



PITTSBURGH LAND BANK  
CITY COUNCIL QUARTERLY REPORT  
QUARTER 4

Dear Madam Clerk,

Per the requirements of the Second Amended Pittsburgh Land Bank Tri-Party Cooperation Agreement effective December 1, 2023, please find below the required reporting information for The Pittsburgh Land Bank:

**Number of properties held in the Pittsburgh Land Bank's Inventory: 66**

**Number of parcels sold to end users Quarter 4: 38**

**Number of total housing units created Quarter 4: 21**

**Number of affordable housing units created (as defined in Section 7(g) of the agreement): 14**

**Attached: financial statements as of December 31, 2025.**

For more information on projects and properties in the Land Bank's inventory, please visit the following pages on our website:

For sold properties:

<https://pghlandbank.org/completed-sales/>

For all other properties in the Land Bank's inventory:

<https://pghlandbank.org/pending-sales/>

Very truly yours,

*Sally Stadelman*

Sally Stadelman  
Acting Executive Director, Pittsburgh Land Bank

Attachments

**The Pittsburgh Land Bank**  
**Financial Report**  
**Fourth Quarter 2025**

*i: Balance Sheet*

*ii: Income Statement*

*iii: A/P Register by Fund*

*iv: Fund Balance*

**Pittsburgh Land Bank**  
**Balance Sheet**  
**Fourth Quarter 2025**

Financial Row	Amount
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank</b>	
1000100 - PLB	\$81,664.01
1000110 - PLB 530-00	\$1,163,693.01
<b>Total Bank</b>	<b>\$1,245,357.02</b>
<b>Total Current Assets</b>	<b>\$1,245,357.02</b>
<b>Fixed Assets</b>	
<b>16000 - Property For Sale</b>	
16600 - Property Held for Resale	\$289,485.00
<b>Total - 16000 - Property For Sale</b>	<b>\$289,485.00</b>
<b>Total Fixed Assets</b>	<b>\$289,485.00</b>
<b>Total ASSETS</b>	<b>\$1,534,842.02</b>
<b>Liabilities &amp; Equity</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
<b>21000 - Accounts Payable</b>	
21100 - Accounts Payable	\$107,299.53
<b>Total - 21000 - Accounts Payable</b>	<b>\$107,299.53</b>
<b>Total Accounts Payable</b>	<b>\$107,299.53</b>
<b>Other Current Liability</b>	
<b>23000 - Deferred Revenue</b>	
23100 - Deferred Revenue-Grants	\$1,330.02
<b>Total - 23000 - Deferred Revenue</b>	<b>\$1,330.02</b>
<b>24000 - Refundable advances</b>	
24100 - Escrow Options Good Faith	\$1,500.00
<b>Total - 24000 - Refundable advances</b>	<b>\$1,500.00</b>
<b>Total Other Current Liability</b>	<b>\$2,830.02</b>
<b>Total Current Liabilities</b>	<b>\$110,129.55</b>
<b>Equity</b>	
Retained Earnings	\$408,328.87
Net Income	\$1,016,383.60
<b>Total Equity</b>	<b>\$1,424,712.47</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$1,534,842.02</b>

