

Greater Mohawk Valley Land Bank, Inc
500 E. Main St.
PO Box 53
Little Falls, NY 13365
info@gmvlb.org
315-823-0814

Property Evaluation/Intake Form

Referring Organization:

Your Name:

Mildred SAM Felder

Date:

6-10-19

Property Address:

112 George St.

City:

Herkimer, NY

General Property Conditions

☐ LOT

Occupied: ☐ Yes ☒ No ☐ Fenced by others^ ☐ Cars* ☐ Not accessible

^Post neighbors with new ownership letter

*Post Cars with will be towed letter

Notes:

Exterior Clean Up: ☐ Yes ☒ No ☐ Unsafe

Notes:

☐ BUILDING

Occupied: ☐ Yes* ☒ No ☐ Maybe

*Note contact info below if possible

Notes:

Building Type: ☒ Residential ☐ Commercial ☐ Mixed-use

Notes:

Condition: ☐ Demo ☐ Rehab ☒ Unsure-Additional Investigation Needed

Problems: ☐ Framing ☐ Foundation ☐ Masonry ☐ Roof ☐

Notes:

Lock & Hasp: ☐ Yes ☒ No ☐ Boarded Needs Operable Access ☐ Unsafe

Notes:

Interior Clean Out: ☒ Yes ☐ No ☐ Unsafe

Notes:

Exterior Clean Up: ☐ Yes ☒ No ☐ Unsafe

Notes:

Board Up: ☒ Yes ☐ No

Notes:

Electric Meters: ☐ On ☒ Removed ☐ Unable to locate ☐ Unsafe

Meter numbers (If located & Safe to record):

Electric Service Drop: ☒ In place ☐ Removed ☐ Unable to locate ☐ Unsafe

Gas Meters: ☐ On ☒ Locked Out ☐ Removed ☐ Unable to Locate ☐ Unsafe

Meter numbers (If located & Safe to record):

Water: ☐ On ☐ Off ☐ Unknown ☐ Unable to locate ☐ Unsafe

Notes:

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Take Pictures-Please include at least 2 façade or lot pictures and a minimum of 10-20 interior pictures. Please fully document structural issues or major problems when safe to do so.

Action Steps (For internal use)

Notify County for:

☐ Occupied Building

Notify Property Manager for:

☐ Lock Hasp/Operable Door

☐ Exterior Clean Up

☐ Interior Clean Out

☐ Board Up

Notify Electric/Gas for:

☐ Electric Meter Removal

☐ Electric Service Drop Removal (when demo)

☐ Gas Meter Removal

☐ Gas Cut in Street (when demo)

Notify water department for:

☐ Turn off water at the curb stop

Notify contractor for:

☐ Dig water at main (broken curb stop or demo)

☐ Stabilization

☐ Architect for scope documents

☐ Hazardous materials survey

☐ Engineering report

☐ Phase I environmental

☐ Other _____

☐ Other _____

Send out notification letter for:

☐ Occupied lot

☐ Occupied building

☐ Lot for sale when landlocked/no access

Reach out to find with my question

315-985-5715

GMVLB Statistics by FGU

Statistics	# of Properties	# of Projects Owned by Municipality	Total # of Properties	% of total properties	# of Municipalities	Total # of Municipalities in operating area	# of Engagement Resolutions	Total # of Engagement Resolutions	% of Total Engagement Resolutions	% of Eng. Resolutions for this County	# of 5/50 Resolutions	Total # of 5/50 Resolutions	% of Total 5/50 resolutions	% of 5/50s for this County	# of School District 5/50s	Total # of School Districts in this County	Total # of SD 5/50s	% of Total SD 5/50s	% of SD 5/50s for this County
Herkimer County	16	9	46	35%	31	111	8	26	31%	26%	6	16	38%	19%	2	11	6	33%	18%
Montgomery County	20	1	46	43%	22	111	7	26	27%	32%	5	16	31%	23%	3	5	6	50%	60%
Otsego County	3	1	46	7%	35	111	5	24	21%	14%	4	16	25%	11%	1	12	6	17%	8%
Schoharie County	1	0	46	2%	21	111	4	26	15%	19%	1	16	6%	5%	0	6	6	0%	0%
City of Rome	4	0	46	9%	1	111	1	24	4%	100%	0	16	0%	0%	0	1	6	0%	0%
City of Utica	2	1	46	4%	1	111	1	24	4%	100%	0	16	0%	0%	0	1	6	0%	0%

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Do you have any of this information? If so, provide it here. If not, leave blank.

