

Pittsburgh Land Bank
Financial Report
First Quarter 2024

i. Balance Sheet

ii. Income Statement

iii. A/P Register by Fund

iv. Fund Balance

Pittsburgh Land Bank

Balance Sheet

First Quarter 2024

ASSETS

Current Assets

Bank

1000100 - PLB \$1,426,051.15

1000110 - PLB 530-00 \$310,128.94

Total Bank \$1,736,180.09

Total Current Assets \$1,736,180.09

Total ASSETS \$1,736,180.09

LIABILITIES & EQUITY

Current Liabilities

Accounts Payable

21000 - Accounts Payable

21100 - Accounts Payable \$18,262.37

Total - 21000 - Accounts Payable \$18,262.37

Total Accounts Payable \$18,262.37

Other Current Liability

24000 - Refundable advances

24100 - Escrow Options Good Faith \$3,000.00

Total - 24000 - Refundable advances \$3,000.00

Total Other Current Liability \$3,000.00

Total Current Liabilities \$21,262.37

Equity

Retained Earnings \$292,027.07

Net Income 1422890.65

Total Equity \$1,714,917.72

Total LIABILITIES & EQUITY \$1,736,180.09

Pittsburgh Land bank
Income Statement
Q1 2024

Financial Row	FY 2024			Total Amount	Total Amount
	Jan 2024 Amount	Feb 2024 Amount	Q1 2024 Mar 2024 Amount		
Ordinary Income/Expense					
Income					
41000 - Federal Grant Revenue					
41015 - ARPA Grant Revenue	\$0.00	\$0.00	\$1,465,551.00	\$1,465,551.00	\$1,465,551.00
Total - 41000 - Federal Grant Revenue	\$0.00	\$0.00	\$1,465,551.00	\$1,465,551.00	\$1,465,551.00
43200 - Investment Income/Loss					
43220 - Interest Income	\$25.12	\$24.71	\$26.27	\$76.10	\$76.10
Total - 43200 - Investment Income/Loss	\$25.12	\$24.71	\$26.27	\$76.10	\$76.10
49600 - Subsidiary Admin Revenues					
49650 - Landbank	\$24,536.36	\$0.00	\$0.00	\$24,536.36	\$24,536.36
Total - 49600 - Subsidiary Admin Revenues	\$24,536.36	\$0.00	\$0.00	\$24,536.36	\$24,536.36
Total - Income	\$24,561.48	\$24.71	\$1,465,577.27	\$1,490,163.46	\$1,490,163.46
Gross Profit	\$24,561.48	\$24.71	\$1,465,577.27	\$1,490,163.46	\$1,490,163.46
Expense					
52000 - Contract Services					
52200 - Outside Legal	\$0.00	\$0.00	\$9,630.00	\$9,630.00	\$9,630.00
Total - 52000 - Contract Services	\$0.00	\$0.00	\$9,630.00	\$9,630.00	\$9,630.00
54255 - Computer & Software Expense					
54450 - Software Maintenance	\$12.84	\$6.42	\$6.42	\$25.68	\$25.68
54460 - Software License	\$140.15	\$0.00	\$0.00	\$140.15	\$140.15
Total - 54255 - Computer & Software Expense	\$152.99	\$6.42	\$6.42	\$165.83	\$165.83
54500 - Miscellaneous Expense					
54530 - Escrow Options Good Faith	\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
Total - 54500 - Miscellaneous Expense	\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
54600 - Public Relations & Advertising					
54650 - Advertising	\$0.00	\$0.00	\$88.50	\$88.50	\$88.50
Total - 54600 - Public Relations & Advertising	\$0.00	\$0.00	\$88.50	\$88.50	\$88.50
60000 - Property Development Expenses					
61250 - Other Site Acquisition	\$0.00	\$0.00	\$55,388.48	\$55,388.48	\$55,388.48
Total - 60000 - Property Development	\$0.00	\$0.00	\$55,388.48	\$55,388.48	\$55,388.48
Expenses					
Total - Expense	\$152.99	\$2,006.42	\$65,113.40	\$67,272.81	\$67,272.81
Net Ordinary Income	\$24,408.49	(\$1,981.71)	\$1,400,463.87	\$1,422,890.65	\$1,422,890.65
Net Income	\$24,408.49	(\$1,981.71)	\$1,400,463.87	\$1,422,890.65	\$1,422,890.65