**Pittsburgh Land Bank**  
**Income Statement**  
**Fourth Quarter**

Financial Row	FY 2025			Total Amount	Total Amount
	Q4 2025				
	Oct 2025 Amount	Nov 2025 Amount	Dec 2025 Amount		
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>41000 - Federal Grant Revenue</b>					
41015 - ARPA Grant Revenue	\$0.00	\$0.00	\$945,855.84	\$945,855.84	\$1,843,655.69
<b>Total - 41000 - Federal Grant Revenue</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$945,855.84</b>	<b>\$945,855.84</b>	<b>\$1,843,655.69</b>
<b>42500 - Property Disposition Revenue</b>					
42501 - Sale of Property	\$39,431.87	\$60,994.23	\$242,215.78	\$342,641.88	\$680,086.34
42515 - Cost of Sales - Other	\$0.00	\$0.00	(\$16,418.79)	(\$16,418.79)	(\$16,418.79)
<b>Total - 42500 - Property Disposition Revenue</b>	<b>\$39,431.87</b>	<b>\$60,994.23</b>	<b>\$225,796.99</b>	<b>\$326,223.09</b>	<b>\$663,667.55</b>
<b>43200 - Investment Income/Loss</b>					
43220 - Interest Income	\$72.89	\$75.08	\$92.37	\$240.34	\$702.79
<b>Total - 43200 - Investment Income/Loss</b>	<b>\$72.89</b>	<b>\$75.08</b>	<b>\$92.37</b>	<b>\$240.34</b>	<b>\$702.79</b>
<b>48900 - Other Income</b>					
48910 - Other Income	(\$237.35)	\$0.00	\$0.00	(\$237.35)	\$0.00
<b>Total - 48900 - Other Income</b>	<b>(\$237.35)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$237.35)</b>	<b>\$0.00</b>
<b>Total - Income</b>	<b>\$39,267.41</b>	<b>\$61,069.31</b>	<b>\$1,171,745.20</b>	<b>\$1,272,081.92</b>	<b>\$2,508,026.03</b>
<b>Gross Profit</b>	<b>\$39,267.41</b>	<b>\$61,069.31</b>	<b>\$1,171,745.20</b>	<b>\$1,272,081.92</b>	<b>\$2,508,026.03</b>
<b>Expense</b>					
<b>50299 - Taxes and Fringe Benefits</b>					
51100 - Professional Development	\$0.00	\$0.00	\$0.00	\$0.00	\$2,675.00
51130 - Membership Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$325.00
51135 - Travel	\$3,356.07	\$1,823.53	\$2,133.81	\$7,313.41	\$8,362.95
51140 - Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$6,395.00
<b>Total - 50299 - Taxes and Fringe Benefits</b>	<b>\$3,356.07</b>	<b>\$1,823.53</b>	<b>\$2,133.81</b>	<b>\$7,313.41</b>	<b>\$17,757.95</b>
<b>52000 - Contract Services</b>					
52100 - Audits	\$0.00	\$0.00	\$0.00	\$0.00	\$6,600.00
52200 - Outside Legal	\$0.00	\$32,375.00	(\$10,953.70)	\$21,421.30	\$63,251.50
52800 - Other Contracts for Services	\$0.00	\$0.00	\$13,180.50	\$13,180.50	\$13,180.50
<b>Total - 52000 - Contract Services</b>	<b>\$0.00</b>	<b>\$32,375.00</b>	<b>\$2,226.80</b>	<b>\$34,601.80</b>	<b>\$83,032.00</b>
<b>54000 - Furniture &amp; Office Supplies</b>					
54130 - Office Supplies & Expense	\$57.96	\$0.00	\$0.00	\$57.96	\$423.34
54145 - Postage	\$24.30	\$48.60	\$9.65	\$82.55	\$274.07
<b>Total - 54000 - Furniture &amp; Office Supplies</b>	<b>\$82.26</b>	<b>\$48.60</b>	<b>\$9.65</b>	<b>\$140.51</b>	<b>\$697.41</b>
<b>54255 - Computer &amp; Software Expense</b>					
54450 - Software Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$90.68
54460 - Software License	\$24.98	\$8.98	(\$0.47)	\$33.49	\$2,833.17
<b>Total - 54255 - Computer &amp; Software Expense</b>	<b>\$24.98</b>	<b>\$8.98</b>	<b>(\$0.47)</b>	<b>\$33.49</b>	<b>\$2,923.85</b>
<b>54500 - Miscellaneous Expense</b>					
54530 - Escrow Options Good Faith	\$0.00	\$0.00	\$0.00	\$0.00	\$3,366.07
54560 - Bank Fees	\$145.21	\$12.39	(\$88.06)	\$69.54	\$651.94
54570 - Filing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,608.54
<b>Total - 54500 - Miscellaneous Expense</b>	<b>\$145.21</b>	<b>\$12.39</b>	<b>(\$88.06)</b>	<b>\$69.54</b>	<b>\$6,626.55</b>

**Pittsburgh Land Bank  
Income Statement  
Fourth Quarter**

<b>54600 - Public Relations &amp; Advertising</b>					
54610 - Public Relations	\$37.50	\$0.00	\$0.00	\$37.50	\$1,362.20
54630 - Meeting Expense	\$378.00	\$0.00	\$420.00	\$798.00	\$798.00
54650 - Advertising	\$0.00	\$0.00	(\$90.68)	(\$90.68)	(\$90.68)
<b>Total - 54600 - Public Relations &amp; Advertising</b>	<b>\$415.50</b>	<b>\$0.00</b>	<b>\$329.32</b>	<b>\$744.82</b>	<b>\$2,069.52</b>
<b>60000 - Property Development Expenses</b>					
61210 - Consulting Services	\$299.00	\$0.00	\$0.00	\$299.00	\$2,397.00
61230 - Purchase Price	\$0.00	\$10,800.00	\$83,032.53	\$93,832.53	\$403,758.90
61240 - Closing Fees	\$3,816.75	\$1,496.06	\$1,994.25	\$7,307.06	\$32,022.93
61250 - Other Site Acquisition	\$0.00	\$0.00	\$26,967.54	\$26,967.54	\$26,967.54
61290 - Site Preparation	\$77,150.00	\$211,266.15	\$146,194.95	\$434,611.10	\$585,792.85
<b>Total - 60000 - Property Development Expenses</b>	<b>\$81,265.75</b>	<b>\$223,562.21</b>	<b>\$258,189.27</b>	<b>\$563,017.23</b>	<b>\$1,050,939.22</b>
<b>66000 - Property Management</b>					
66120 - Utilities	\$3,252.41	\$0.00	\$12.32	\$3,264.73	\$9,969.25
66150 - Maintenance	\$0.00	\$0.00	\$1,380.93	\$1,380.93	\$57,293.18
<b>Total - 66000 - Property Management</b>	<b>\$3,252.41</b>	<b>\$0.00</b>	<b>\$1,393.25</b>	<b>\$4,645.66</b>	<b>\$67,262.43</b>
69110 - Management Fees paid to ARF	\$142,253.97	(\$142,253.97)	\$80,557.55	\$80,557.55	\$260,333.50
<b>Total - Expense</b>	<b>\$230,796.15</b>	<b>\$115,576.74</b>	<b>\$344,751.12</b>	<b>\$691,124.01</b>	<b>\$1,491,642.43</b>
<b>Net Ordinary Income</b>	<b>(\$191,528.74)</b>	<b>(\$54,507.43)</b>	<b>\$826,994.08</b>	<b>\$580,957.91</b>	<b>\$1,016,383.60</b>
<b>Net Income</b>	<b>(\$191,528.74)</b>	<b>(\$54,507.43)</b>	<b>\$826,994.08</b>	<b>\$580,957.91</b>	<b>\$1,016,383.60</b>

