

Steuben County Land Bank Corporation

EIN# 30-0959669

Bank Register

(For Vendor # refer to Vendor Summary)

Vend or #	Date	Check #	Payee	Description	Expense Category	Line Item	Amount	Book Balance	Available Balance	Retainage	Total Ret	Reimbursed?
29	01/11/2021	850	NYS Electric & Gas	Electric 1480 Chestnut Hornell Dec. Bill	Chestnut 1480 Hrn	Utilities	(35.25)	229,093.68	223,119.18		5,974.50	Ent. Q1 2021
55	01/11/2021	851	Town of Pulteney	Inv. 4Q2020 for 9187 CR 74	Pulteney	Utilities	(105.00)	228,988.68	223,014.18		5,974.50	Ent. Q1 2021
12	01/11/2021	853	Griffin Construction of NYS, Inc.	Pay App #3	Pulteney	Renovation costs	(15,473.70)	213,514.98	205,821.18	1,719.30	7,693.80	Ent. Q1 2021
29	01/12/2021	854	NYS Electric & Gas	Elec.Bill 148 Terry Hornell 1.07.2020	Terry	Utilities	(26.11)	213,488.87	205,795.07		7,693.80	Non-Grant Admin.
N/A	01/12/2021	N/A	Enterprise Community Ptrs	4Q 2020 Enterprise Grant - Receivable for 2020	Revenue	Enterprise Grant	-	213,488.87	205,795.07			N/A
54	01/05/2021	846	Town of Hornellsville	Water / Sewer District Charges	Chestnut 1480 Hrn	Utilities	(64.94)	213,423.93	205,730.13		7,693.80	Ent. Q1 2021
55	01/05/2021	847	Town of Pulteney	Water / Sewer District Charges	Pulteney	Utilities	(353.24)	213,070.69	205,376.89		7,693.80	Non-Grant Admin.
N/A	01/01/2021	N/A	Beginning Balance	Beginning Balance	Beginning Balance	Prior Year Surplus/(Deficit)	-	213,070.69	205,376.89		7,693.80	N/A
11	01/05/2021	848	Arbor Housing & Development	Inv42492 Mgt svcs 1Q2021	Admin	Management services contract	(11,827.00)	201,243.69	193,549.89		7,693.80	Ent. Q1 2021
8	01/05/2021	849	Cool Insuring Agency Inc.	Inv. 312797	Admin	Insurance	(4,150.80)	197,092.89	189,399.09		7,693.80	Non-Grant Admin.
8	01/11/2021	852	Cool Insuring Agency Inc.	Inv. 316349 Comm Coverage	Admin	Insurance	(937.05)	196,155.84	188,462.04		7,693.80	Non-Grant Admin.
56	01/13/2021	855	NOCO Energy Corp.	Inv. 11988532 185.3 Gallons Fuel Oil	Pulteney	Utilities	(416.26)	195,739.58	188,045.78		7,693.80	Ent. Q1 2021
56	01/13/2021	856	NOCO Energy Corp.	Inv. 11987394 15.3 Gallons Fuel Oil (top off)	Pulteney	Utilities	(34.37)	195,705.21	188,011.41		7,693.80	Ent. Q1 2021
33	01/19/2021	857	Corning Natural Gas	1/12/21 Gas Bill (buyer pd @ closing, not seeking Ent. Reimb)	Chestnut 278 Crng	Utilities	(172.40)	195,532.81	187,839.01		7,693.80	Ent. Q1 2021
11	01/19/2021	858	Arbor Housing & Development	Invoice 42708 - Lighting for Pulteney	Pulteney	Renovation costs	(207.88)	195,324.93	187,631.13		7,693.80	Ent. Q1 2021
N/A	01/26/2021	N/A	Sale Proceeds	148 Terry St. - Ck#6296 (Squires) / 080877 (Dist. #6 CU)	Revenue	Sale of Properties	68,341.55	263,666.48	255,972.68		7,693.80	N/A
29	01/26/2021	859	NYS Electric & Gas	1/28 Electric Bill - Pulteney	Pulteney	Utilities	(36.24)	263,630.24	255,936.44		7,693.80	Ent. Q1 2021
29	01/26/2021	860	NYS Electric & Gas	1/25 Electric Bill - 1480 Chestnut Hornell (FINAL)	Chestnut 1480 Hrn	Utilities	(21.41)	263,608.83	255,915.03		7,693.80	Ent. Q1 2021
28	01/26/2021	861	National Fuel Gas	1/21 Gas Bill - Terry Street	Terry	Utilities	(74.07)	263,534.76	255,840.96		7,693.80	Non-Grant Admin.
