

Steuben County Land Bank Corporation
Bank Register

EIN# 30-0959669

(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
N/A	01/01/2022	2022	N/A	Beginning Balance	Beginning Balance	Beginning Balance	Prior Year Surplus/(Deficit)	-	410,769.40	410,769.40		-
26	12/20/2021	2022	921	Centerstate CEO Foundation	NYS Land Bank Assoc. Dues 2022	Admin	Dues/subscriptions/fees	(1,000.00)	409,769.40	409,769.40		-
11	01/04/2022	2022	924	Arbor Housing & Development	1Q2022 - Construction Management - Inv.#46093	Admin	Management services contract	(11,827.00)	397,942.40	397,942.40		-
N/A	01/31/2022	2022	N/A	Interest earned ICS	January ICS Interest	Revenue	Interest	51.16	397,993.56	397,993.56		-
60	02/02/2022	2022	926	Bath Electric, Gas and Water Systems (VOB)	Utilities Bill - 01/25/2022	7162 SR54 Bath	Utilities	(185.05)	397,808.51	397,808.51		-
25	02/22/2022	2022	927	Bonadio & Co., LLP	Progress Billing - 2021 FY Audit - Inv. BN289967 (1 of 2)	Admin	Audit fees	(6,500.00)	391,308.51	391,308.51		-
N/A	02/23/2022	2022	N/A	Sale Proceeds	44 Upper Farnham - Addison - (via Jeff Squires)	Revenue	Sale of Properties	1,300.00	392,608.51	392,608.51		-
N/A	02/28/2022	2022	N/A	Interest earned ICS	February ICS Interest	Revenue	Interest	45.68	392,654.19	392,654.19		-
60	03/01/2022	2022	928	Bath Electric, Gas and Water Systems (VOB)	Utilities Bill - 02/25/202	7162 SR54 Bath	Utilities	(172.52)	392,481.67	392,481.67		-
25	03/08/2022	2022	929	Bonadio & Co., LLP	Progress Billing - 2021 FY Audit - Inv. BN292579 (2 of 2)	Admin	Audit fees	(1,000.00)	391,481.67	391,481.67		-
60	03/30/2022	2022	930	Bath Electric, Gas and Water Systems (VOB)	Utilities Bill - 03/25/2022	7162 SR54 Bath	Utilities	(183.68)	391,297.99	391,297.99		-
N/A	03/31/2022	2022	N/A	Interest earned ICS	March ICS Interest	Revenue	Interest	49.80	391,347.79	391,347.79		-
N/A	04/05/2022	2022	931	VOID	VOID	VOID	VOID	-	391,347.79	391,347.79		-
N/A	04/05/2022	2022	932	VOID	VOID	VOID	VOID	-	391,347.79	391,347.79		-
11	04/05/2022	2022	933	Arbor Housing & Development	2Q2022 - Construction Management - Inv.#47188	Admin	Management services contract	(9,069.00)	382,278.79	382,278.79		-
60	04/29/2022	2022	934	Bath Electric, Gas and Water Systems (VOB)	Utilities Bill - 04/25/2022	7162 SR54 Bath	Utilities	(169.29)	382,109.50	382,109.50		-
N/A	04/30/2022	2022	N/A	Interest earned ICS	April ICS Interest	Revenue	Interest	47.38	382,156.88	382,156.88		-
39	05/09/2022	2022	935	Evening Tribune	Ad for Professional Management Services RFP	Admin	Legal Services	(16.17)	382,140.71	382,140.71		-
N/A	05/31/2022	2022	N/A	Interest earned ICS	May ICS Interest	Revenue	Interest	48.56	382,189.27	382,189.27		-
60	06/01/2022	2022	936	Bath Electric, Gas and Water Systems (VOB)	Utilities Bill - 05/25/2022	7162 SR54 Bath	Utilities	(104.21)	382,085.06	382,085.06		-
N/A	06/24/2022	2022	N/A	Sale Proceeds	7162 State Route 54 - Bath NY (via Jeff Squires)	Revenue	Sale of Properties	135,438.00	517,523.06	517,523.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	179 Madison	Property Acquisition	(6,450.00)	511,073.06	511,073.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	274 Walnut	Property Acquisition	(7,749.00)	503,324.06	503,324.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	20 Townsend	Property Acquisition	(13,207.00)	490,117.06	490,117.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	8867 SR 415	Property Acquisition	(15,041.00)	475,076.06	475,076.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	8867 SR 415	Property Acquisition	(890.00)	474,186.06	474,186.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	Laine Ct	Property Acquisition	(8,804.00)	465,382.06	465,382.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	360 Brewster	Property Acquisition	(10,962.00)	454,420.06	454,420.06		-
37	06/27/2022	2022	937	Steuben County Finance	8 Parcels Pulled From Auction & Sold to Land Bank (Total = \$74,580)	6 Hillview	Property Acquisition	(11,477.00)	442,943.06	442,943.06		-
60	06/27/2022	2022	938	Bath Electric, Gas and Water Systems (VOB)	FINAL Utilities Bill - 06/22/2022	7162 SR54 Bath	Utilities	(105.61)	442,837.45	442,837.45		-
11	06/29/2022	2022	939	Arbor Housing & Development	Payment #1 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	430,337.45	430,337.45		-
N/A	06/30/2022	2022	N/A	Interest earned ICS	June ICS Interest	Revenue	Interest	48.04	430,385.49	430,385.49		-
64	07/01/2022	2022	940	Chamberlin Construction	Plumbing Repairs (not found until new owners moved in)	7162 SR54 Bath	Renovation costs	(471.00)	429,914.49	429,914.49		-
N/A	07/29/2022	2022	N/A	Interest earned ICS	July ICS Interest	Revenue	Interest	54.96	429,969.45	429,969.45		-
61	08/26/2022	2022	941	Arthur J. Gallagher (formerly Cool Insurance)	Inv. #4394857 - Vacant Building & Land Policy	Admin	Insurance	(4,619.28)	425,350.17	425,350.17		-
N/A	08/31/2022	2022	N/A	Interest earned ICS	August ICS Interest	Revenue	Interest	54.65	425,404.82	425,404.82		-
