

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	Reimbursed?
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	HCR - Admin
65	01/10/2023	2023	967	Village of Canisteo	Water / Sewer - January 2023	Admin	Utilities	(82.30)	311,584.24	305,166.74		6,417.50	HCR - Admin
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	N/A
66	01/24/2023	2023	969	Village of Riverside	Utilities - Water / Sewer - 360 Brewster	Admin	Utilities	(276.52)	318,957.72	312,540.22		6,417.50	HCR - Admin
66	01/24/2023	2023	970	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	Admin	Utilities	(62.14)	318,895.58	312,478.08		6,417.50	HCR - Admin
33	01/24/2023	2023	971	Corning Natural Gas	Utilities - Natural Gas - 360 Brewster	Admin	Utilities	(176.86)	318,718.72	312,301.22		6,417.50	HCR - Admin
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	N/A
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		6,417.50	HCR - Admin
29	02/06/2023	2023	973	NYS Electric & Gas	Utilities - 360 Brewster Riveride	Admin	Utilities	(76.31)	315,682.97	309,265.47		6,417.50	HCR - Admin
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		6,417.50	Non-Grant Admin.
23	02/07/2023	2023	975A	Christopher Eason d/b/a CrE Excavating & Const.	Draw #2 - Brewster Renovations (\$42,757.50 total)	360 Brewster	Renovation costs	(32,706.00)	281,476.97	271,425.47	3,634.00	10,051.50	N/A
23	02/07/2023	2023	975B	Christopher Eason d/b/a CrE Excavating & Const.	Draw #2 - Release Retainage (\$42,757.50 total)	360 Brewster	Renovation costs	(10,051.50)	271,425.47	271,425.47	(10,051.50)	-	N/A
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		-	N/A
3	02/21/2023	2023	977	MJR Partners	Demolition - 91 Hartshorn Hornell	Hartshorn	Demolition costs	(9,700.00)	260,315.47	260,315.47		-	N/A
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		-	N/A
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		-	Non-Grant Admin.
N/A	02/24/2023	2023	N/A	HCR Grant Revenue	ACH Deposit - 02/24/2023 - Year 1 - HCR LBI (Admin)	Revenue	HCR Grant	23,612.11	283,847.77	283,847.77		-	N/A
N/A	02/28/2022	2023	N/A	Interest earned ICS	February Interest Earned	Revenue	Interest	33.92	283,881.69	283,881.69		-	N/A
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		-	N/A
29	03/01/2023	2023	979B	NYS Electric & Gas	Utilities - 360 Brewster Riveride - ttl = \$18.59	Admin	Utilities	(3.48)	283,863.10	283,863.10		-	HCR - Admin
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		-	HCR - Admin
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		-	N/A
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		-	Non-Grant Admin.
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		-	N/A
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
N/A	03/31/2023	2023	N/A	Interest earned ICS	March Interest Earned	Revenue	Interest	36.01	278,737.70	278,737.70		-	N/A
65	04/03/2023	2023	984	Village of Canisteo	Water / Sewer - April 2023	Admin	Utilities	(79.00)	278,658.70	278,658.70		-	HCR - Admin
69	04/05/2023	2023	985	Town of Campbell	April 2023 Water District #4 Charges	Admin	Utilities	(37.00)	278,621.70	278,621.70		-	HCR - Admin
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		-	HCR - Admin
23	04/05/2023	2023	987	Christopher Eason d/b/a CrE Excavating & Const.	Replacement of Sewer Line - Change Order	360 Brewster	Renovation costs	(5,000.00)	261,121.70	261,121.70		-	N/A
23	04/10/2023	2023	988	Christopher Eason d/b/a CrE Excavating & Const.	Final Pay App - 360 Brewster	360 Brewster	Renovation costs	(2,600.00)	258,521.70	258,521.70		-	N/A
66	04/19/2023	2023	989	Village of Riverside	Utilities - Water / Sewer - 360 Brewster	Admin	Utilities	(62.14)	258,459.56	258,459.56		-	HCR - Admin