**Pittsburgh Land Bank**  
**A/P Register By Fund**  
**October 1 – December 31, 2025**

Type	Date	Document Number	Fund/Grant	Vendor	Billed	Paid	Balance
Check Request	10/1/2025	County RE Draw Down Account - Prmt 001	ARPA - PLB	Allegheny County Division of Real Estate (Landbank)	\$3,635.00		(\$170,751.35)
Check Request	10/1/2025	Deed Recording Fees 5001 Broad St	ARPA - PLB	Allegheny County Division of Real Estate (Landbank)	\$181.75		(\$170,933.10)
Check Request	10/2/2025	INV # 125258	ARPA - PLB	Pittsburgh Post-Gazette PLB	\$37.50		(\$170,970.60)
A/P Payment	10/7/2025	100135	ARPA - PLB	Allegheny County Division of Real Estate (Landbank)		\$181.75	(\$170,788.85)
A/P Payment	10/7/2025	100136	ARPA - PLB	Pittsburgh Post-Gazette PLB		\$37.50	(\$170,751.35)
A/P Payment	10/7/2025	100137	ARPA - PLB	Allegheny County Division of Real Estate (Landbank)		\$3,635.00	(\$167,116.35)
A/P Payment	10/7/2025		ARPA - PLB	Credit Card Operations,		\$2,178.60	(\$164,937.75)
Check Request	10/7/2025	25474 (1021 Rue Grande Vue)	ARPA - PLB	Gary & Sons Tree Service LLC (PLB)	\$5,400.00		(\$170,337.75)
A/P Payment	10/8/2025		ARPA - PLB	Credit Card Operations,		\$4,208.20	(\$166,129.55)
Check Request	10/8/2025	Sickler Construction - Rivers Project Fence	ARPA - PLB	Sickler Construction, LLC (PLB)	\$2,500.00		(\$168,629.55)
Check Request	10/8/2025	ARINV-03999	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$65,100.05		(\$233,729.60)
Check Request	10/8/2025	ARINV-03724	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$11,250.00		(\$244,979.60)
Check Request	10/8/2025	ARINV-03719	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$57,153.92		(\$302,133.52)
Check Request	10/8/2025	ARINV-04000	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$8,750.00		(\$310,883.52)
Check Request	10/13/2025	ABE Remodeling INV 9/12/25	ARPA - PLB	ABE Remodeling and Management LLC (PLB)	\$2,000.00		(\$312,883.52)
Check Request	10/13/2025	ABE Remodeling INV 101225	ARPA - PLB	ABE Remodeling and Management LLC (PLB)	\$1,750.00		(\$314,633.52)
Check Request	10/14/2025	Dollar Bank Credit Card October Statement	ARPA - PLB	Credit Card Operations,	\$4,208.20		(\$318,841.72)
A/P Payment	10/15/2025	00000541/1	ARPA - PLB	Gary & Sons Tree Service LLC (PLB)		\$5,400.00	(\$313,441.72)
Check Request	10/15/2025	INV # 1268 - 435 E Burgess	ARPA - PLB	Dream Works Remodeling (PLB)	\$11,450.00		(\$324,891.72)
Check Request	10/17/2025	Inv# 1267 115 Hawkins Clean out & door replac	ARPA - PLB	Dream Works Remodeling (PLB)	\$7,050.00		(\$331,941.72)
Check Request	10/17/2025	INV# 1266 1907 Meadville	ARPA - PLB	Dream Works Remodeling (PLB)	\$4,750.00		(\$336,691.72)
Check Request	10/17/2025	Inv# 1261 - Roofing estimates	ARPA - PLB	Dream Works Remodeling (PLB)	\$1,400.00		(\$338,091.72)
Check Request	10/22/2025	INV #1270 2417 Osgood	ARPA - PLB	Dream Works Remodeling (PLB)	\$7,950.00		(\$346,041.72)
A/P Payment	10/29/2025	00000548/1	ARPA - PLB	Dream Works Remodeling (PLB)		\$7,050.00	(\$338,991.72)
A/P Payment	10/29/2025	00000548/2	ARPA - PLB	Dream Works Remodeling (PLB)		\$4,750.00	(\$334,241.72)