N/A	01/26/2021	N/A	Enterprise Community Ptrs	4Q 2020 Enterprise Grant	Revenue	Enterprise Grant	19,123.35	282,658.11	274,964.31		7,693.80	N/A
3	01/29/2021	N/A	Habitat for Humanity	Reimb. Half Demo/Env. Costs (chks # 780 (MJR)) \$3706	24 Baldwin Addison	Demolition costs	3,210.00	285,868.11	278,174.31		7,693.80	Ent. Q1 2021
4	01/29/2021	N/A	Habitat for Humanity	Reimb. Half Demo/Env. Costs (chks # 792 Envoy)) \$3706	24 Baldwin Addison	Demolition costs	496.00	286,364.11	278,670.31		7,693.80	Ent. Q1 2021
N/A	02/04/2021	N/A	Sale Proceeds	1480 Chestnut (Ck# 48130 Keyser Maloney & Winner LLP)	Revenue	Sale of Properties	95,585.93	381,950.04	374,256.24		7,693.80	N/A
29	02/10/2021	862	NYS Electric & Gas	Elec.Bill 148 Terry Hornell FINAL BILL 2/2/21	Terry	Utilities	(18.94)	381,931.10	374,237.30		7,693.80	Non-Grant Admin.
54	02/16/2021	N/A	Town of Hornellsville	Ck #0120 - Refund for T&C Taxes Paid via LB ck #846	Chestnut 1480 Hrn	Utilities	64.94	381,996.04	374,302.24		7,693.80	Ent. Q1 2021
N/A	02/16/2021	N/A	Sale Proceeds	278 Chestnut Corning ck#22721 (Moore & Woodhouse LLP)	Revenue	Sale of Properties	148,820.56	530,816.60	523,122.80		7,693.80	N/A
29	02/18/2021	863	NYS Electric & Gas	Electric Bill 02.15.21 - Pulteney	Pulteney	Utilities	(16.34)	530,800.26	523,106.46		7,693.80	Ent. Q1 2021
25	02/18/2021	864	Bonadio & Co., LLP	2020 Financial Statements / Audit Fee	Admin	Audit fees	(5,000.00)	525,800.26	518,106.46		7,693.80	Non-Grant Admin.
12	02/18/2021	865	Griffin Construction of NYS, Inc.	Final Draw (#4) Pulteney (including retainage)	Pulteney	Renovation costs	(16,655.80)	509,144.46	509,144.46	(7,693.80)	-	Ent. Q1 2021
26	02/22/2021	866	Centerstate CEO Foundation	NYS Land Bank Assoc. Dues 2021	Admin	Dues/subscriptions/fees	(1,000.00)	508,144.46	508,144.46		-	Non-Grant Admin.
N/A	02/01/2021	N/A	Interest earned ICS	January ICS Interest (inc. in last bank rec. but not booked)	Revenue	Interest	38.47	508,182.93	508,182.93		-	N/A
N/A	02/26/2021	N/A	Interest earned ICS	February ICS Interest	Revenue	Interest	65.62	508,248.55	508,248.55		-	N/A
57	03/03/2021	867	Doyle Vineyard Management	Invoice # 2870 - Snow Removal - Pulteney	Pulteney	Maintenance	(80.00)	508,168.55	508,168.55		-	Ent. Q1 2021
55	03/03/2021	N/A	Town of Pulteney	Refund Water / Sewer Charges (ck#847)	Pulteney	Utilities	353.24	508,521.79	508,521.79		-	Ent. Q1 2021
53	03/22/2021	N/A	Village of Addison	Refund Water / Sewer Charges (ck#845)	24 Baldwin Addison	Utilities	90.95	508,612.74	508,612.74		-	Ent. Q1 2021
25	03/22/2021	868	Bonadio & Co., LLP	2020 Financial Statements / Audit Fee Payment #2	Admin	Audit fees	(2,500.00)	506,112.74	506,112.74		-	Non-Grant Admin.
