineers & Land Survey	Inv. #40193 - Asbestos Survey - 12 Cottage Ave Hornell	Cottage Ave	Environmental	(660.00)	765,160.60	765,160.60	-	-
29	01/13/2026	2025	1213	NYS Electric & Gas	Final Bill - Church St. - Thru 12/30/2025	4788 Church	Utilities	(10.63)	765,149.97	765,149.97	-	-
17	01/13/2026	2025	1214A	Fagan Engineers & Land Survey	Inv.40344 - Phase I ESA - 8 O'Connor Ave Hornell - ttl \$6,074.62	O'Connor	Environmental	(2,500.00)	762,649.97	762,649.97	-	-
17	01/13/2026	2025	1214B	Fagan Engineers & Land Survey	Inv. 40345 - Asbestos Survey - 8 O'Connor Ave Hornell - ttl \$6,074.62	O'Connor	Environmental	(3,574.62)	759,075.35	759,075.35	-	-
66	01/26/2026	2025	1215	Village of Riverside	Utilities - Water / Sewer thru 12/31/2025	20 Townsend	Utilities	(73.14)	759,002.21	759,002.21	-	-
12	01/09/2026	2025	1211	Griffin Construction of NYS, Inc.	Pay App #1 - Fenderson Corning	Fenderson	Renovation costs	(33,480.00)	725,522.21	721,802.21	3,720.00	3,720.00
69	02/02/2026	2025	1218	Town of Campbell	Utilities (Water) - 11/1/2025 - 01/31/26 - Church Street Campbell	4788 Church	Utilities	(111.24)	725,410.97	721,690.97	-	3,720.00
11	01/06/2026	2026	1206	Arbor Housing & Development	Payment #16 - Inv. # 62299 (Ext. Expires 6/30/26)	Admin	Management services contract	(12,500.00)	712,910.97	709,190.97	-	3,720.00
29	01/30/2026	2026	1216	NYS Electric & Gas	Utilities - 3415 Fenderson St Ext	Fenderson	Utilities	(28.09)	712,882.88	709,162.88	-	3,720.00
12	01/30/2026	2026	1217	Griffin Construction of NYS, Inc.	Pay App #2 - Fenderson Corning	Fenderson	Renovation costs	(22,365.00)	690,517.88	684,312.88	2,485.00	6,205.00
N/A	01/31/2026	2026	N/A	Interest earned ICS	January Interest Earned	Revenue	Interest	1,549.94	692,067.82	685,862.82	-	6,205.00

	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	FY 2026 Budget	2026 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	1,507,074.96	-	-	-	-	-	42,852.73	213,998.30	478,020.54	350,000.00	772,203.39	(422,203.39)	1,250,000.00	-	1,250,000.00
Sale of Properties	1,418,022.52	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	166,926.80	122,366.00	250,000.00	250,474.40	(474.40)	225,000.00	-	225,000.00
Interest	15,304.89	-	42.54	530.06	520.36	779.67	591.70	497.17	565.21	500.00	10,228.24	(9,728.24)	500.00	1,549.94	(1,049.94)
Other Revenue	7,049.14	-	-	-	-	-	-	829.21	286.03	-	5,933.90	(5,933.90)	-	-	-
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)	399,500.00	725,410.97	(325,910.97)
Total Revenues:	4,072,451.51	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	1,554,661.49	(554,661.49)	1,875,000.00	726,960.91	1,148,039.09
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	166,000.00	110,555.30	55,444.70	550,000.00	-	550,000.00
Maintenance	28,313.08	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	1,942.65	13,057.35	10,000.00	-	10,000.00
Renovation costs	1,614,276.60	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	53,358.16	177,743.33	475,000.00	505,730.00	(30,730.00)	600,000.00	22,365.00	577,635.00
Demolition costs	317,142.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	81,300.00	94,150.00	95,000.00	40,300.00	54,700.00	350,000.00	-	350,000.00
Environmental	183,792.08	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	49,686.45	22,108.34	60,000.00	65,753.39	(5,753.39)	75,000.00	-	75,000.00
Utilities	25,774.70	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	5,310.49	4,689.51	10,000.00	28.09	9,971.91
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	11,500.00	-	11,500.00
Legal Services	11,779.49	2,584.30	1,835.00	-	740.00	1,224.77	1,396.20	2,454.22	7,500.00	7,500.00	1,545.00	5,955.00	7,500.00	-	7,500.00
Management services contract	386,977.00	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	50,000.00	7,500.00	60,000.00	12,500.00	47,500.00
Insurance	313,646.99	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	38,213.69	11,786.31	50,000.00	-	50,000.00
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	2,500.00	-	2,500.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	50,000.00	-	50,000.00	148,500.00	-	148,500.00
Total Expenses	3,380,383.69	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	829,250.52	170,749.48	1,875,000.00	34,893.09	1,840,106.91
NET:	692,067.82	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	328,839.07	515,821.56	-	725,410.97	(725,410.97)	-	692,067.82	(692,067.82)