A/P Payment	10/29/2025	00000548/3	ARPA - PLB	Dream Works Remodeling (PLB)		\$1,400.00	(\$332,841.72)
A/P Payment	10/29/2025	00000548/4	ARPA - PLB	Dream Works Remodeling (PLB)		\$7,950.00	(\$324,891.72)
A/P Payment	10/29/2025	00000549/1	ARPA - PLB	Sickler Construction, LLC (PLB)		\$2,500.00	(\$322,391.72)
Check Request	10/29/2025	INV # 1274 2316 Perrysville	ARPA - PLB	Dream Works Remodeling (PLB)	\$8,950.00		(\$331,341.72)
Check Request	10/29/2025	INV# 1275 2314 Perrysville Cleanout	ARPA - PLB	Dream Works Remodeling (PLB)	\$7,350.00		(\$338,691.72)
Check Request	10/29/2025	INV# 1276 1907 Meadville - Roof Replacement	ARPA - PLB	Dream Works Remodeling (PLB)	\$16,600.00		(\$355,291.72)
Check Request	10/29/2025	INV # 2476 Security for September PLB Board	ARPA - PLB	3G Security Solutions (PLB)	\$378.00		(\$355,669.72)
Check Request	10/29/2025	October Bills for PGH20 PLB Properties	ARPA - PLB	PWSA PGH20(PLB)	\$2,898.55		(\$358,568.27)
A/P Payment	11/5/2025	00000551/1	ARPA - PLB	ABE Remodeling and Management LLC (PLB)		\$3,750.00	(\$354,818.27)
A/P Payment	11/5/2025	00000551/2	ARPA - PLB	Dream Works Remodeling (PLB)		\$44,350.00	(\$310,468.27)
A/P Payment	11/5/2025	00000551/3	ARPA - PLB	Urban Redevelopment Authority Pittsburgh		\$142,253.97	(\$168,214.30)
Check Request	11/5/2025	Inv for 2005 Blvd of The Allies	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$3,750.00		(\$171,964.30)
Check Request	11/5/2025	Decorative Board Up Inv # 1	ARPA - PLB	The Neighborhood Foundation (PLB)	\$5,000.00		(\$176,964.30)
Check Request	11/6/2025	Inv Glen Caladh 56-F-174 & 56-F-176	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$2,150.00		(\$179,114.30)
Check Request	11/6/2025	J Development - 11625 Roofing Scope	ARPA - PLB	J Development (PLB)	\$1,925.00		(\$181,039.30)
Check Request	11/6/2025	Hilltop Rising - 0 Osgood Round 2	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$960.00		(\$181,999.30)
Check Request	11/6/2025	2417 Osgood - Round 2	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$960.00		(\$182,959.30)
Check Request	11/6/2025	236 Moore - 103025	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$4,940.00		(\$187,899.30)
Check Request	11/6/2025	243 Moore - 103025	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$5,070.00		(\$192,969.30)
Check Request	11/6/2025	2314 Perrysville Ave 2nd Round	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$830.00		(\$193,799.30)
Check Request	11/6/2025	2316 Perrysville Ave -10/30/25	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$830.00		(\$194,629.30)
Check Request	11/6/2025	2526 Perrysville - 10/30/25	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$960.00		(\$195,589.30)
Check Request	11/6/2025	103 Jucunda St - 10/30/25	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$2,590.00		(\$198,179.30)
Check Request	11/6/2025	Inv #1277 2417 Osgood Door	ARPA - PLB	Dream Works Remodeling (PLB)	\$1,450.00		(\$199,629.30)
Check Request	11/6/2025	2316 Perrysville INV# 1278	ARPA - PLB	Dream Works Remodeling (PLB)	\$6,200.00		(\$205,829.30)
Check Request	11/6/2025	INV# 1279 - 172 Marsden	ARPA - PLB	Dream Works Remodeling (PLB)	\$4,325.00		(\$210,154.30)