66	04/19/2023	2023	990	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	Admin	Utilities	(62.14)	258,397.42	258,397.42		-	HCR - Admin
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
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		-	N/A
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
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		-	N/A
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		-	N/A
40	04/28/2023	2023	994A	Jeffrey Squires Esq.	Closing costs - 34 Erie Avenue Hornell - ttl \$865.20 - \$791.40 claimed	Admin	Property Acquisition	(791.40)	414,141.78	414,141.78		-	HCR - Admin
40	04/28/2023	2023	994B	Jeffrey Squires Esq.	Closing costs - 34 Erie Avenue Hornell - ttl \$865.20 - not claimed	34 Erie	Property Acquisition	(73.80)	414,067.98	414,067.98		-	N/A
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		-	HCR2
N/A	04/30/2023	2023	N/A	Interest earned ICS	April Interest Earned	Revenue	Interest	33.21	412,868.54	412,868.54		-	N/A
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
N/A	05/08/2023	2023	N/A	HCR Grant Revenue	ACH Deposit - 4/25/2023 - Year 1 - HCR LBI (Admin)	Revenue	HCR Grant	20,243.76	433,093.72	433,093.72		-	N/A
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		-	HCR2
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		-	HCR2
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		-	HCR2
N/A	05/31/2023	2023	N/A	Interest earned ICS	May Interest Earned	Revenue	Interest	53.16	400,989.78	400,989.78		-	N/A
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
N/A	06/30/2023	2023	N/A	Interest earned ICS	June Interest Earned	Revenue	Interest	49.29	400,380.53	400,380.53		-	N/A
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		-	HCR - Admin
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		-	N/A
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		-	HCR2
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		-	HCR2
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		-	HCR2
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		-	HCR2
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		-	HCR2
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		-	HCR2
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		-	Non-Grant Admin.
N/A	07/18/2023	2023	N/A	HCR Grant Revenue	ACH Deposit - 7/10/2023 - Year 1 - HCR LBI (Admin)	Revenue	HCR Grant	13,291.40	345,946.85	345,946.85		-	N/A
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
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		-	N/A
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		-	Non-Grant Admin.
N/A	07/28/2023	2023	1005	VOID	VOID	N/A	N/A	-	345,337.03	345,337.03		-	N/A
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		-	N/A
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
N/A	07/31/2023	2023	N/A	Interest earned ICS	July Interest Earned	Revenue	Interest	47.26	345,162.29	345,162.29		-	N/A
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		-	Non-Grant Admin.
N/A	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		-	HCR2
17	08/31/2023	2023	N/A	Interest earned ICS	August Interest Earned	Revenue	Interest	43.84	342,618.65	342,618.65		-	N/A
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		-	Non-Grant Admin.
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		-	HCR2
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		-	HCR2
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		-	HCR2

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Vendor #	Date	Fiscal Year	Check #	Payee	Description	Expense Category	Line Item	Amount	Book Balance	Available Balance	Retainage	Total Ret	Reimbursed?