N/A	03/31/2021	N/A	Interest earned ICS	March ICS Interest	Revenue	Interest	86.17	506,198.91	506,198.91		-	N/A
11	04/05/2021	869	Arbor Housing & Development	Inv43352 Mgt svcs 2Q2021	Admin	Management services contract	(11,827.00)	494,371.91	494,371.91		-	Ent. Q1 2021
55	04/06/2021	870	Town of Pulteney	Water / Sewer District Charges	Pulteney	Utilities	(105.00)	494,266.91	494,266.91		-	Ent. Q1 2021
33	04/12/2021	N/A	Corning Natural Gas	Refund - March 2021 Inv. #97936-6001136 (Pd w/ Ck #857)	Chestnut 278 Crng	Utilities	25.21	494,292.12	494,292.12		-	Ent. Q1 2021
40	04/16/2021	871	Jeffrey Squires Esq.	Legal Services related to 7162 SR 54 (Bath)	7162 SR54 Bath	Legal Services	(740.00)	493,552.12	493,552.12		-	Ent. Q1 2021
28	04/23/2021	N/A	National Fuel Gas	Refund for overpayment of gas bill (estimated meter readings)	Chestnut 1480 Hrn	Utilities	485.42	494,037.54	494,037.54		-	Ent. Q1 2021
40	04/23/2021	872	Jeffrey Squires Esq.	Purchase of 115 Front Street in Addison	115 Front	Property Acquisition	(2,542.90)	491,494.64	491,494.64		-	Ent. Q1 2021
N/A	04/30/2021	N/A	Interest earned ICS	April ICS Interest	Revenue	Interest	82.08	491,576.72	491,576.72		-	N/A
N/A	04/30/2021	N/A	Enterprise Community Ptrs	1Q 2021 Enterprise Grant	Revenue	Enterprise Grant	102,107.18	593,683.90	593,683.90		-	N/A
58	05/04/2021	873	Dickson's Environmental Services, Inc.	Containers / Roll-Offs for Cleanup	7162 SR54 Bath	Maintenance	(600.00)	593,083.90	593,083.90		-	Ent. Q1 2021
N/A	05/13/2021	874	VOID	VOID	VOID	VOID	-	593,083.90	593,083.90		-	N/A
40	05/13/2021	875	Jeffrey Squires Esq.	Purchase of 44 Upper Farnham in Addison	Upper Farnham	Property Acquisition	(791.00)	592,292.90	592,292.90		-	Ent. Q1 2021
29	05/18/2021	876	NYS Electric & Gas	Electric Bill 5.13.21 - Pulteney	Pulteney	Utilities	(33.69)	592,259.21	592,259.21		-	Ent. Q1 2021
59	05/26/2021	877	Steuben County Habitat for Humanity	Draw #1 & Final - Electric re-wire, new HVAC + New Roof	356 E. 3rd Corning	Renovation costs	(40,500.00)	551,759.21	551,759.21		-	Ent. Q1 2021
N/A	05/30/2021	N/A	Interest earned ICS	May ICS Interest	Revenue	Interest	75.92	551,835.13	551,835.13		-	N/A
60	06/01/2021	878	Bath Electric, Gas and Water Systems (VOB)	5/25/21 Electric and Water Bill - 7162 SR 54	7162 SR54 Bath	Utilities	(56.57)	551,778.56	551,778.56		-	Ent. Q1 2021
29	06/22/2021	879	NYS Electric & Gas	6/15/2021 Utility Bill - Pulteney	Pulteney	Utilities	(17.30)	551,761.26	551,761.26		-	Ent. Q1 2021
11	07/06/2021	880	Arbor Housing & Development	Inv 44346 Mgt svcs 3Q2021	Admin	Management services contract	(11,827.00)	539,934.26	539,934.26		-	Ent. Q1 2021
61	07/06/2021	881	Arthur J. Gallagher (formerly Cool Insurance)	Inv 319359 Upper Farnham St Addison	Admin	Insurance	(47.74)	539,886.52	539,886.52		-	Non-Grant Admin.