N/A	09/01/2022	2022	N/A	Habitat for Humanity	LB Share of Sale Proceeds for Contributions to 356 E. 3rd St. (Corning)	Revenue	Sale of Properties	20,250.00	445,654.82	445,654.82		-
61	09/15/2022	2022	942A	Arthur J. Gallagher (formerly Cool Insurance)	Gen. Liability & Surplus Lines - Inv. 4406112 (ttl=\$31,612.73)	Admin	Insurance	(30,352.73)	415,302.09	415,302.09		-
61	09/15/2022	2022	942B	Arthur J. Gallagher (formerly Cool Insurance)	Executive Package Renewal - Inv. 4359473 (ttl=\$31,612.73)	Admin	Insurance	(1,260.00)	414,042.09	414,042.09		-
17	09/26/2022	2022	943	Fagan Engineers & Land Survey	Asbestos Survey - 360 Brewster Riverside	360 Brewster	Environmental	(2,278.00)	411,764.09	411,764.09		-
37	09/26/2022	2022	944	Steuben County Finance	Acquisition 91 Hartshorn St Hornell	Hartshorn	Property Acquisition	(3,934.31)	407,829.78	407,829.78		-
N/A	09/30/2022	2022	N/A	Interest earned ICS	September ICS Interest	Revenue	Interest	53.07	407,882.85	407,882.85		-
65	10/03/2022	2022	945	Village of Canisteo	Water / Sewer Charges - 3 Laine Ct	Laine Ct	Utilities	(86.90)	407,795.95	407,795.95		-
47	09/30/2022	2022	debit	Deluxe Check Printers	New Checks for Five Star account	Admin	Dues/subscriptions/fees	(32.35)	407,763.60	407,763.60		-
11	10/04/2022	2022	946	Arbor Housing & Development	Payment #2 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	395,263.60	395,263.60		-
47	10/04/2022	2022	N/A	Deluxe Check Printers	Refund for New Checks	Admin	Dues/subscriptions/fees	32.35	395,295.95	395,295.95		-
24	10/12/2022	2022	947	Paradigm Environmental Services, Inc.	Air Monitoring - 179 Madison Ave. Hornell	179 Madison	Environmental	(1,560.00)	393,735.95	393,735.95		-
40	10/17/2022	2022	948	Jeffrey Squires Esq.	Closing Fee for 179 Madison Ave Hornell	179 Madison	Legal Services	(350.00)	393,385.95	393,385.95		-
24	10/20/2022	2022	949	Paradigm Environmental Services, Inc.	Air Monitoring - 274 Walnut Hornell	274 Walnut	Environmental	(1,560.00)	391,825.95	391,825.95		-
N/A	10/24/2022	2022	N/A	Welch Firm LLP OBO Judy Noble	Del. Real Property Taxes - 6 Hillview Dr. (V.Bath)	Revenue	Sale of Properties	15,463.00	407,288.95	407,288.95		-
66	10/24/2022	2022	950	Village of Riverside	Water & Sewer charges - 20 Townsend Ave.	20 Townsend	Utilities	(205.06)	407,083.89	407,083.89		-
36	10/26/2022	2022	951	The Leader	Advertising RFP for Management Services Contract	Admin	Dues/subscriptions/fees	(38.30)	407,045.59	407,045.59		-
67	10/31/2022	2022	952A	Finger Lakes Enviro-Tech, LLC (T&R Environmental)	Demo - 3 Laine Ct Canisteo - Inv. # 2702 - ttl = \$19,476.08	Laine Ct	Demolition costs	(9,730.24)	397,315.35	397,315.35		-
67	10/31/2022	2022	952B	Finger Lakes Enviro-Tech, LLC (T&R Environmental)	Demo - 20 Townsend Ave. Riverside - Inv. # 2703 - ttl = \$19,476.08	20 Townsend	Demolition costs	(9,745.84)	387,569.51	387,569.51		-
N/A	10/31/2022	2022	N/A	Interest earned ICS	October Interest Earned	Revenue	Interest	51.05	387,620.56	387,620.56		-
3	11/02/2022	2022	953A	MJR Partners	Demo - 179 Madison, Hornell - Inv. Ttl = \$31,780	179 Madison	Demolition costs	(7,850.00)	379,770.56	379,770.56		-
3	11/02/2022	2022	953B	MJR Partners	Demo - 274 Walnut, Hornell - Inv. Ttl = \$31,780	274 Walnut	Demolition costs	(10,930.00)	368,840.56	368,840.56		-
3	11/02/2022	2022	953C	MJR Partners	Demo - 8867 SR 415, Campbell - Inv. Ttl = \$31,780	8867 SR 415	Demolition costs	(13,000.00)	355,840.56	355,840.56		-
68	11/07/2022	2022	954	CS Tree Service & Landscaping	Removal of 7 maple trees - 360 Brewster Street Riverside	360 Brewster	Maintenance	(1,250.00)	354,590.56	354,590.56		-
24	11/15/2022	2022	955A	Paradigm Environmental Services, Inc.	Air Monitoring - 8867 State Route 415 Campbell (ck ttl = \$3,882.50)	8867 SR 415	Environmental	(1,770.00)	352,820.56	352,820.56		-
24	11/15/2022	2022	955B	Paradigm Environmental Services, Inc.	Air Monitoring - 20 Townsend Ave Riverside (ck ttl = \$3,882.50)	20 Townsend	Environmental	(2,112.50)	350,708.06	350,708.06		-
61	11/28/2022	2022	956	Arthur J. Gallagher (Travelers)	New Liability Coverage - 11/11/22	Admin	Insurance	(397.00)	350,311.06	350,311.06		-
29	11/28/2022	2022	957	NYS Electric & Gas	Utilities - 360 Brewster Riveride	360 Brewster	Utilities	(105.85)	350,205.21	350,205.21		-
N/A	11/30/2022	2022	N/A	Interest earned ICS	November Interest Earned	Revenue	Interest	45.19	350,250.40	350,250.40		-
40	12/02/2022	2022	958	Jeffrey Squires Esq.	Reimbursement for Empire Abstract Order #67680	Admin	Legal Services	(858.60)	349,391.80	349,391.80		-
61	12/06/2022	2022	959	Arthur J. Gallagher (formerly Cool Insurance)	Changes to Property and General Liability Insurance	Admin	Insurance	(277.66)	349,114.74	349,114.74		-
24	12/06/2022	2022	960	Paradigm Environmental Services, Inc.	Air Monitoring for 360 Brewster Demo	360 Brewster	Environmental	(2,040.00)	347,074.74	347,074.74		-
3	12/08/2022	2022	961	MJR Partners	Asbestos abatement 360 Brewster St Riverside - Inv. #81021	360 Brewster	Demolition costs	(7,780.00)	339,294.74	339,294.74		-

