

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
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
65	01/10/2023	2023	967	Village of Canisteo	Water / Sewer - January 2023	Laine Ct	Utilities	(82.30)	311,584.24	305,166.74
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
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
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
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
N/A	01/31/2023	2023	N/A	Interest earned ICS	January Interest Earned	Revenue	Interest	40.56	318,759.28	312,341.78
25	02/06/2023	2023	972	Bonadio & Co., LLP	Progress Billing - 2022 Audit / Annual Financial Statements	Admin	Audit fees	(3,000.00)	315,759.28	309,341.78
29	02/06/2023	2023	973	NYS Electric & Gas	Utilities - 360 Brewster Riveride	360 Brewster	Utilities	(76.31)	315,682.97	309,265.47
26	02/06/2023	2023	974	Centerstate CEO Foundation	2023 NY Land Bank Association Dues	Admin	Dues/subscriptions/fees	(1,500.00)	314,182.97	307,765.47
23	02/07/2023	2023	975A	Christopher Eason d/b/a CnE Excavating & Const.	Draw #2 - Brewster Renovations (\$42,757.50 total)	360 Brewster	Renovation costs	(32,706.00)	281,476.97	271,425.47
23	02/07/2023	2023	975B	Christopher Eason d/b/a CnE Excavating & Const.	Draw #2 - Release Retainage (\$42,757.50 total)	360 Brewster	Renovation costs	(10,051.50)	271,425.47	271,425.47
24	02/16/2023	2023	976	Paradigm Environmental Services, Inc.	Air Monitoring for 91 Hartshorn - Inv. #214638	Hartshorn	Environmental	(1,410.00)	270,015.47	270,015.47
3	02/21/2023	2023	977	MJR Partners	Demolition - 91 Hartshorn Hornell	Hartshorn	Demolition costs	(9,700.00)	260,315.47	260,315.47
33	02/21/2023	2023	978	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(147.26)	260,168.21	260,168.21
61	02/21/2023	2023	N/A	Arthur J. Gallagher (formerly Cool Insurance)	Deposit - Return of Premium	Admin	Insurance	67.45	260,235.66	260,235.66
N/A	02/24/2023	2023	N/A	HCR Grant Revenue	ACH Deposit - 02/24/2023	Revenue	HCR Grant	23,612.11	283,847.77	283,847.77
N/A	02/28/2022	2023	N/A	Interest earned ICS	February Interest Earned	Revenue	Interest	33.92	283,881.69	283,881.69
29	03/01/2023	2023	979A	NYS Electric & Gas	Utilities - 360 Brewster Riveride - ttl = \$18.59	360 Brewster	Utilities	(15.11)	283,866.58	283,866.58
29	03/01/2023	2023	979B	NYS Electric & Gas	Utilities - 360 Brewster Riveride - ttl = \$18.59	360 Brewster	Utilities	(3.48)	283,863.10	283,863.10
25	03/14/2023	2023	980	Bonadio & Co., LLP	Final Billing - 2022 Audit / Annual Financial Statements	Admin	Audit fees	(4,500.00)	279,363.10	279,363.10
24	03/15/2023	2023	981	Paradigm Environmental Services, Inc.	Air Monitoring for 3 Laine Ct Canisteo Demo	Laine Ct	Environmental	(1,560.00)	277,803.10	277,803.10
61	03/17/2023	2023	N/A	Arthur J. Gallagher (formerly Cool Insurance)	Returned Policy Premium - M271001124	Admin	Insurance	1,151.85	278,954.95	278,954.95
33	03/22/2023	2023	982	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(155.23)	278,799.72	278,799.72
29	03/27/2023	2023	983	NYS Electric & Gas	Utilities - 360 Brewster Riveride	360 Brewster	Utilities	(98.03)	278,701.69	278,701.69
N/A	03/31/2023	2023	N/A	Interest earned ICS	March Interest Earned	Revenue	Interest	36.01	278,737.70	278,737.70