Property Evaluation/Intake Form This page is required. Remaining pages are optional.

Referring Organization: *Referred to Town Board By
Summit Neighbors*

Your Name: *HAROLD L. UPOMAN TOWN SUPERVISOR*

Your contact information including address, email, and telephone number:

*My contact is through Summit Town Clerk AT
summit clerk@midTel.NET
Summit Neighbors - STINSON@midTel.NET
Date: OR SCFPG@midTel.NET*

Property Address: *SEE ATTACHED*

General Property Conditions — What do you want the Greater Mohawk Valley Land Bank to know about this property? Write details below.

*Need to confer with Committee that was
Appointed By Town Board And Town
Code Officer.*

Summit Neighbors

May 16, 2019

Summit Town Board
Summit New York

Re: Property referrals for submission to the Greater Mohawk Valley Land Bank

Honorable Town Board members,

On May 6, 2019, representatives of the Town of Summit; Town Board members Georgia Schaefer, Fern Kovak, and Summit Code Enforcement Officer Don Clarke, met with Jennifer Stinson, representative of the Summit Neighbors group. The purpose of the meeting was to physically review blighted properties with potential of being presented to the Greater Mohawk Valley Land Bank for restoration or demolition. We collectively decided on 4 properties with potential for restoration and 2 properties we believe would have to be demolished.

Properties in order of most potential for restoration:

2854 State Route 10: The home is difficult to gain access to, but Don and Fern managed to do so. The structure is straight and stable.

2845 State Route 10: This house was listed second. The land is its most appealing quality besides not being too large for restoration.

2995 State Route 10: This house is our third choice. It needs a lot of work and we were not able to access the inside. However, in looking at the exterior and looking in the windows, the house has architectural character and may be an appealing candidate because of its look and smaller size. In addition, it sits on a substantial piece of property that makes the property appealing.

3032 State Route 10: This house has been vacant for a few years. Before the owner's death a few years ago, there was work done and from the outside looks to have potential.

Summit Neighbors

Properties suggested for demolition:

2868 State Route 10: Upon entering this house it became apparent that the house is sinking. It has been completely destroyed inside and has quite a bit of trash littering the interior as well. There really isn't much going for it on the outside. It is right next to the church and an empty lot next to the church may be beneficial.

2850 State Route 10: The small house between the store and the recommended rehab at 2854. This building might presently be occupied but possibly under eviction consideration. This property is directly adjacent to the store and could adversely affect the viability of that business.

We respectfully request the Town Board adopt a resolution in support of this proposal and submit it to the Greater Mohawk Valley Land Bank for their action.

Thank you for your attention to this issue. We are hopeful and anxious to move forward with the aesthetic restoration of our community.

Sincerely,

Summit Neighbors

Attachments: Submitted Properties Data

Submitted properties data

434800

Municipality	Summit
Print Key	111.4-3-9
Account Number	545J183026
Street Number	2854
Street Name	State Route 10
Owner	Bellinger, Peter M
Owner 2	
Mailing Address	171 Kersmanc Rd
Mailing Address 2	
Mailing City	Worcester
Mailing State	NY
Mailing ZIP	12197
Acres	0.20
Property Class Code	210
Property Class	1 Family Res
Land Assessment	4,500
Total Assessment	33,700
Roll Section	1
Deed Book	638
Deed Page	157

SWIS	434800
Municipality	Summit
Print Key	111.4-2-20
Account Number	545J177023
Street Number	2845
Street Name	State Route 10
Owner	Morris, James R
Owner 2	
Mailing Address	PO Box 1121
Mailing Address 2	
Mailing City	Schenectady
Mailing State	NY
Mailing ZIP	12301
Acres	3.00
Property Class Code	210
Property Class	1 Family Res
Land Assessment	11,670
Total Assessment	20,670
Roll Section	669
Deed page	180