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Vendor #	Date	Fiscal Year	Check #	Payee	Description	Expense Category	Line Item	Amount	Book Balance	Available Balance	Retainage	Total Ret
24	12/08/2022	2022	962	Christopher Eason d/b/a CnE Excavating & Const.	Draw #1 - 360 Brewster Renovations	360 Brewster	Renovation costs	(57,757.50)	281,537.24	275,119.74	6,417.50	6,417.50
33	12/19/2022	2022	963	Corning Natural Gas	Natural Gas - December 2022	360 Brewster	Utilities	(165.72)	281,371.52	274,954.02		6,417.50
N/A	12/19/2022	2022	N/A	HCR Grant Revenue	ACH Deposit - 12/16/2022	Revenue	HCR Grant	42,852.73	324,224.25	317,806.75		6,417.50
N/A	12/31/2022	2022	N/A	Interest earned ICS	December Interest Earned	Revenue	Interest	42.16	324,266.41	317,848.91		6,417.50
29	01/03/2023	2022	964	NYS Electric & Gas	December Utilities - 360 Brewster	360 Brewster	Utilities	(18.58)	324,247.83	317,830.33		6,417.50
36	01/04/2023	2022	965	The Leader	Public Hearing Notice Publication in Newspaper	Admin	Dues/subscriptions/fees	(81.29)	324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
		2022							324,166.54	317,749.04		6,417.50
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