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	-	-	HCR - Admin
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	-	-	HCR - Admin
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	-	-	N/A
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
N/A	09/30/2023	2023	N/A	Interest earned ICS	September Interest Earned	Revenue	Interest	39.72	284,602.11	284,602.11	-	-	N/A
11	10/02/2023	2023	1016	Arbor Housing & Development	Payment #6 of New RFP (\$50k total - paid quarterly)	Admin	Management services contract	(12,500.00)	272,102.11	272,102.11	-	-	HCR - Admin
17	10/05/2023	2023	1017A	Fagan Engineers & Land Survey	Phase I Environmental - 4776 Taft Rd - Inv. # 34272 - ttl = \$7,572.58	Taft Rd	Environmental	(2,500.00)	269,602.11	269,602.11	-	-	HCR2
17	10/05/2023	2023	1017B	Fagan Engineers & Land Survey	Phase I Environmental - Lower Pace Rd - Inv. # 34275 - ttl = \$7,572.58	Lower Pace	Environmental	(2,500.00)	267,102.11	267,102.11	-	-	HCR2
17	10/05/2023	2023	1017C	Fagan Engineers & Land Survey	Asbestos Survey - 4776 Taft Rd - Inv. # 34276 - ttl = \$7,572.58	Taft Rd	Environmental	(2,572.58)	264,529.53	264,529.53	-	-	HCR2
61	10/16/2023	2023	1018	Arthur J. Gallagher (formerly Cool Insurance)	Inv. # 4846678 - Various Additions / Deletions to Atlantic Casualty Policy	Admin	Insurance	(811.48)	263,718.05	263,718.05	-	-	HCR - Admin
73	10/16/2023	2023	1019	Cyrco Construction Corp.	Inv. 202274 - Demo 3 E. Naples St.	Naples St	Demolition costs	(16,500.00)	247,218.05	247,218.05	-	-	N/A
24	10/19/2023	2023	1020	Paradigm Environmental Services, Inc.	Inv. # 219406 - Air Monitoring / Sampling - 34 Erie Ave	34 Erie	Environmental	(1,600.00)	245,618.05	245,618.05	-	-	N/A
17	10/23/2023	2023	1021	Fagan Engineers & Land Survey	Inv.# 34323 - Phase I Env. @ 2825 Main Street Corning	2825 Main	Environmental	(2,500.00)	243,118.05	243,118.05	-	-	N/A
66	10/23/2023	2023	1022	Village of Riverside	Utilities - Water / Sewer - 20 Townsend	Admin	Utilities	(62.14)	243,055.91	243,055.91	-	-	HCR - Admin
40	10/26/2023	2023	1023A	Jeffrey Squires Esq.	Reimbursement for Empire Abstract Order #70221 (ttl=\$945)	Admin	Legal Services	(875.00)	242,180.91	242,180.91	-	-	HCR - Admin
40	10/26/2023	2023	1023B	Jeffrey Squires Esq.	Reimbursement for Empire Abstract Order #70221 (ttl=\$945)	8867 SR 415	Legal Services	(70.00)	242,110.91	242,110.91	-	-	N/A
N/A	10/26/2023	2023	1024	Brittany & Shawn Cosgrove	Refund for Deposit - 2 Parcels - 8867 SR415 Campbell	Revenue	Sale of Properties	(25.00)	242,085.91	242,085.91	-	-	N/A
40	10/26/2023	2023	1025	Jeffrey Squires Esq.	Deed Correction - Remove restrictive covenant	Admin	Legal Services	(295.00)	241,790.91	241,790.91	-	-	HCR - Admin
69	10/26/2023	2023	1026A	Town of Campbell	Water Bill - 7/31/2023-10/31/2023 (Lot #1)	Admin	Utilities	(111.00)	241,679.91	241,679.91	-	-	HCR - Admin
69	10/26/2023	2023	1026B	Town of Campbell	Water Bill - 7/31/2023-10/31/2023 (Lot #2)	Admin	Utilities	(111.00)	241,568.91	241,568.91	-	-	HCR - Admin
31	10/26/2023	2023	1027	Steuben County Finance	Acquisition of 4788 Church St. Campbell - 242.08-02-025.000	4788 Church	Property Acquisition	(2,824.98)	238,743.93	238,743.93	-	-	N/A
N/A	10/27/2023	2023	N/A	HCR Grant Revenue	ACH Deposit -10/17/2023 - Year 2 - HCR LBI (Admin)	Revenue	HCR Grant	103,028.65	341,772.58	341,772.58	-	-	N/A
N/A	10/31/2023	2023	N/A	Interest earned ICS	October Interest Earned	Revenue	Interest	36.66	341,809.24	341,809.24	-	-	N/A
61	11/02/2023	2023	1028	Arthur J. Gallager (via Travelers)	Liability Policy Renewal - Travelers	Admin	Insurance	(397.00)	341,412.24	341,412.24	-	-	Non-Grant Admin.