61	07/06/2021	882	Arthur J. Gallagher (formerly Cool Insurance)	Inv 319957 115 Front Street Addison	Admin	Insurance	(167.07)	539,719.45	539,719.45		-	Non-Grant Admin.
60	07/06/2021	883	Bath Electric, Gas and Water Systems (VOB)	6/3/21 Inv 7162 SR 54	7162 SR54 Bath	Utilities	(42.31)	539,677.14	539,677.14		-	Ent. Q1 2021
N/A	07/06/2021	N/A	Interest earned ICS	June ICS Interest	Revenue	Interest	68.40	539,745.54	539,745.54		-	N/A
55	07/09/2021	884	Town of Pulteney	2Q2021 Water Bill	Pulteney	Utilities	(105.00)	539,640.54	539,640.54		-	Ent. Q1 2021
31	07/14/2021	885A	Steuben County Finance	Property Taxes 2020+2021 (ck# 885 total \$2,924.53)	115 Front	Maintenance	(1,327.77)	538,312.77	538,312.77		-	Ent. Q1 2021
31	07/14/2021	885B	Steuben County Finance	Property Taxes 2020+2021 (ck# 885 total \$2,924.53)	Upper Farnham	Maintenance	(1,596.76)	536,716.01	536,716.01		-	Ent. Q1 2021
17	07/22/2021	886A	Fagan Engineers & Land Survey	Inv.32090 - Phase I Environmental	Upper Farnham	Environmental	(2,250.00)	534,466.01	534,466.01		-	Ent. Q1 2021
17	07/22/2021	886B	Fagan Engineers & Land Survey	Inv.32091 - Phase I Environmental	115 Front	Environmental	(2,250.00)	532,216.01	532,216.01		-	Ent. Q1 2021
16	07/22/2021	887A	LCP Group, Inc.	Upper Farnham Demo	Upper Farnham	Demolition costs	(7,700.00)	524,516.01	524,516.01		-	Ent. Q1 2021

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16	07/22/2021	887B	LCP Group, Inc.	115 Front Street Demo	115 Front	Demolition costs	(7,700.00)	516,816.01	516,816.01	-	-	Ent. Q1 2021
61	07/22/2021	888	Arthur J. Gallagher (formerly Cool Insurance)	Inv 319867 - Directors and officers insurance renewal	Admin	Insurance	(1,324.00)	515,492.01	515,492.01	-	-	Non-Grant Admin.
29	07/22/2021	889	NYS Electric & Gas	Electric Bill 07.14.21 - Pulteney	Pulteney	Utilities	(38.21)	515,453.80	515,453.80	-	-	Ent. Q1 2021
16	07/26/2021	890	LCP Group, Inc.	Demo - Olive Place Hornell	Admin	Demolition costs	(28,000.00)	487,453.80	487,453.80	-	-	Non-Grant Admin.
17	07/26/2021	891	Fagan Engineers & Land Survey	Asbestos Survey - 7162 SR54 Bath	7162 SR54 Bath	Environmental	(1,405.12)	486,048.68	486,048.68	-	-	Ent. Q1 2021
61	07/26/2021	892	Arthur J. Gallagher (formerly Cool Insurance)	Inv 320567 - Commercial Insurance Coverage	Admin	Insurance	(25.94)	486,022.74	486,022.74	-	-	Ent. Q1 2021
60	07/27/2021	893	Bath Electric, Gas and Water Systems (VOB)	7/25/21 Utility Bill	7162 SR54 Bath	Utilities	(44.02)	485,978.72	485,978.72	-	-	Ent. Q1 2021
59	07/27/2021	894	Steuben County Habitat for Humanity	271 Park Ave - Roof, HVAC and foundation work	Park Ave	Renovation costs	(40,500.00)	445,478.72	445,478.72	-	-	Ent. Q1 2021
24	07/28/2021	895A	Paradigm Environmental Services, Inc.	Air Monitoring - Upper Farnham Demo	Upper Farnham	Environmental	(1,368.00)	444,110.72	444,110.72	-	-	Ent. Q1 2021
24	07/28/2021	895B	Paradigm Environmental Services, Inc.	Air Monitoring - 115 Front	115 Front	Environmental	(1,368.00)	442,742.72	442,742.72	-	-	Ent. Q1 2021