SWIS	434800
Municipality	Summit
Print Key	112.-2-7
Account Number	545J100048
Street Number	2995
Street Name	State Route 10
Owner	Bianchine, Margaret
Owner 2	
Mailing Address	767 Peter Rd
Mailing Address 2	
Mailing City	Schenectady
Mailing State	NY
Mailing ZIP	12303
Acres	6.00
Property Class Code	210
Property Class	1 Family Res
Land Assessment	14,500
Total Assessment	31,900
Roll Section	1
Deed Book	324
Deed Page	21

SWIS	434800
Municipality	Summit
Print Key	112.1-1-6
Account Number	545J100312
Street Number	3032
Street Name	State Route 10
Owner	Salisbury (Estate), Robin P
Owner 2	
Mailing Address	2214 Helderberg Trl
Mailing Address 2	
Mailing City	Berne
Mailing State	NY
Mailing ZIP	12023
Acres	2.32
Property Class Code	210
Property Class	1 Family Res
Land Assessment	11,200
Total Assessment	35,000
Roll Section	1
Deed Book	888
Deed Page	227

SWIS	434800
Municipality	Summit
Print Key	111.4-3-5
Account Number	545L177031
Street Number	2868
Street Name	State Route 10
Owner	Moffatt, John T
Owner 2	
Mailing Address	23-14 31st St
Mailing Address 2	
Mailing City	Astoria
Mailing State	NY
Mailing ZIP	11105
Acres	0.10
Property Class Code	210
Property Class	1 Family Res
Land Assessment	3,300
Total Assessment	22,600
Roll Section	1
Deed Book	447
Deed Page	240

SWIS	434800
Municipality	Summit
Print Key	111.4-3-10
Account Number	545J100811
Street Number	2850
Street Name	State Route 10
Owner	Vanvalkenberg, Richard
Owner 2	Vanvalkenberg, Janet
Mailing Address	PO Box 152
Mailing Address 2	
Mailing City	Summit
Mailing State	NY
Mailing ZIP	12175
Acres	0.41
Property Class Code	210
Property Class	1 Family Res
Land Assessment	6,400
Total Assessment	14,400
Roll Section	1
Deed Book	571
Deed Page	173

Greater Mohawk Valley Land Bank

BALANCE SHEET

As of June 19, 2019

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 Checking	-125,089.44
10010 LISC AmeriCorps Grant-O	-21,820.10
10020 LISC Capacity Building-Startup-O	147,111.53
Total 10000 Checking	201.99
10100 Adirondack Bank Checking	286,274.98
10200 Petty Cash	12.89
10500 Bill.com Money Out Clearing	1,976.70
Total Bank Accounts	\$288,466.56
Accounts Receivable	
10300 Accounts Receivable	0.00
10310 Grants Receivable (A/R)	0.00
Total 10300 Accounts Receivable	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
10311 Accounts Receivable Adjustment	0.00
12300 Prepaid Expense	16,673.40
12310 Prepaid Insurance	0.00
Total 12300 Prepaid Expense	16,673.40
12400 Inventory Asset	159,963.37
Total Other Current Assets	\$176,636.77
Total Current Assets	\$465,103.33
Fixed Assets	
15000 Furniture and Equipment	9,955.88
17000 Accumulated Depreciation	-1,459.00
Total Fixed Assets	\$8,496.88
Other Assets	
12000 Technology	2,213.07
12100 Computer	4,640.67
12200 Software and Website	0.00
Total 12000 Technology	6,853.74
19500 Accumulated Amortization	120.00
Total Other Assets	\$6,973.74
TOTAL ASSETS	\$480,573.95
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	50,808.20
Total Accounts Payable	\$50,808.20