24	11/09/2023	2023	1029	Paradigm Environmental Services, Inc.	Air Monitoring - 3 E. Naples St	Naples St	Environmental	(1,845.00)	339,567.24	339,567.24	-	-	N/A
74	11/13/2023	2023	1030	VOID	VOIDED Check #1030 - Incorrect Amount			-	339,567.24	339,567.24	-	-	N/A
74	11/13/2023	2023	1031	Town of Corning	Water Dept Invoice # B.00029495	College Ave	Utilities	(355.14)	339,212.10	339,212.10	-	-	N/A
40	11/16/2023	2023	1032	Jeffrey Squires Esq.	Legal Services Related to Tenant @ 3010 College Ave Corning	College Ave	Legal Services	(156.20)	339,055.90	339,055.90	-	-	N/A
73	11/30/2023	2023	1033	Cyrco Construction Corp.	Demo - 2 N. Main St. Cohocton	2 N. Main	Demolition costs	(10,550.00)	328,505.90	328,505.90	-	-	N/A
47	11/30/2023	2023	N/A	Deluxe Check Printers	New Checks for 5* account - 4 books beginning w/ ck #1045 - via ACH	Admin	Dues/subscriptions/fees	(111.40)	328,394.50	328,394.50	-	-	Non-Grant Admin.
N/A	11/30/2023	2023	N/A	Interest earned ICS	November Interest Earned	Revenue	Interest	41.89	328,436.39	328,436.39	-	-	N/A

	All Yrs - Actuals	FY 2017	FY 2018	FY 2019	2020 Actual	2021 Actual	2022 Actual	FY 2023 Budget	2023 YTD Actual	Variance	FY 2024 Budget
Revenues		Actual	Actual	Actual							
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	203,028.65	-	-	-	-	-	42,852.73	100,000.00	160,175.92	(60,175.92)	350,000.00
Sale of Properties	1,042,532.12	-	177,422.12	98,837.16	1,311.00	428,234.04	172,451.00	100,000.00	164,276.80	(64,276.80)	200,000.00
Interest	2,919.85	-	42.54	530.06	520.36	779.67	591.70	-	455.52	(455.52)	250.00
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	275,000.00
Total Revenues:	2,373,480.62	177,473.00	533,745.91	457,913.57	620,496.68	763,314.93	626,664.83	550,000.00	649,074.78	(99,074.78)	825,250.00
Expenses											
Property Acquisition	300,967.77	40,303.00	29,734.00	23,721.65	37,447.31	3,333.90	78,514.31	97,400.00	87,913.60	9,486.40	125,000.00
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	5,000.00
Renovation costs	908,438.27	-	201,688.85	116,439.21	251,899.08	226,824.47	58,228.50	195,000.00	53,358.16	141,641.84	280,000.00
Demolition costs	149,442.08	-	14,012.00	-	14,400.00	13,944.00	59,036.08	50,000.00	48,050.00	1,950.00	125,000.00
Environmental	72,731.48	13,023.28	4,266.00	-	6,683.00	10,951.12	11,320.50	30,000.00	26,487.58	3,512.42	35,000.00
Utilities	17,658.47	50.36	3,659.90	2,937.77	5,612.55	1,528.86	1,502.47	5,000.00	2,366.56	2,633.44	7,250.00
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	10,500.00
Legal Services	7,780.27	2,584.30	1,835.00	-	-	740.00	1,224.77	5,000.00	1,396.20	3,603.80	5,000.00
Management services contract	274,477.00	15,500.00	31,000.00	37,464.50	47,308.50	47,308.00	45,896.00	52,000.00	50,000.00	2,000.00	55,000.00
Insurance	231,698.55	24,607.45	32,019.41	29,747.79	33,143.56	35,655.65	36,906.07	40,000.00	39,618.62	381.38	50,000.00
Dues/subscriptions/fees	10,652.79	900.00	2,000.00	2,021.80	2,000.00	1,000.00	1,119.59	2,100.00	1,611.40	488.60	2,500.00
Events/marketing/conferences	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	60,000.00	-	60,000.00	125,000.00
Total Expenses	2,045,044.23	104,301.85	337,561.46	220,072.72	407,425.99	352,545.53	302,498.29	550,000.00	320,638.39	229,361.61	825,250.00
NET:	328,436.39	73,171.15	196,184.45	237,840.85	213,070.69	410,769.40	324,166.54	-	328,436.39	(328,436.39)	-