12	07/28/2021	896	Griffin Construction of NYS, Inc.	Final Pay - Landscaping	Pulteney	Renovation costs	(250.00)	442,492.72	442,492.72	-	-	Ent. Q1 2021
N/A	07/28/2021	N/A	Interest earned ICS	July ICS Interest	Revenue	Interest	68.88	442,561.60	442,561.60	-	-	N/A

Revenues	All Yrs - Actuals	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	2020 YTD Actual	FY 2021 Budget	2021 YTD Actual	Variance
Municipal Contribution(s)	75,000.00	75,000.00	-	-	-	-	-	-
Enterprise Grant	550,000.00	-	-	47,945.00	380,824.47	100,000.00	121,230.53	(21,230.53)
LISC Grant	500,000.00	102,473.00	283,110.10	114,416.90	-	-	-	-
Sale of Properties	590,318.32	-	177,422.12	98,837.16	1,311.00	250,000.00	312,748.04	(62,748.04)
Interest	1,578.50	-	42.54	530.06	520.36	-	485.54	(485.54)
Prior Year Surplus/(Deficit)	-	-	73,171.15	196,184.45	237,840.85	340,000.00	213,070.69	126,929.31
Total Revenues:	1,716,896.82	177,473.00	533,745.91	457,913.57	620,496.68	690,000.00	647,534.80	42,465.20
Expenses								
Property Acquisition	134,539.86	40,303.00	29,734.00	23,721.65	37,447.31	30,000.00	3,333.90	26,666.10
Maintenance	22,560.53	6,907.71	10,376.30	240.00	1,431.99	20,000.00	3,604.53	16,395.47
Renovation costs	668,140.82	-	201,688.85	116,439.21	251,899.08	300,000.00	98,113.68	201,886.32
Demolition costs	68,106.00	-	14,012.00	-	14,400.00	30,000.00	39,694.00	(9,694.00)
Environmental	32,613.40	13,023.28	4,266.00	-	6,683.00	21,000.00	8,641.12	12,358.88
Utilities	12,472.95	50.36	3,659.90	2,937.77	5,612.55	10,000.00	212.37	9,787.63
Brokerage/Sale	-	-	-	-	-	10,000.00	-	10,000.00
Audit fees	29,895.75	425.75	6,970.00	7,500.00	7,500.00	7,500.00	7,500.00	-
Legal Services	5,159.30	2,584.30	1,835.00	-	-	10,000.00	740.00	9,260.00
Management services contract	166,754.00	15,500.00	31,000.00	37,464.50	47,308.50	50,000.00	35,481.00	14,519.00
Insurance	126,170.81	24,607.45	32,019.41	29,747.79	33,143.56	40,000.00	6,652.60	33,347.40
Dues/subscriptions/fees	7,921.80	900.00	2,000.00	2,021.80	2,000.00	2,000.00	1,000.00	1,000.00
Events/marketing/conferences	-	-	-	-	-	1,500.00	-	1,500.00
Contingency	-	-	-	-	-	158,000.00	-	158,000.00
Total Expenses	1,274,335.22	104,301.85	337,561.46	220,072.72	407,425.99	690,000.00	204,973.20	485,026.80
NET:	442,561.60	73,171.15	196,184.45	237,840.85	213,070.69	-	442,561.60	(442,561.60)

Project Summaries

Property Address	161 Kingsbury Ave.	232 Onondaga St.	23 Wells St.	137 E. Washington St.	148 Terry Street	159 Columbia St.	LISC Admin.	278 Chestnut St.	1480 Chestnut St.	24 Ames St.	24 Baldwin Ave.	7162 SR 54	9187 CR 74	115 Front Street	44 Upper Farnham	356 E. 3rd Corning	271 Park Ave.	Enterprise Admin.	ENTERPRISE PROJECT TOTAL	Non-Grant Admin.	GRAND TOTAL		
Municipality	Corning City	Corning City	Hornell City	Bath Village	Hornell City	Corning City	LISC PROJECT TOTAL	Corning City	Hornellsville Town	Addison Village	Addison Village	Bath Town	Pulteney Town	Addison Village	Addison Village	Corning City	Corning City	Enterprise Admin.	ENTERPRISE PROJECT TOTAL	Non-Grant Admin.	GRAND TOTAL		