65	04/03/2023	2023	984	Village of Canisteo	Water / Sewer - April 2023	Laine Ct	Utilities	(79.00)	278,658.70	278,658.70
69	04/05/2023	2023	985	Town of Campbell	April 2023 Water District #4 Charges	8867 SR 415	Utilities	(37.00)	278,621.70	278,621.70
11	04/05/2023	2023	986	Arbor Housing & Development	Payment #4 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	266,121.70	266,121.70
23	04/05/2023	2023	987	Christopher Eason d/b/a CnE Excavating & Const.	Replacement of Sewer Line - Change Order	360 Brewster	Renovation costs	(5,000.00)	261,121.70	261,121.70
23	04/10/2023	2023	988	Christopher Eason d/b/a CnE Excavating & Const.	Final Pay App - 360 Brewster	360 Brewster	Renovation costs	(2,600.00)	258,521.70	258,521.70
66	04/19/2023	2023	989	Village of Riverside	Utilities - Water / Sewer - 360 Brewster	360 Brewster	Utilities	(62.14)	258,459.56	258,459.56
66	04/19/2023	2023	990	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	20 Townsend	Utilities	(62.14)	258,397.42	258,397.42
33	04/21/2023	2023	991	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	360 Brewster	Utilities	(45.13)	258,352.29	258,352.29
N/A	04/21/2023	2023	N/A	Habitat for Humanity	LB Share of Sale Proceeds for Contributions to Park Ave. (Corning)	Revenue	Sale of Properties	20,250.00	278,602.29	278,602.29
69	04/21/2023	2023	992	Town of Campbell	May Water District #4 charges	8867 SR 415	Utilities	(37.00)	278,565.29	278,565.29
N/A	04/28/2023	2023	N/A	Jeffrey Squires Esq.	Sale Proceed Deposit for 360 Brewster	Revenue	Sale of Properties	136,376.80	414,942.09	414,942.09
33	04/28/2023	2023	993	Corning Natural Gas	Final Bill - CNG Utilities 360 Brewster	360 Brewster	Utilities	(8.91)	414,933.18	414,933.18
40	04/28/2023	2023	994	Jeffrey Squires Esq.	Closing costs - 34 Erie Avenue Hornell	34 Erie	Property Acquisition	(865.20)	414,067.98	414,067.98
31	04/28/2023	2023	995	Steuben County Finance	Delinquent Taxes @ Acquisition - 34 Erie Ave Hornell	34 Erie	Maintenance	(1,232.65)	412,835.33	412,835.33
N/A	04/30/2023	2023	N/A	Interest earned ICS	April Interest Earned	Revenue	Interest	33.21	412,868.54	412,868.54
29	05/08/2023	2023	996	NYS Electric & Gas	Utilities - 360 Brewster Riveride - Final Bill	360 Brewster	Utilities	(18.58)	412,849.96	412,849.96
N/A	05/08/2023	2023	N/A	HCR Grant Revenue	ACH Deposit	Revenue	HCR Grant	20,243.76	433,093.72	433,093.72
31	05/23/2023	2023	997A	Steuben County Finance	3 Prop. Acq. - 10 Cottage Avenue Hornell (ttl = \$32,157.10)	Cottage Ave	Property Acquisition	(1,142.23)	431,951.49	431,951.49
31	05/23/2023	2023	997B	Steuben County Finance	3 Prop. Acq. - 3 E. Naples St. Wayland (ttl = \$32,157.10)	Naples St	Property Acquisition	(8,649.11)	423,302.38	423,302.38
31	05/23/2023	2023	997C	Steuben County Finance	3 Prop. Acq. - 2 N. Main St. Cohocton (ttl = \$32,157.10)	2 N. Main	Property Acquisition	(22,365.76)	400,936.62	400,936.62
N/A	05/31/2023	2023	N/A	Interest earned ICS	May Interest Earned	Revenue	Interest	53.16	400,989.78	400,989.78
70	06/16/2023	2023	998	Village of Cohocton	Rosado Village Taxes - 2 N Main Street Cohocton	2 N. Main	Maintenance	(658.54)	400,331.24	400,331.24
N/A	06/30/2023	2023	N/A	Interest earned ICS	June Interest Earned	Revenue	Interest	49.29	400,380.53	400,380.53