**Pittsburgh Land Bank**  
**A/P Register By Fund**  
**October 1 – December 31, 2025**

Type	Date	Document Number	Fund/Grant	Vendor	Billed	Paid	Balance
Check Request	11/6/2025	Inv # 1280 - 21 Roofing bids	ARPA - PLB	Dream Works Remodeling (PLB)	\$3,150.00		(\$213,304.30)
A/P Payment	11/7/2025	1000059	ARPA - PLB	3G Security Solutions (PLB)		\$378.00	(\$212,926.30)
A/P Payment	11/7/2025	1000060	ARPA - PLB	PWSA PGH20(PLB)		\$2,898.55	(\$210,027.75)
A/P Payment	11/12/2025	1000113		The Neighborhood Foundation (PLB)		\$5,000.00	(\$205,027.75)
A/P Payment	11/12/2025	100113	ARPA - PLB	The Neighborhood Foundation (PLB)		\$5,000.00	(\$200,027.75)
Check Request	11/12/2025	Dollar Bank Credit Card November 2025	ARPA - PLB	Credit Card Operations,	\$1,881.11		(\$201,908.86)
Check Request	11/12/2025	That 1 Painter - #161 2316 Perrysville	ARPA - PLB	That 1 Painter Pittsburgh (PLB)	\$10,780.00		(\$212,688.86)
Journal	11/12/2025	JE13200			\$5,000.00		(\$217,688.86)
A/P Payment	11/13/2025	00000554/1	ARPA - PLB	Dream Works Remodeling (PLB)		\$11,975.00	(\$205,713.86)
A/P Payment	11/13/2025	00000554/2	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)		\$23,040.00	(\$182,673.86)
A/P Payment	11/13/2025	00000554/3	ARPA - PLB	J Development (PLB)		\$1,925.00	(\$180,748.86)
Check Request	11/13/2025	Inv # 1282 - 2314 Perrysville	ARPA - PLB	Dream Works Remodeling (PLB)	\$24,200.00		(\$204,948.86)
Check Request	11/13/2025	Inv# 1281 - 435 E Burgess	ARPA - PLB	Dream Works Remodeling (PLB)	\$28,000.00		(\$232,948.86)
Check Request	11/13/2025	2314 Perrysville - Inve #1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$233,193.86)
Check Request	11/13/2025	115 Hawkins Ave - 11/7/25 - Inv #1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$233,438.86)
Check Request	11/13/2025	1017 Fairdale - Inv 1019 - 11/7/25	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$233,683.86)
Check Request	11/13/2025	1907 Meadville St - 11/7/15 - Inv# 1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$233,928.86)
Check Request	11/13/2025	2013 Blvd of The Allies - 11/7/25 -	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$234,173.86)
Check Request	11/13/2025	435 E Burgess - 11/7/25 - Inv # 1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$234,418.86)
Check Request	11/13/2025	2005 Blvd of the Allies - 11/7/25 Inv # 1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$234,663.86)
Check Request	11/13/2025	2316 Perrysville Ave - 11/7/25 - Inv # 1019	ARPA - PLB	SteelTown Plumbing	\$245.00		(\$234,908.86)
Check Request	11/13/2025	Colonial Title URA to PLB Sale DOBIS(83-S-296	ARPA - PLB	Colonial Title, LLC (PLB)	\$5,750.81		(\$240,659.67)
Check Request	11/13/2025	Meyer Unkovic Scott URA to PLB Sale (9-M-97)	ARPA - PLB	Meyer Unkovic Scott (landbank)	\$6,545.25		(\$247,204.92)
A/P Payment	11/17/2025	100138	ARPA - PLB	That 1 Painter Pittsburgh (PLB)		\$10,780.00	(\$236,424.92)