Sales Revenue																						Sales Revenue	
2017							-														-		
2018		177,422.12				6,967.16	177,422.12														-		
2019	89,059.00		2,811.00				98,837.16														-		
2020										1,311.00											1,311.00		
2021					68,341.55		68,341.55	148,820.56	95,585.93												244,406.49		
Total Sales Revenue	89,059.00	177,422.12	2,811.00	-	68,341.55	6,967.16	344,600.83	148,820.56	95,585.93	1,311.00	-	-	-	-	-	-	-	-	-	-	245,717.49	590,318.32	
YTD Grant Reimb. Applied to Proj.																						YTD Grant Reimb. Applied	
2017	16,212.32	41,639.69	2,000.00	1,977.34	-	-	17,216.04	79,045.39	-	-	-	-	-	-	-	-	-	-	-	-	-	79,045.39	
2018	89,777.91	111,484.46	14,567.25	31,689.70	19,253.46	-	31,259.43	298,032.21	-	-	-	-	-	-	-	-	-	-	-	-	-	298,032.21	
2019	2,177.55	199.28	120.00	-	89,329.80	13,934.31	15,521.80	121,282.74	9,966.89	19,497.93	1,480.00	-	-	5,832.97	-	-	-	-	-	21,964.50	-	58,742.29	
2020	-	-	-	-	1,639.66	-	-	1,639.66	91,996.58	69,266.69	11,343.31	7,502.95	35,700.00	78,526.71	-	-	-	-	-	-	47,308.50	341,644.74	
2021	-	-	-	-	-	-	-	1,639.66	147.19	(428.76)	-	(3,796.95)	2,888.02	33,574.79	15,188.67	13,705.76	40,500.00	40,500.00	35,481.00	-	177,759.72		
Total Applied	108,167.78	153,323.43	16,687.25	33,667.04	110,222.92	13,934.31	63,997.27	500,000.00	102,110.66	88,335.86	12,823.31	3,706.00	38,588.02	117,934.47	15,188.67	13,705.76	40,500.00	40,500.00	104,754.00	578,146.75	1,078,146.75		
Expenses																						Expenses	
2017	16,212.32	41,639.69	2,000.00	1,977.34	-	-	17,216.04	79,045.39	-	-	-	-	-	-	-	-	-	-	-	-	-	25,256.46	
2018	89,777.91	111,484.46	14,567.25	31,689.70	19,253.46	-	31,259.43	298,032.21	-	-	-	-	-	-	-	-	-	-	-	-	-	39,529.25	
2019	2,177.55	199.28	120.00	-	89,329.80	13,934.31	15,521.80	121,282.74	10,012.89	19,497.93	1,480.00	-	-	5,832.97	-	-	-	-	-	21,964.50	-	58,788.29	
2020	-	-	-	-	1,682.58	-	-	1,682.58	91,950.58	69,366.88	11,343.31	7,502.95	35,700.00	94,458.65	-	-	-	-	-	-	47,308.50	357,630.87	
2021	-	-	-	-	93.01	-	-	93.01	147.19	(528.95)	-	(3,796.95)	2,888.02	17,642.85	15,188.67	13,705.76	40,500.00	40,500.00	35,481.00	-	161,727.59		
Total Expenses	108,167.78	153,323.43	16,687.25	33,667.04	110,358.85	13,934.31	63,997.27	500,135.93	102,110.66	88,335.86	12,823.31	3,706.00	38,588.02	117,934.47	15,188.67	13,705.76	40,500.00	40,500.00	104,754.00	578,146.75	196,052.54	1,274,335.22	
YTD Profit / (Loss)	89,059.00	177,422.12	2,811.00	-	68,205.62	6,967.16	-	344,464.90	148,820.56	95,585.93	1,311.00	-	-	0.00	-	-	-	-	-	-	245,717.49	196,052.54	75,000.00
																						Municipal Contributions	
																						LISC Revenue	
																						Enterprise Revenue	
																						Interest Earnings	
																						Total Non-Sale Revenues	
																						LB Overall Net	
																						442,561.60	

* 7162 SR-54 no longer Enterprise Project