Project Summaries

		Total	179 Madison	20 Townsend	Hartshorn	Cottage Ave	Naples St	4788 Church	River Road	Fenderson	Woodhull	Sprague	E Naples	Seneca	40 Mill St	Denison	Erie	Gorton	O'Connor	North Main Ext	Manning	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	40 Mill St	87 W. Denison Pkwy	1A Erie Street	97 Gorton St	8 O'Connor Ave	6238-6240 N. Main Ext.	4 Manning Ave									
Rehab / Demo Municipality			Demo Hornell City	Demo Riverside Village	Demo Hornell City	Demo Hornell City	Demo Wayland Village	Demo Campbell Town	Rehab Corning Town	Rehab Corning Town	Woodhull Town	Rehab Tuscarora Town	Demo Wayland Village	Rehab (roof) Hornell City	Demo Erwin Town	Corning City	Demo Cohocton Village	Demo Corning City	Demo? Hornell	Demo Hornellsville Town	Savona Village	HCR Rd #2	HCR Grant Admin	TOTAL NON-GRANT PROJ.	Non-Grant Admin.	GRAND TOTAL				
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																									-			
2022	-	156,988.00																									428,234.04			
2023	-	20,250.00																									172,451.00			
2024	-	-																									146,676.80			
2025	-	-							250,474.40																		166,926.80			
2026	-	-																									3,450.00			
Total Sales Rev.	344,600.83	538,441.49																									1,418,022.52			
Expenses																														
2017	79,045.39	-																									104,301.85			
2018	298,032.21	-																									337,561.46			
2019	121,282.74	58,788.29																									220,072.72			
2020	1,682.58	357,630.87																									407,425.99			
2021	93.01	296,469.87																									352,545.53			
2022	-	1,391.36	15,860.00	25,065.34	3,934.31	3,642.23	29,494.11	2,824.98	17,900.09																		302,498.29			
2023	-	-	-	3,124.94	11,110.00	3,642.23	29,494.11	2,824.98	17,900.09																		377,578.95			
2024	-	-	-	248.56	-	84,980.00	350.00	-	43,140.39	11,630.96	15,973.63	5,000.00															414,255.29			
2025	-	-	-	6,761.36	-	18,867.26	-	4,359.08	221,970.30	52,384.41	408.50	-	32,187.52	250,775.00	33,707.57	26,337.50	2,500.00	6,349.40	23,314.62	25,240.00	24,940.00	704,473.90	90,958.04	25,628.62	8,189.96	829,250.52				
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,893.09			
Total Expenses	500,135.93	714,280.39	15,860.00	35,200.20	15,044.31	107,489.49	29,844.11	7,184.06	283,010.78	86,408.46	16,382.13	5,000.00	32,187.52	250,775.00	33,707.57	26,337.50	2,500.00	6,349.40	23,314.62	25,240.00	24,940.00	1,061,485.26	357,136.21	483,428.22	263,917.68	3,380,383.69				
YTD Gain / (Loss)	344,464.90	702,721.88	(15,860.00)	(35,200.20)	(15,044.31)	(107,489.49)	(29,844.11)	(7,184.06)	(283,010.78)	(86,408.46)	(16,382.13)	(5,000.00)	(32,187.52)	(250,775.00)	(33,707.57)	(26,337.50)	(2,500.00)	(6,349.40)	(23,314.62)	(25,240.00)	(24,940.00)	(692,094.86)	(357,136.21)	(317,838.42)	263,917.68					
																											Municipal Contributions	75,000.00		
																												LISC Revenue	500,000.00	
																													Enterprise Revenue	550,000.00
																													HCR Revenue	1,507,074.96
																													Interest Earnings	15,304.89
																													Other Revenue	7,949.14
																													Total Non-Sale Revenues	2,654,428.99
																													LB Overall Net	692,067.82