A/P Payment	11/17/2025	wire 11-17-25	ARPA - PLB	Colonial Title, LLC (PLB)		\$5,750.81	(\$230,674.11)
A/P Payment	11/17/2025	wire 2 11-17-25	ARPA - PLB	Meyer Unkovic Scott (landbank)		\$6,545.25	(\$224,128.86)
A/P Payment	11/18/2025	00000556/1	ARPA - PLB	DNM Property Development & Construction, LLC		\$28,000.00	(\$196,128.86)
A/P Payment	11/18/2025	00000556/2	ARPA - PLB	Dream Works Remodeling (PLB)		\$55,350.00	(\$140,778.86)
A/P Payment	11/18/2025	00000556/3	ARPA - PLB	SteelTown Plumbing		\$1,960.00	(\$138,818.86)
A/P Payment	11/18/2025		ARPA - PLB	Colonial Title, LLC (PLB)		\$225.56	(\$138,593.30)
Check Request	11/18/2025	INV 625 - 304 Lorenz	ARPA - PLB	DNM Property Development & Construction, LLC	\$24,500.00		(\$163,093.30)
Check Request	11/18/2025	INV # 628 - Change Order 304 Lorenz	ARPA - PLB	DNM Property Development & Construction, LLC	\$3,500.00		(\$166,593.30)
Check Request	11/20/2025	Inv # 642 911 Amherst	ARPA - PLB	DNM Property Development & Construction, LLC	\$12,687.98		(\$179,281.28)
Check Request	11/20/2025	Inv # 788 2316 Perrysville Ave	ARPA - PLB	JKSCR (PLB)	\$450.00		(\$179,731.28)
Check Request	11/20/2025	911 Amhurst St Inv # 25609	ARPA - PLB	Gary & Sons Tree Service LLC (PLB)	\$6,000.00		(\$185,731.28)
Check Request	11/20/2025	GRB Quiet Title Invoice #9	ARPA - PLB	Goehring, Rutter & Boehm	\$10,125.00		(\$195,856.28)
Check Request	11/20/2025	GRB Law Quiet Title Invoice # 8 11/20/25	ARPA - PLB	Goehring, Rutter & Boehm	\$21,600.00		(\$217,456.28)
Check Request	11/20/2025	Professional Services Through 12/31/24 - Inv#	ARPA - PLB	Goehring, Rutter & Boehm	\$650.00		(\$218,106.28)
A/P Payment	11/21/2025	00000559/1	ARPA - PLB	DNM Property Development & Construction, LLC		\$66,786.15	(\$151,320.13)
A/P Payment	11/21/2025	00000559/2	ARPA - PLB	Goehring, Rutter & Boehm		\$32,375.00	(\$118,945.13)
A/P Payment	11/21/2025	00000559/3	ARPA - PLB	Gary & Sons Tree Service LLC (PLB)		\$6,000.00	(\$112,945.13)
A/P Payment	11/24/2025	100139	ARPA - PLB	JKSCR (PLB)		\$450.00	(\$112,495.13)
A/P Payment	11/24/2025		ARPA - PLB	Credit Card Operations,		\$1,881.11	(\$110,614.02)
Check Request	11/25/2025	Inv # 638 211 Amherst Roof	ARPA - PLB	DNM Property Development & Construction, LLC	\$18,197.81		(\$128,811.83)
Check Request	11/25/2025	Inv# 631 211 Amherst	ARPA - PLB	DNM Property Development & Construction, LLC	\$20,200.00		(\$149,011.83)
Check Request	11/25/2025	Inv# 623 304 Lorenz	ARPA - PLB	DNM Property Development & Construction, LLC	\$15,700.36		(\$164,712.19)
Journal	11/30/2025	JE13718	ARPA - PLB			\$68,403.92	(\$96,308.27)
Journal	11/30/2025	JE13718	ARPA - PLB			\$73,850.05	(\$22,458.22)
Check Request	12/2/2025	INV # 799 2526 Perrysville Ave	ARPA - PLB	JKSCR (PLB)	\$2,950.00		(\$25,408.22)
Check Request	12/4/2025	AA URA to PLB Sale for Grove and Renfrew	ARPA - PLB	Attorneys Abstract Co.. Inc. (PLB)	\$38,548.25		(\$63,956.47)