	TOTAL
Credit Cards	
20001 Credit Card	
20010 Credit Card - John	0.00
20020 Credit Card - Tolga	22.16
Total 20001 Credit Card	22.16
Total Credit Cards	\$22.16
Other Current Liabilities	
20009 Accounts Payable Adjustment	0.00
20200 Adirondack Line-of-Credit	0.00
21000 Accrued Expenses	6,500.00
21001 Accrued Payroll	5,572.86
21002 Accrued Paid Leave	4,158.58
Total 21001 Accrued Payroll	9,731.44
Total 21000 Accrued Expenses	16,231.44
23000 Payroll Liabilities	-34.59
23010 NYS Employment Taxes	-2,947.69
23020 Federal Taxes (941/944)	33,774.66
23030 NYS Income Tax	3,848.81
23040 Federal Unemployment (940)	273.30
23050 Excellus Liability	3,469.97
23070 Direct Deposit Payable	0.00
Excellus	547.89
NYCON	101.64
Total 23000 Payroll Liabilities	39,033.99
Total Other Current Liabilities	\$55,265.43
Total Current Liabilities	\$106,095.79
Long-Term Liabilities	
28000 Deferred Grant Inflow	0.00
28010 Community Reinvestment Initiative (LISC)	0.00
28020 CF of Herkimer & Oneida Counties	0.00
Total 28000 Deferred Grant Inflow	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$106,095.79
Equity	
32000 Unrestricted Net Assets	238,504.10
Opening Balance Equity	0.00
Net Income	135,974.06
Total Equity	\$374,478.16
TOTAL LIABILITIES AND EQUITY	\$480,573.95