Pittsburgh Land Bank

A/P Register by Fund

January 01, 2024 - March 31, 2024

Type	Date	Document Number	Fund/Grant	Vendor	Memo	Billed	Paid	Balance
Accounts Payable								\$0.00
Accounts Payable								\$547.11
A/P Payment	1/25/2024		530-00 PLB	Credit Card Operations,			\$152.99	\$700.10
Check Request	1/25/2024	442995003684	530-00 PLB	Credit Card Operations,	PAID FROM PLB Operating Account ending in x6705: PLB Dollar Bank Credit Card (Statement Closing Date 02/02/2024).	\$152.99		\$547.11
Check Request	2/26/2024	Invoice No. 1 (Healcrest and Ballfield)	530-00 PLB	Steptoe & Johnson PLLC	PAPER CHECK - Good faith deposit from Allegheny Land Trust to Pittsburgh Land Bank to be held by the title company Steptoe & Johnson PLLC for both Ballfield Farm (45-H-264, 46-A-310, 323) and Healcrest Green (50-G-49, 129) transactions.	\$2,000.00		(\$1,452.89)
Check Request	2/27/2024	442995003684	530-00 PLB	Credit Card Operations,	PAID FROM PLB OPERATING ACCT x6705: Dollar Bank Credit Card (Statement Closing Date 03/02/2024).	\$6.42		(\$1,459.31)
A/P Payment	2/28/2024	119656	530-00 PLB	Steptoe & Johnson PLLC			\$2,000.00	\$540.69
A/P Payment	2/28/2024		530-00 PLB	Credit Card Operations,			\$6.42	\$547.11
Check Request	3/12/2024	12286151	ARPA - PLB	Buchanan Ingersoll & Rooney PC (Landbank ARPA)	American Rescue Plan Act (ARPA) Contract Negotiations for Land Bank (Invoice 11 & 12)	\$1,365.00		(\$817.89)
Check Request	3/12/2024	1491007	ARPA - PLB	Goehring, Rutter & Boehm	GRB title research and correspondence on properties to be transferred to the PLB from City of Pittsburgh	\$2,305.00		(\$3,122.89)
Check Request	3/13/2024	103704	ARPA - PLB	Pittsburgh Post-Gazette PLB	January 2024 Notice of The Pittsburgh Land Bank's Public Meeting	\$22.50		(\$3,145.39)
Check Request	3/13/2024	103703	ARPA - PLB	Pittsburgh Post-Gazette PLB	February 2024 Notice Rescheduling the Pittsburgh Land Bank's Annual Meeting of the Board	\$10.50		(\$3,155.89)
Check Request	3/13/2024	103704	ARPA - PLB	Pittsburgh Post-Gazette PLB	February 2024 Notice of The Pittsburgh Land Bank's Public Meeting	\$28.50		(\$3,184.39)
Check Request	3/13/2024	104917	ARPA - PLB	Pittsburgh Post-Gazette PLB	March 2024 Notice of The Pittsburgh Land Bank's Public Meeting	\$27.00		(\$3,211.39)
Check Request	3/13/2024	56-F-174 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 56-F-174 (Rising Tides Residential Rehab)	\$5,000.00		(\$8,211.39)
Check Request	3/14/2024	50-G-53 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-53 (Allegheny Land Trust Healcrest Farm)	\$2,200.00		(\$10,411.39)
Check Request	3/14/2024	23-K-300 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 23-K-300 (Allegheny Land Trust Olde Allegheny Garden)	\$2,200.00		(\$12,611.39)

Check Request	3/14/2024	23-L-101 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 23-L-101 (Former Light of Life Shelter Lot)	\$2,200.00	(\$14,811.39)
Check Request	3/14/2024	50-M-167 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-M-167 (Allegheny Land Trust Kincaid Street Community Garden)	\$2,200.00	(\$17,011.39)
Check Request	3/14/2024	50-G-45 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-45 (Allegheny Land Trust Healcrest Farm)	\$2,200.00	(\$19,211.39)
Check Request	3/14/2024	50-G-46 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-46 (Allegheny Land Trust Healcrest Farm)	\$2,200.00	(\$21,411.39)
Check Request	3/14/2024	50-G-55 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-55 (Allegheny Land Trust Healcrest Farm)	\$2,200.00	(\$23,611.39)
Check Request	3/14/2024	23-K-298 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 23-K-298 (Allegheny Land Trust Olde Allegheny Garden)	\$2,200.00	(\$25,811.39)
Check Request	3/14/2024	50-G-112 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-112 (Allegheny Land Trust Healcrest Farm)	\$2,200.00	(\$28,011.39)
Check Request	3/14/2024	50-G-128 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-G-128 (Allegheny Land Trust Healcrest Farm)	\$2,200.00	(\$30,211.39)
Check Request	3/14/2024	50-K-257 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 50-K-257 (PLB Side Yard Sale to Adjacent Homeowner)	\$2,200.00	(\$32,411.39)
Check Request	3/14/2024	23-K-299 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 23-K-299 (Allegheny Land Trust Olde Allegheny Garden)	\$2,200.00	(\$34,611.39)
Check Request	3/14/2024	14-R-230 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 14-R-230 (Brashear Association Program Expansion)	\$2,200.00	(\$36,811.39)
Check Request	3/14/2024	14-R-238 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK; please make payable to "Director, Department of Finance". This is for acquisition costs for City-owned parcel 14-R-238 (Brashear Association Program Expansion)	\$2,200.00	(\$39,011.39)