**Pittsburgh Land Bank**  
**A/P Register By Fund**  
**October 1 – December 31, 2025**

Type	Date	Document Number	Fund/Grant	Vendor	Billed	Paid	Balance
Check Request	12/4/2025	DEED READY LETTER 47-P-43	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$68,956.47)
Check Request	12/4/2025	DEED READY LETTER 47-A-186	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$73,956.47)
Check Request	12/4/2025	DEED READY LETTER 47-A-199	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$78,956.47)
Check Request	12/4/2025	DEED READY LETTER 47-E-14	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$83,956.47)
Check Request	12/4/2025	DEED READY LETTER 47-G-84	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$88,956.47)
Check Request	12/4/2025	DEED READY LETTER 47-J-353	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	\$5,000.00		(\$93,956.47)
A/P Payment	12/5/2025	wire 12-5-25	ARPA - PLB	Attorneys Abstract Co., Inc. (PLB)		\$38,548.25	(\$55,408.22)
A/P Payment	12/9/2025	1000140	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$50,408.22)
A/P Payment	12/9/2025	1000141	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$45,408.22)
A/P Payment	12/9/2025	1000142	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$40,408.22)
A/P Payment	12/9/2025	1000143	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$35,408.22)
A/P Payment	12/9/2025	1000144	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$30,408.22)
A/P Payment	12/9/2025	1000145	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$25,408.22)
A/P Payment	12/9/2025	1000146	ARPA - PLB	JKSCR (PLB)		\$2,950.00	(\$22,458.22)
Check Request	12/9/2025	BookMinders Pittsburgh - Deposit for Contract	ARPA - PLB	BookMinders Pittsburgh	\$2,500.00		(\$24,958.22)
Check Request	12/10/2025	INV# 12347823, 12350847, 12360976, 12385293	ARPA - PLB	Buchanan Ingersoll & Rooney PC (Landbank ARPA)	\$10,680.50		(\$35,638.72)
Check Request	12/10/2025	Inv # 630	ARPA - PLB	DNM Property Development & Construction, LLC	\$17,200.00		(\$52,838.72)
Check Request	12/10/2025	Colonial Title URA to PLB Sale Urban Academy	ARPA - PLB	Colonial Title, LLC (PLB)	\$10,250.78		(\$63,089.50)
Check Request	12/10/2025	Colonial Title URA to PLB Sale Roberta Brasse	ARPA - PLB	Colonial Title, LLC (PLB)	\$6,227.75		(\$69,317.25)
Check Request	12/11/2025	Inv # 644 1321 Jeffers St	ARPA - PLB	DNM Property Development & Construction, LLC	\$11,950.00		(\$81,267.25)
Check Request	12/11/2025	Inv # 647 - 1321 Jeffers	ARPA - PLB	DNM Property Development & Construction, LLC	\$32,156.81		(\$113,424.06)
Check Request	12/11/2025	2492	ARPA - PLB	3G Security Solutions (PLB)	\$420.00		(\$113,844.06)
A/P Payment	12/16/2025	1000147	ARPA - PLB	3G Security Solutions (PLB)		\$420.00	(\$113,424.06)
A/P Payment	12/16/2025	1000148	ARPA - PLB	BookMinders Pittsburgh		\$2,500.00	(\$110,924.06)
A/P Payment	12/16/2025	00000566/1	ARPA - PLB	DNM Property Development & Construction, LLC		\$17,200.00	(\$93,724.06)
A/P Payment	12/16/2025	00000566/2	ARPA - PLB	DNM Property Development & Construction, LLC		\$16,500.00	(\$77,224.06)
A/P Payment	12/16/2025	00000566/3	ARPA - PLB	DNM Property Development & Construction, LLC		\$32,156.81	(\$45,067.25)
A/P Payment	12/16/2025	00000566/4	ARPA - PLB	DNM Property Development & Construction, LLC		\$11,950.00	(\$33,117.25)
A/P Payment	12/16/2025	00000566/5	ARPA - PLB	DNM Property Development & Construction, LLC		\$3,000.00	(\$30,117.25)
A/P Payment	12/16/2025	00000566/6	ARPA - PLB	DNM Property Development & Construction, LLC		\$15,100.00	(\$15,017.25)
A/P Payment	12/16/2025	00000566/7	ARPA - PLB	DNM Property Development & Construction, LLC		\$11,900.00	(\$3,117.25)
A/P Payment	12/16/2025	wire 12-16-2025	ARPA - PLB	Colonial Title, LLC (PLB)		\$6,227.75	\$3,110.50
A/P Payment	12/16/2025	wire 2 12-16-2025	ARPA - PLB	Colonial Title, LLC (PLB)		\$10,250.78	\$13,361.28
Check Request	12/16/2025	INV# 633 - 911 AMherst	ARPA - PLB	DNM Property Development & Construction, LLC	\$16,500.00		(\$3,138.72)
Check Request	12/16/2025	Inv # 634 1021 Rue Grande Vue	ARPA - PLB	DNM Property Development & Construction, LLC	\$11,900.00		(\$15,038.72)
Check Request	12/16/2025	Inv # 636 1321 Jeffers	ARPA - PLB	DNM Property Development & Construction, LLC	\$15,100.00		(\$30,138.72)
Check Request	12/16/2025	Inv # 640 - Change Order 320 Lorenz	ARPA - PLB	DNM Property Development & Construction, LLC	\$3,000.00		(\$33,138.72)
Check Request	12/16/2025	Inv 12/12/25 - 5001 Broad St	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$1,555.00		(\$34,693.72)
Check Request	12/16/2025	12/12/25 - 408 Moore Ave	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)	\$8,560.00		(\$43,253.72)
Check Request	12/16/2025	ARINV - 04195	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$387.98		(\$43,641.70)
Check Request	12/16/2025	ARINV 04196	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$595.12		(\$44,236.82)
Check Request	12/16/2025	ARINV 04197	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$4,729.59		(\$48,966.41)
Check Request	12/16/2025	ARINV 04198	ARPA - PLB	Urban Redevelopment Authority Pittsburgh	\$7,093.24		(\$56,059.65)
Check Request	12/16/2025	2314 Perrysville - Inv 1288	ARPA - PLB	Dream Works Remodeling (PLB)	\$2,500.00		(\$58,559.65)
Check Request	12/16/2025	INV 12857 115 Hawkins Ave	ARPA - PLB	Dream Works Remodeling (PLB)	\$1,500.00		(\$60,059.65)
Check Request	12/16/2025	INV 1291 - 2314 Perrysville & 2316 Perrysvill	ARPA - PLB	Dream Works Remodeling (PLB)	\$7,000.00		(\$67,059.65)
Check Request	12/17/2025	National Land Bank Conference - J.Cash-Wade	ARPA - PLB	Jennifer Cash Wade	\$579.85		(\$67,639.50)
Check Request	12/17/2025	Devin Shirey - Reimbursement - NLBS	ARPA - PLB	Devin R Shirey	\$34.98		(\$67,674.48)
Check Request	12/17/2025	J Rolon - NLBS Detroit - Reimbursement	ARPA - PLB	Joshua Rolon	\$39.37		(\$67,713.85)
Check Request	12/18/2025	25-8 - 7604 Mulford	ARPA - PLB	The Neighborhood Foundation (PLB)	\$14,000.00		(\$81,713.85)