11	07/05/2023	2023	999	Arbor Housing & Development	Payment #5 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	387,880.53	387,880.53
71	07/06/2023	2023	1000	Hunt Engineers	Design - Townsend Ave. Blueprints	20 Townsend	Renovation costs	(3,000.66)	384,879.87	384,879.87
31	07/12/2023	2023	1001A	Steuben County Finance	5234 County Route 125 - Acq. 6 Properties (ttl=\$52,066.32)	CR 125	Property Acquisition	(6,723.33)	378,156.54	378,156.54
31	07/12/2023	2023	1001B	Steuben County Finance	4776 Taft Rd - Acq. 6 Properties (ttl=\$52,066.32)	Taft Rd	Property Acquisition	(4,523.25)	373,633.29	373,633.29
31	07/12/2023	2023	1001C	Steuben County Finance	2825 Main St - Acq. 6 Properties (ttl=\$52,066.32)	2825 Main	Property Acquisition	(6,146.83)	367,486.46	367,486.46
31	07/12/2023	2023	1001D	Steuben County Finance	10408 Lower Pace Rd - Acq. 6 Properties (ttl=\$52,066.32)	Lower Pace	Property Acquisition	(8,762.74)	358,723.72	358,723.72
31	07/12/2023	2023	1001E	Steuben County Finance	3010 College Ave - Acq. 6 Properties (ttl=\$52,066.32)	College Ave	Property Acquisition	(8,010.08)	350,713.64	350,713.64
31	07/12/2023	2023	1001F	Steuben County Finance	11948 River Rd - Acq. 6 Properties (ttl=\$52,066.32)	River Road	Property Acquisition	(17,900.09)	332,813.55	332,813.55
72	07/18/2023	2023	1002	Multi Media Services	Lawn Signs w/ Stands - Inv. # 88786	Admin	Maintenance	(158.10)	332,655.45	332,655.45
N/A	07/18/2023	2023	N/A	HCR Grant Revenue	ACH Deposit	Revenue	HCR Grant	13,291.40	345,946.85	345,946.85
66	07/19/2023	2023	1003	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	20 Townsend	Utilities	(62.14)	345,884.71	345,884.71
N/A	07/21/2023	2023	N/A	Brittany & Shawn Cosgrove	Deposit - 2 Parcels - 8867 SR415 Campbell	Revenue	Sale of Properties	25.00	345,909.71	345,909.71
61	07/24/2023	2023	1004	Arthur J. Gallagher (formerly Cool Insurance)	Insurance - Executive Package	Admin	Insurance	(572.68)	345,337.03	345,337.03

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N/A	07/28/2023	2023	1005	VOID	VOID	N/A	N/A	-	345,337.03	345,337.03
69	07/28/2023	2023	1006A	Town of Campbell	Water Bill - 1/31/2022-7/31/2023 (Lot #1)	8867 SR 415	Utilities	(111.00)	345,226.03	345,226.03
69	07/28/2023	2023	1006B	Town of Campbell	Water Bill - 1/31/2022-7/31/2023 (Lot #2)	8867 SR 415	Utilities	(111.00)	345,115.03	345,115.03
N/A	07/31/2023	2023	N/A	Interest earned ICS	July Interest Earned	Revenue	Interest	47.26	345,162.29	345,162.29
11	08/02/2023	2023	1007	Arbor Housing & Development	Locks to secure newly acquired properties	Admin	Maintenance	(87.48)	345,074.81	345,074.81
17	08/28/2023	2023	1008	Fagan Engineers & Land Survey	Phase I Environmental - Erie Ave (Hornell)	34 Erie	Environmental	(2,500.00)	342,574.81	342,574.81
N/A	08/31/2023	2023	N/A	Interest earned ICS	August Interest Earned	Revenue	Interest	43.84	342,618.65	342,618.65
11	09/07/2023	2023	1009	Arbor Housing & Development	Reimb. - Locks / Lock Boxes from Home Depot - Inv. #52783	Admin	Maintenance	(142.98)	342,475.67	342,475.67
17	09/07/2023	2023	1010	Fagan Engineers & Land Survey	Phase I Environmental - 10 Cottage Ave Hornell - Inv. # 32463	Cottage Ave	Environmental	(2,500.00)	339,975.67	339,975.67