Check Request	3/14/2024	15-H-291 DEED READY LETTER	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)	HARD CHECK: please make payable to "Director, Department of Finance". This is for the acquisition of City-owned parcel 15-H-291 (PHDC Beltzhoover Home Rehabs)	\$5,000.00	(\$44,011.39)
Check Request	3/14/2024	DEED RECORDATION FEES (16 PROPERTIES)	ARPA - PLB	Allegheny County Department of Real Estate (Landbank)	HARD CHECK; please make payable to "Allegheny County Division of Real Estate". This is for recording costs for Quit Claim Deeds from the City of Pittsburgh to The Pittsburgh Land Bank	\$2,908.00	(\$46,919.39)
A/P Payment	3/19/2024	119670	ARPA - PLB	Allegheny County Department of Real Estate (Landbank)		\$2,908.00	(\$44,011.39)
A/P Payment	3/19/2024	119674	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$41,811.39)
A/P Payment	3/19/2024	119675	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$39,611.39)
A/P Payment	3/19/2024	119676	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$37,411.39)
A/P Payment	3/19/2024	119677	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$32,411.39)
A/P Payment	3/19/2024	119678	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$30,211.39)
A/P Payment	3/19/2024	119679	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$28,011.39)
A/P Payment	3/19/2024	119680	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$25,811.39)
A/P Payment	3/19/2024	119681	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$23,611.39)
A/P Payment	3/19/2024	119682	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$21,411.39)
A/P Payment	3/19/2024	119683	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$19,211.39)
A/P Payment	3/19/2024	119684	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$17,011.39)
A/P Payment	3/19/2024	119685	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$5,000.00	(\$12,011.39)
A/P Payment	3/19/2024	119686	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$9,811.39)
A/P Payment	3/19/2024	119687	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$7,611.39)
A/P Payment	3/19/2024	119688	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00	(\$5,411.39)

A/P Payment	3/19/2024	119689	ARPA - PLB	City of Pittsburgh Dept. of Finance, Office of Treasurer (Landbank)		\$2,200.00		(\$3,211.39)
A/P Payment	3/19/2024	00000379/1	ARPA - PLB	Buchanan Ingersoll & Rooney PC (Landbank ARPA)		\$196.00		(\$3,015.39)
A/P Payment	3/19/2024	00000379/2	ARPA - PLB	Goehring, Rutter & Boehm		\$2,305.00		(\$710.39)
A/P Payment	3/19/2024	00000379/3	ARPA - PLB	Pittsburgh Post-Gazette PLB		\$88.50		(\$621.89)
A/P Payment	3/27/2024		ARPA - PLB	Credit Card Operations,		\$6.42		(\$615.47)
Check Request	3/27/2024	442995003684	ARPA - PLB	Credit Card Operations,	PAID FROM PLB OPERATING ACCOUNT ENDING IN x6705: Dollar Bank Credit Card Statement (Statement Closing Date 3/5/2024)	\$6.42		(\$621.89)
Check Request	3/27/2024	12293907	ARPA - PLB	Buchanan Ingersoll & Rooney PC (Landbank ARPA)	American Rescue Plan Act (ARPA) Contract Negotiations for Pittsburgh Land Bank (Invoice No. 13)	\$2,835.00		(\$3,456.89)
Check Request	3/27/2024	GRB Law Invoice # 8 (Client Matter # 66716-1)	ARPA - PLB	Goehring, Rutter & Boehm	Pittsburgh Property Reserve Donation Agreement Invoice #8 for money spent on quiet title actions filed by GRB Law on behalf of the City of Pittsburgh with funds donated by the Pittsburgh Land Bank	\$3,125.00		(\$6,581.89)
Check Request	3/27/2024	LandQuest Settlements, LLC Invoice No. 1	ARPA - PLB	LandQuest Settlements, LLC (PLB)	WIRE TRANSFER, DO NOT HOLD: Payment due to LandQuest Settlements for the purchase of 0 Winslow Street (124-P-11-A) from the URA to PLB	\$11,680.48		(\$18,262.37)
Total - Accounts Payable						\$67,272.81	\$48,463.33	(\$18,262.37)
Total - Accounts Payable						\$67,272.81	\$48,463.33	(\$18,262.37)
Total						\$67,272.81	\$48,463.33	(\$18,262.37)

Pittsburgh Land Bank

Remaining Funds as of March 31, 2024

Fund 530-00

	ARPA-PLB	City of Pittsburgh	URA	TOTAL
Date Received	3/5/2024	11/27/2019	5/25/2021	
Original Amount	\$ 1,465,551.00	\$ 200,000.00	\$ 500,000.00	\$ 2,165,551.00
Expenses to Date	\$ 46,303.92	\$ 193,195.93	\$ 189,871.06	\$ 429,370.91
Balance	\$ 1,419,247.08	\$ 6,804.07	\$ 310,128.94	\$ 1,736,180.09