**Pittsburgh Land Bank**  
**A/P Register By Fund**  
**October 1 – December 31, 2025**

Type	Date	Document Number	Fund/Grant	Vendor	Billed	Paid	Balance
Check Request	12/18/2025	Detroit NLB Summit Reimbursement SStadadelman	ARPA - PLB	Sally Stadelman	\$132.73		(\$81,846.58)
Check Request	12/18/2025	Credit card charges for December	ARPA - PLB	Credit Card Operations,	\$1,425.79		(\$83,272.37)
Check Request	12/18/2025	Sally Stadelman Reimbursement - HWR - Dec '25	ARPA - PLB	Sally Stadelman	\$234.78		(\$83,507.15)
Check Request	12/18/2025	Reimbursement For Lock Boxes	ARPA - PLB	Sally Stadelman	\$104.57		(\$83,611.72)
A/P Payment	12/19/2025	00000567/1	ARPA - PLB	Buchanan Ingersoll & Rooney PC (Landbank ARPA)		\$10,680.50	(\$72,931.22)
A/P Payment	12/19/2025	00000567/2	ARPA - PLB	Dream Works Remodeling (PLB)		\$2,500.00	(\$70,431.22)
A/P Payment	12/19/2025	00000567/3	ARPA - PLB	Dream Works Remodeling (PLB)		\$1,500.00	(\$68,931.22)
A/P Payment	12/19/2025	00000567/4	ARPA - PLB	Dream Works Remodeling (PLB)		\$7,000.00	(\$61,931.22)
A/P Payment	12/19/2025	00000567/5	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)		\$1,555.00	(\$60,376.22)
A/P Payment	12/19/2025	00000567/6	ARPA - PLB	Hilltop Rising, LLC (Jmar Bey - Landbank)		\$8,560.00	(\$51,816.22)
A/P Payment	12/19/2025	00000567/7	ARPA - PLB	The Neighborhood Foundation (PLB)		\$14,000.00	(\$37,816.22)
A/P Payment	12/19/2025	00000567/8	ARPA - PLB	Urban Redevelopment Authority Pittsburgh		\$387.98	(\$37,428.24)
A/P Payment	12/19/2025	00000567/9	ARPA - PLB	Urban Redevelopment Authority Pittsburgh		\$595.12	(\$36,833.12)
A/P Payment	12/19/2025	00000567/10	ARPA - PLB	Urban Redevelopment Authority Pittsburgh		\$4,729.59	(\$32,103.53)
A/P Payment	12/19/2025	00000567/11	ARPA - PLB	Urban Redevelopment Authority Pittsburgh		\$7,093.24	(\$25,010.29)
A/P Payment	12/19/2025		ARPA - PLB	Credit Card Operations,		\$1,425.79	(\$23,584.50)
A/P Payment	12/22/2025	1000149	ARPA - PLB	Jennifer Cash Wade		\$579.85	(\$23,004.65)
A/P Payment	12/22/2025	ach payment	ARPA - PLB	Joshua Rolon		\$39.37	(\$22,965.28)
A/P Payment	12/22/2025	viac ach pymt 12-22-2025	ARPA - PLB	Sally Stadelman		\$472.08	(\$22,493.20)
A/P Payment	12/22/2025	ach 12-22-2025 pmy	ARPA - PLB	Devin R Shirey		\$34.98	(\$22,458.22)
Journal	12/31/2025	JE13519	ARPA - PLB		\$11,250.00		(\$33,708.22)
Journal	12/31/2025	JE13519	ARPA - PLB		\$69,307.55		(\$103,015.77)
Journal	12/31/2025	JE13705	530-00 PLB		\$7,601.07		(\$110,616.84)
Journal	12/31/2025	JE13705	Heinz PLB			\$7,601.07	(\$103,015.77)
Journal	12/31/2025	JE13719	ARPA - PLB			\$22,683.78	(\$80,331.99)
Journal	12/31/2025	JE13761	ARPA - PLB		\$26,967.54		(\$107,299.53)
<b>Total - Accounts Payable</b>					<b>\$1,982,736.96</b>	<b>\$2,073,848.93</b>	<b>(\$107,299.53)</b>
<b>Total - Accounts Payable</b>					<b>\$1,982,736.96</b>	<b>\$2,073,848.93</b>	<b>(\$107,299.53)</b>
<b>Total</b>					<b>\$1,982,736.96</b>	<b>\$2,073,848.93</b>	<b>(\$107,299.53)</b>

Pittsburgh Land Bank

Remaining Funds As of December 31, 2025

	ARPA-PLB	530-00 account	TOTAL
<b>Date Received</b>	3/5/2024		
<b>Original Amount</b>	\$1,648,847.29	\$700,000.00	\$2,348,847.29
<b>2025 deposits</b>	\$944,985.71	\$687,355.72	\$1,632,341.43
			\$0.00
<b>Expenses to Date</b>	\$2,511,943.43	\$223,662.71	\$2,735,606.14
			\$0.00
<b>Balance</b>	\$81,889.57	\$1,163,693.01	\$1,245,582.58