	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 Actual	2021 Actual	FY 2022 Budget	2022 YTD Actual	Variance	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	42,852.73	-	-	-	-	-	-	42,852.73	(42,852.73)	100,000.00	-	100,000.00
Sale of Properties	885,905.32	-	177,422.12	98,837.16	1,311.00	428,234.04	150,000.00	172,451.00	(22,451.00)	100,000.00	7,650.00	92,350.00
Interest	2,504.89	-	42.54	530.06	520.36	779.67	-	591.70	(591.70)	-	40.56	(40.56)
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	213,070.69	350,000.00	410,769.40	(60,769.40)	350,000.00	324,166.54	25,833.46
Total Revenues:	2,056,262.94	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	500,000.00	626,664.83	(126,664.83)	550,000.00	331,857.10	218,142.90
Expenses												
Property Acquisition	213,054.17	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	78,514.31	-	102,400.00	-	102,400.00
Maintenance	23,965.53	6,907.71	10,376.30	240.00	1,431.99	3,759.53	5,000.00	1,250.00	3,750.00	5,000.00	-	5,000.00
Renovation costs	855,080.11	-	201,688.85	116,439.21	251,899.08	226,824.47	220,950.00	58,228.50	162,721.50	200,000.00	-	200,000.00
Demolition costs	101,392.08	-	14,012.00	-	14,400.00	13,944.00	59,050.00	59,036.08	13.92	50,000.00	-	50,000.00
Environmental	46,243.90	13,023.28	4,266.00	-	6,683.00	10,951.12	12,985.69	11,320.50	1,665.19	20,000.00	-	20,000.00
Utilities	15,889.73	50.36	3,659.90	2,937.77	5,612.55	1,528.86	3,000.00	1,502.47	1,497.53	5,000.00	597.82	4,402.18
Brokerage/Sale	-	-	-	-	-	-	-	-	-	-	-	-
Audit fees	37,395.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	8,000.00	7,500.00	500.00	8,500.00	-	8,500.00
Legal Services	6,384.07	2,584.30	1,835.00	-	-	740.00	2,000.00	1,224.77	775.23	5,000.00	-	5,000.00
Management services contract	236,977.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	50,000.00	45,896.00	4,104.00	52,000.00	12,500.00	39,500.00
Insurance	192,079.93	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	38,500.00	36,906.07	1,593.93	40,000.00	-	40,000.00
Dues/subscriptions/fees	9,041.39	900.00	2,000.00	2,021.80	2,000.00	1,000.00	2,000.00	1,119.59	880.41	2,100.00	-	2,100.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	20,000.00	-	20,000.00	60,000.00	-	60,000.00
Total Expenses	1,737,503.66	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	500,000.00	302,498.29	197,501.71	550,000.00	13,097.82	536,902.18
NET:	318,759.28	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	-	324,166.54	(324,166.54)	-	318,759.28	(318,759.28)