17	09/07/2023	2023	1011	Fagan Engineers & Land Survey	Phase I Environmental - 3 E. Naples St. Wayland - Inv. # 32464	Naples St	Environmental	(2,500.00)	337,475.67	337,475.67
17	09/07/2023	2023	1012	Fagan Engineers & Land Survey	Phase I Environmental - 2 N. Main St. Cohocton - Inv. # 32465	2 N. Main	Environmental	(2,500.00)	334,975.67	334,975.67
61	09/11/2023	2023	1013A	Arthur J. Gallagher (formerly Cool Insurance)	Inv. #4822025 - General Liability Insurance (ttl = \$39,056.76)	Admin	Insurance	(31,384.38)	303,591.29	303,591.29
61	09/11/2023	2023	1013B	Arthur J. Gallagher (formerly Cool Insurance)	Inv. #4820909 - Vacant Lots & Buildings Under Rehab (ttl = \$39,056.76)	Admin	Insurance	(7,672.38)	295,918.91	295,918.91
11	09/18/2023	2023	1014	Arbor Housing & Development	Inv. # 52836 - Home Depot Reimb. RE: Securing 2 N. Main St.	2 N. Main	Maintenance	(56.52)	295,862.39	295,862.39
3	09/18/2023	2023	1015	MJR Partners	Demo @ 34 Erie Avenue Hornell	34 Erie	Demolition costs	(11,300.00)	284,562.39	284,562.39
N/A	09/30/2023	2023	N/A	Interest earned ICS	September Interest Earned	Revenue	Interest	39.72	284,602.11	284,602.11

	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 Actual	2021 Actual	2022 Actual	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	100,000.00	-	-	-	-	-	42,852.73	100,000.00	57,147.27	42,852.73
Sale of Properties	1,042,557.12	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	100,000.00	164,301.80	(64,301.80)
Interest	2,841.30	-	42.54	530.06	520.36	779.67	591.70	-	376.97	(376.97)
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	350,000.00	324,166.54	25,833.46
Total Revenues:	2,270,398.42	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	626,664.83	550,000.00	545,992.58	4,007.42
Expenses										
Property Acquisition	298,142.79	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	102,400.00	85,088.62	17,311.38
Maintenance	26,301.80	6,907.71	10,376.30	240.00	1,431.99	3,759.53	1,250.00	5,000.00	2,336.27	2,663.73
Renovation costs	908,438.27	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	200,000.00	53,358.16	146,641.84
Demolition costs	122,392.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	50,000.00	21,000.00	29,000.00
Environmental	59,213.90	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	20,000.00	12,970.00	7,030.00
Utilities	17,019.19	50.36	3,659.90	2,937.77	5,612.55	1,528.86	1,502.47	5,000.00	1,727.28	3,272.72
Brokerage/Sale	-	-	-	-	-	-	-	-	-	-
Audit fees	44,895.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	7,500.00	8,500.00	7,500.00	1,000.00
Legal Services	6,384.07	2,584.30	1,835.00	-	-	740.00	1,224.77	5,000.00	-	5,000.00
Management services contract	261,977.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	45,896.00	52,000.00	37,500.00	14,500.00
Insurance	230,490.07	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	36,906.07	40,000.00	38,410.14	1,589.86
Dues/subscriptions/fees	10,541.39	900.00	2,000.00	2,021.80	2,000.00	1,000.00	1,119.59	2,100.00	1,500.00	600.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	60,000.00	-	60,000.00
Total Expenses	1,985,796.31	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	302,498.29	550,000.00	261,390.47	288,609.53
NET:	284,602.11	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	-	284,602.11	(284,602.11)