Greater Mohawk Valley Land Bank

BUDGET VS. ACTUALS: 2019 BUDGET - FY19 P&L

January - December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40000 Grant Revenue				
40100 Government Grant Revenue		634,182.97	-634,182.97	
40110 CRI III Grant Revenue	628,361.00		628,361.00	
Total 40100 Government Grant Revenue	628,361.00	634,182.97	-5,821.97	99.08 %
Total 40000 Grant Revenue	628,361.00	634,182.97	-5,821.97	99.08 %
41000 Donations				
41300 In-Kind Donation	100.00		100.00	
Total 41000 Donations	100.00		100.00	
49000 Rental Income		454,313.22	-454,313.22	
49500 Sale of Property		551,503.81	-551,503.81	
Total Income	\$628,461.00	\$1,640,000.00	\$ -1,011,539.00	38.32 %
Cost of Goods Sold				
50000 Cost of Sales				
500PC Periodic COS				
50025 Property Materials and Supplies	1,581.67		1,581.67	
50070 Lawn Maintenance	4,950.00		4,950.00	
50080 Snow Removal	10,220.00		10,220.00	
50110 Demolition/Deconstruction	39,909.86	240,000.00	-200,090.14	16.63 %
50111 Renovation Expensed	7,300.00		7,300.00	
50130 Utilities				
50131 Electric	112.81		112.81	
Total 50130 Utilities	112.81		112.81	
50205 Legal & Closing Costs	1,080.00		1,080.00	
53010 Property Purchase Cost	36,595.00		36,595.00	
Total 500PC Periodic COS	101,749.34	240,000.00	-138,250.66	42.40 %
500VI Vacant COS Inventorial				
50050 Debris Removal - Initial	2,000.00		2,000.00	
50090 Renovation Inventory	24,390.00		24,390.00	
50100 Stabilization	1,500.00	200,000.00	-198,500.00	0.75 %
50115 Environmental Assessments & Mitigation	101,834.00	190,000.00	-88,166.00	53.60 %
50120 Permits/Fees	143.55		143.55	
50140 Title Insurance	1,252.00		1,252.00	
50145 Title Searches	746.56		746.56	
50170 Architectural Prof. Services				
50175 Engineering Services	3,350.00		3,350.00	
Total 50170 Architectural Prof. Services	3,350.00		3,350.00	
50180 Land Survey Prof. Services	3,288.00		3,288.00	
Total 500VI Vacant COS Inventorial	138,504.11	390,000.00	-251,495.89	35.51 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 50000 Cost of Sales	240,253.45	630,000.00	-389,746.55	38.14 %
Total Cost of Goods Sold	\$240,253.45	\$630,000.00	\$ -389,746.55	38.14 %
GROSS PROFIT	\$388,207.55	\$1,010,000.00	\$ -621,792.45	38.44 %
Expenses				
60000 Accounting Fees	10,040.00		10,040.00	
60010 Auditing Fees	4,000.00		4,000.00	
Total 60000 Accounting Fees	14,040.00		14,040.00	
60100 Vehicles and Equipment	20.00		20.00	
60400 Office Expense				
60410 Postage	367.38		367.38	
60420 Office/General Administrative Expenditures	289.43		289.43	
60421 Office Supplies & Materials	2,824.49	5,000.00	-2,175.51	56.49 %
60422 Consumables	276.54		276.54	
60480 Press/Media	-40.36		-40.36	
Total 60421 Office Supplies & Materials	3,060.67	5,000.00	-1,939.33	61.21 %
60423 Software, Website, and Technology Expense	4,963.46		4,963.46	
60425 Meals and Entertainment	14.36		14.36	
Total 60420 Office/General Administrative Expenditures	8,327.92	5,000.00	3,327.92	166.56 %
60440 Human Resources				
60441 ClickTime/Time Tracking Expenses	160.00		160.00	
Total 60440 Human Resources	160.00		160.00	
60450 Office Rent Expense	6,000.00	12,000.00	-6,000.00	50.00 %
60460 Office Utilities		3,500.00	-3,500.00	
60461 Telephone/Internet Expenses	1,577.41		1,577.41	
60462 Reimbursable Telephone	3,100.00		3,100.00	
Total 60460 Office Utilities	4,677.41	3,500.00	1,177.41	133.64 %
60470 Advertising/Promotional	956.61	3,500.00	-2,543.39	27.33 %
60490 Membership Dues	2,000.00		2,000.00	
Total 60400 Office Expense	22,489.32	24,000.00	-1,510.68	93.71 %
60500 Payroll, Salary, and Benefits	7,019.14	211,367.96	-204,348.82	3.32 %
60501 Wages	57,175.00		57,175.00	
60511 Company Contributions				
60512 Employee Health Insurance	2,337.60		2,337.60	
60513 Health Insurance Expense	438.30		438.30	
Total 60511 Company Contributions	2,775.90		2,775.90	
60520 Payroll Taxes	28,836.60		28,836.60	
60530 Employee Health Insurance	4,383.12		4,383.12	
60560 Dental Insurance	135.52		135.52	
Total 60500 Payroll, Salary, and Benefits	100,325.28	211,367.96	-111,042.68	47.46 %
60600 Service Expense				
60610 Professional Services		28,000.00	-28,000.00	
60660 Contract Service Costs	19,500.00	67,000.00	-47,500.00	29.10 %
Total 60600 Service Expense	19,500.00	95,000.00	-75,500.00	20.53 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
60650 Contract Expenses	5,050.00		5,050.00	
60651 Unowned Project Expenses	16,213.60		16,213.60	
Total 60650 Contract Expenses	21,263.60		21,263.60	
60700 Insurance		38,000.00	-38,000.00	
60710 Property Insurance	10,710.66		10,710.66	
60720 Liability Insurance	22,637.83		22,637.83	
60730 Directors and Officers Insurance	2,389.00		2,389.00	
60740 Workers Compensation Insurance	726.00		726.00	
60750 Disability Insurance	151.18		151.18	
Total 60700 Insurance	36,614.67	38,000.00	-1,385.33	96.35 %
60900 Travel	2,878.17	8,000.00	-5,121.83	35.98 %
60905 Conference/Meeting	1,469.48		1,469.48	
60906 Training	100.00	4,000.00	-3,900.00	2.50 %
61000 Bank Service Charge	42.16		42.16	
61010 Bill.com Transaction Fees	129.34		129.34	
Total 61000 Bank Service Charge	171.50		171.50	
61100 Repairs & Maintenance		900,000.00	-900,000.00	
61200 License and Fees	160.00		160.00	
61500 Interest Expense	57.82		57.82	
61600 Taxes Paid	926.64		926.64	
61610 Sales Tax	0.00		0.00	
61620 School Taxes	5,257.24		5,257.24	
61630 Town Taxes	6,218.55		6,218.55	
61640 Village Taxes	2,548.96		2,548.96	
61650 County Taxes	3,016.75		3,016.75	
61660 Sewer Fees	373.47		373.47	
61670 Water Fees	1,522.83		1,522.83	
Total 61600 Taxes Paid	19,864.44		19,864.44	
Payroll Expenses				
Company Contributions				
Health Insurance	519.60		519.60	
Total Company Contributions	519.60		519.60	
Taxes	475.55		475.55	
Wages	6,346.17		6,346.17	
Total Payroll Expenses	7,341.32		7,341.32	
Taxes	5,444.42		5,444.42	
Total Expenses	\$251,740.02	\$1,280,367.96	\$ -1,028,627.94	19.66 %
NET OPERATING INCOME	\$136,467.53	\$ -270,367.96	\$406,835.49	-50.47 %
Other Income				
79000 Misc. Income	0.00		0.00	
Total Other Income	\$0.00	\$0.00	\$0.00	0.00%
Other Expenses				
90000 Other Miscellaneous Expenditure	86.11		86.11	
91000 Penalties & Fees	422.54		422.54	
Cash Over and Short	-15.18		-15.18	
Total 90000 Other Miscellaneous Expenditure	493.47		493.47	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Expenses	\$493.47	\$0.00	\$493.47	0.00%
NET OTHER INCOME	\$ -493.47	\$0.00	\$ -493.47	0.00%
NET INCOME	\$135,974.06	\$ -270,367.96	\$406,342.02	-50.29 %