Project Summaries

	Total	179 Madison	274 Walnut	20 Townsend	8867 SR 415	Laine Ct	360 Brewster	6 Hillview	Hartshorn	HCR				
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				
Rehab / Demo			Demo Hornell City	Demo Hornell City	Demo Riverside Village	Demo Campbell Town	Demo Canisteo Village	Rehab Riverside Village	Rehab Bath Village	Demo Hornell City	HCR Grant Admin	TOTAL NON-GRANT PROJ.	Non-Grant Admin.	GRAND TOTAL
Municipality			Hornell City	Hornell City	Riverside Village	Campbell Town	Canisteo Village	Riverside Village	Bath Village	Hornell City	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										-		428,234.04
2022	-	156,988.00							15,463.00		42,852.73	15,463.00		172,451.00
2023	-	-		7,650.00								7,650.00		7,650.00
Total Sales Rev.	344,600.83	518,191.49	-	7,650.00	-	-	-	-	15,463.00	-	42,852.73	23,113.00		885,905.32

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	-	-									42,852.73	-		-
2023	-	-										-		-
Total Applied	500,000.00	550,000.00	-	-	-	-	-	-	-	-	42,852.73	-		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	42,852.73	208,810.50	49,443.70	302,498.29
2023	-	-	-	-	62.14	-	82.30	453.38	-	-	12,500.00	597.82	-	13,097.82
Total Expenses	500,135.93	714,280.39	16,210.00	20,239.00	25,332.54	30,701.00	18,703.44	82,811.03	11,477.00	3,934.31	55,352.73	209,408.32	258,326.29	1,737,503.66
YTD Profit / (Loss)	344,464.90	682,471.88	(16,210.00)	(12,589.00)	(25,332.54)	(30,701.00)	(18,703.44)	(82,811.03)	3,986.00	(3,934.31)	(12,500.00)	(186,295.32)	258,326.29	

Municipal Contributions	75,000.00
LISC Revenue	500,000.00
Enterprise Revenue	550,000.00
HCR Revenue	42,852.73
Interest Earnings	2,504.89
Total Non-Sale Revenues	1,170,357.62
LB Overall Net	318,759.28