Greater Mohawk Valley Land Bank

PROFIT AND LOSS

January 1 - June 20, 2019

	TOTAL
Income	
40000 Grant Revenue	
40100 Government Grant Revenue	
40110 CRI III Grant Revenue	628,361.00
Total 40100 Government Grant Revenue	628,361.00
Total 40000 Grant Revenue	628,361.00
41000 Donations	
41300 In-Kind Donation	100.00
Total 41000 Donations	100.00
Total Income	\$628,461.00
Cost of Goods Sold	
50000 Cost of Sales	
500PC Periodic COS	
50025 Property Materials and Supplies	1,581.67
50070 Lawn Maintenance	4,950.00
50080 Snow Removal	10,220.00
50110 Demolition/Deconstruction	39,909.86
50111 Renovation Expensed	3,650.00
50130 Utilities	
50131 Electric	112.81
Total 50130 Utilities	112.81
50205 Legal & Closing Costs	1,080.00
53010 Property Purchase Cost	36,595.00
Total 500PC Periodic COS	98,099.34
500VI Vacant COS Inventorial	
50050 Debris Removal - Initial	2,000.00
50090 Renovation Inventory	28,040.00
50100 Stabilization	1,500.00
50115 Environmental Assessments & Mitigation	101,869.00
50120 Permits/Fees	143.55
50140 Title Insurance	1,252.00
50145 Title Searches	746.56
50170 Architectural Prof. Services	
50175 Engineering Services	3,350.00
Total 50170 Architectural Prof. Services	3,350.00
50180 Land Survey Prof. Services	3,288.00
Total 500VI Vacant COS Inventorial	142,189.11
Total 50000 Cost of Sales	240,288.45
Total Cost of Goods Sold	\$240,288.45
GROSS PROFIT	\$388,172.55
Expenses	

	TOTAL
60000 Accounting Fees	10,040.00
60010 Auditing Fees	4,000.00
Total 60000 Accounting Fees	14,040.00
60100 Vehicles and Equipment	20.00
60400 Office Expense	
60410 Postage	332.38
60420 Office/General Administrative Expenditures	289.43
60421 Office Supplies & Materials	2,824.49
60422 Consumables	276.54
60480 Press/Media	-40.36
Total 60421 Office Supplies & Materials	3,060.67
60423 Software, Website, and Technology Expense	7,381.20
60425 Meals and Entertainment	14.36
Total 60420 Office/General Administrative Expenditures	10,745.66
60424 Office Furniture and Equipment Expense	400.88
60440 Human Resources	
60441 ClickTime/Time Tracking Expenses	160.00
Total 60440 Human Resources	160.00
60450 Office Rent Expense	6,000.00
60460 Office Utilities	
60461 Telephone/Internet Expenses	1,577.41
60462 Reimbursable Telephone	3,100.00
Total 60460 Office Utilities	4,677.41
60470 Advertising/Promotional	956.61
60490 Membership Dues	2,000.00
Total 60400 Office Expense	25,272.94
60500 Payroll, Salary, and Benefits	7,019.14
60501 Wages	57,175.00
60511 Company Contributions	
60512 Employee Health Insurance	2,337.60
60513 Health Insurance Expense	438.30
Total 60511 Company Contributions	2,775.90
60520 Payroll Taxes	28,836.60
60530 Employee Health Insurance	4,383.12
60560 Dental Insurance	135.52
Total 60500 Payroll, Salary, and Benefits	100,325.28
60600 Service Expense	
60660 Contract Service Costs	19,500.00
Total 60600 Service Expense	19,500.00
60650 Contract Expenses	5,050.00
60651 Unowned Project Expenses	16,213.60
Total 60650 Contract Expenses	21,263.60
60700 Insurance	
60710 Property Insurance	10,710.66
60720 Liability Insurance	22,637.83

	TOTAL
60730 Directors and Officers Insurance	2,389.00
60740 Workers Compensation Insurance	726.00
60750 Disability Insurance	151.18
Total 60700 Insurance	36,614.67
60900 Travel	2,878.17
60905 Conference/Meeting	1,469.48
60906 Training	100.00
61000 Bank Service Charge	42.16
61010 Bill.com Transaction Fees	129.34
Total 61000 Bank Service Charge	171.50
61200 License and Fees	160.00
61500 Interest Expense	57.82
61600 Taxes Paid	926.64
61610 Sales Tax	0.00
61620 School Taxes	5,257.24
61630 Town Taxes	6,218.55
61640 Village Taxes	2,548.96
61650 County Taxes	3,016.75
61660 Sewer Fees	373.47
61670 Water Fees	1,522.83
Total 61600 Taxes Paid	19,864.44
Payroll Expenses	
Company Contributions	
Health Insurance	519.60
Total Company Contributions	519.60
Taxes	475.55
Wages	6,346.17
Total Payroll Expenses	7,341.32
Taxes	5,444.42
Total Expenses	\$254,523.64
NET OPERATING INCOME	\$133,648.91
Other Income	
79000 Misc. Income	0.00
Total Other Income	\$0.00
Other Expenses	
90000 Other Miscellaneous Expenditure	
91000 Penalties & Fees	422.54
Cash Over and Short	-15.18
Total 90000 Other Miscellaneous Expenditure	407.36
Total Other Expenses	\$407.36
NET OTHER INCOME	\$ -407.36
NET INCOME	\$133,241.55

Greater Mohawk Valley Land Bank

STATEMENT OF CASH FLOWS

January 1 - June 19, 2019

	TOTAL
OPERATING ACTIVITIES	
Net Income	135,974.06
Adjustments to reconcile Net Income to Net Cash provided by operations:	
10300 Accounts Receivable	4,830.00
10310 Accounts Receivable:Grants Receivable (A/R)	0.00
12300 Prepaid Expense	-16,143.40
12400 Inventory Asset	-18.45
20000 Accounts Payable	8,418.37
20010 Credit Card:Credit Card - John	-104.30
20020 Credit Card:Credit Card - Tolga	-2,274.77
23000 Payroll Liabilities	-34.59
23010 Payroll Liabilities:NYS Employment Taxes	-4,293.77
23020 Payroll Liabilities:Federal Taxes (941/944)	15,976.50
23030 Payroll Liabilities:NYS Income Tax	1,430.43
23040 Payroll Liabilities:Federal Unemployment (940)	139.68
23050 Payroll Liabilities:Excellus Liability	3,469.97
23070 Payroll Liabilities:Direct Deposit Payable	0.00
Payroll Liabilities:Excellus	547.89
Payroll Liabilities:NYCON	101.64
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	12,045.20
Net cash provided by operating activities	\$148,019.26
INVESTING ACTIVITIES	
15000 Furniture and Equipment	-400.88
12000 Technology	-2,213.07
12100 Technology:Computer	-204.67
19500 Accumulated Amortization	-120.00
Net cash provided by investing activities	\$ -2,938.62
FINANCING ACTIVITIES	
28010 Deferred Grant Inflow:Community Reinvestment Initiative (LISC)	0.00
Net cash provided by financing activities	\$0.00
NET CASH INCREASE FOR PERIOD	\$145,080.64
Cash at beginning of period	143,385.92
CASH AT END OF PERIOD	\$288,466.56