

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2020**

Prepared by Staff, November 19, 2020

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 509,233.00	162,553.18	\$ 40,984.30	40,522.96	346,679.82
Misc Inc - Oper & Admin	20,000.00	5,000.00	1,250.00	1,250.00	15,000.00
Interest Income	15.00	2.47	0.00	0.81	12.53
LIF Loan Principal	114,955.00	37,989.63	9,913.18	9,122.35	76,965.37
Leasehold Interest	11,524.00	4,169.93	1,062.05	982.20	7,354.07
Total Revenues	655,727.00	209,715.21	53,209.53	51,878.32	446,011.79
Expenses					
Marketing	12,500.00	4,232.06	1,876.00	0.00	8,267.94
Salaries	99,004.00	33,594.03	11,198.01	7,465.34	65,409.97
FICA-Medicare Tax Expense	7,574.00	2,565.36	855.12	570.08	5,008.64
Dental Ins	774.00	180.30	(15.78)	(10.52)	593.70
Vision Ins.	202.00	47.07	(4.11)	(2.74)	154.93
Comp Ins.	3,200.00	1,084.97	383.08	258.44	2,115.03
Retirement Expense	8,930.00	2,951.61	783.87	1,122.58	5,978.39
NYS Unemployment	452.00	0.00	0.00	0.00	452.00
NYS Re-Emp Service	20.00	0.00	0.00	0.00	20.00
Vehicle Allowance	1,800.00	450.00	0.00	150.00	1,350.00
Disability	860.00	(34.38)	(37.41)	(24.94)	894.38
Paychex Processing	3,531.00	1,062.50	146.70	267.35	2,468.50
Life Ins.	0.00	24.75	0.00	0.00	(24.75)
Office Expenses	19,655.00	7,817.88	2,073.05	2,488.87	11,837.12
Depreciation	153,619.00	51,815.12	12,953.78	12,953.78	101,803.88
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	19,160.14	4,623.67	4,484.13	38,125.86
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	855.00	472.50	157.50	(855.00)
Accounting and Auditing	5,853.00	5,200.00	500.00	4,700.00	653.00
Engineering/Design/Consulting	5,800.00	0.00	0.00	0.00	5,800.00
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	11,339.11
Maintenance - Common Area	19,400.00	5,421.49	1,166.37	943.47	13,978.51
Maintenance - Building Repairs	24,000.00	14,986.27	1,149.84	(2,350.00)	9,013.73
Maintenance - Materials	4,000.00	5,398.49	3,648.36	339.42	(1,398.49)
Maintenance - Grounds	24,400.00	375.93	138.60	0.00	24,024.07
Maintenance - Equipment/Tools	10,750.00	4,169.92	0.00	484.43	6,580.08
Waste Removal	6,300.00	3,061.71	890.27	379.63	3,238.29
Property Taxes	37,000.00	25,735.04	14,144.58	0.00	11,264.96
Water	8,664.00	2,904.42	707.88	707.88	5,759.58
Electric	46,371.00	16,113.73	3,707.56	3,567.87	30,257.27
Gas	24,350.00	1,115.65	353.70	246.42	23,234.35
Interest Expense-Roof Project	6,965.00	2,387.08	590.69	594.75	4,577.92
Interest Expense-JCLDC Project	6,871.00	2,453.47	598.19	608.33	4,417.53
Interest Expense-JAIN PROJEC	4,092.00	1,514.02	364.56	373.87	2,577.98
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	632,723.00	219,304.52	63,269.08	40,475.94	413,418.48
Total Revenue	655,727.00	209,715.21	53,209.53	51,878.32	446,011.79
Total Expenses	632,723.00	219,304.52	63,269.08	40,475.94	413,418.48
Net Income Over Expenditure	\$ 23,004.00	(9,589.31)	\$ (10,059.55)	11,402.38	32,593.31

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2020

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 509,233.00	162,553.18	\$ 40,984.30	40,522.96	31.92
Misc Inc - Oper & Admin	20,000.00	5,000.00	1,250.00	1,250.00	25.00
Interest Income	15.00	2.47	0.00	0.81	16.47
Total Revenues	529,248.00	167,555.65	42,234.30	41,773.77	31.66
Expenses					
Marketing	12,500.00	4,232.06	1,876.00	0.00	33.86
Salaries	99,004.00	33,594.03	11,198.01	7,465.34	33.93
Benefits	23,812.00	7,269.68	1,964.77	2,062.90	30.53
Paychex Processing	3,531.00	1,062.50	146.70	267.35	30.09
Office Expenses	19,655.00	7,817.88	2,073.05	2,488.87	39.78
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	19,160.14	4,623.67	4,484.13	33.45
Professional Consultants	17,153.00	6,055.00	972.50	4,857.50	35.30
Maintenance Expenses	96,550.00	33,012.99	6,103.17	(582.68)	34.19
Utilities Taxes & Rent	122,685.00	48,930.55	19,803.99	4,901.80	39.88
Interest Expense-JCLDC Project	6,871.00	2,453.47	598.19	608.33	35.71
Interest Expense-JAIN PROJEC	4,092.00	1,514.02	364.56	373.87	37.00
Interest Exp Roof Project	6,965.00	2,387.08	590.69	594.75	34.27
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	479,104.00	167,489.40	50,315.30	27,522.16	34.96
Total Revenue	529,248.00	167,555.65	42,234.30	41,773.77	31.66
Total Expenses	479,104.00	167,489.40	50,315.30	27,522.16	34.96
Net Income Over Expenditure	\$ 50,144.00	66.25	\$ (8,081.00)	14,251.61	0.13

Watertown Industrial Center LDC
Balance Sheet
October 31, 2020

ASSETS

Current Assets		
General Checking - Key Bank	\$	64,955.10
Capital Reserve		98,434.01
Leasehold Improvement Fund		110,666.35
Accounts Receivable		5,353.89
Acc. Rec. LHI		438,321.57
Rents Receivable		26,134.54
		743,865.46
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(55,465.87)
Capital Improvements - Cap Imp		4,341,220.58
Heat Separation Project		330,793.40
Improvement Project - EDA		678,885.00
Real Estate Contrib.-Buildings		531,300.00
Real Estate Contrib.-Land		205,000.00
Allow. for Deprn. - Buildings		(3,910,501.40)
		2,184,950.76
Total Property and Equipment		
Other Assets		
Work In Process-Variou		16,653.64
		16,653.64
Total Other Assets		
		2,945,469.86
Total Assets		

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	13,212.54
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		8.99
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		235,218.65
DEFERRED LIAB. BACK OF A PROJ		121,786.55
Due WIC LHI		50.72
Deferred Revenue		81,317.09
Refundable Advance - Back of A		60,000.00
		514,095.72
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		235,213.65
BACK A RENOVATION LOAN		121,786.38
Roof Replacement Loan		234,648.05
		591,648.08
Total Long-Term Liabilities		
		1,105,743.80
Total Liabilities		
Capital		
Fund Balance		117,240.48
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
October 31, 2020

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(9,589.31)</u>	
Total Capital		<u>1,839,726.06</u>
Total Liabilities & Capital	\$	<u><u>2,945,469.86</u></u>

Watertown Industrial Center Compative Balance Sheet for: 9/30/20 - 10/31/20

ASSETS	9/30/2020	10/30/2020	After Adjusting Entries 6/30/2020
Current Assets			
General Checking - Key Bank	\$ 74,915.15	\$ 64,955.10	\$ 91,239.03
Capital Reserve	98,434.01	98,434.01	98,431.54
Leasehold Improvement Fund	107,921.58	110,666.35	101,425.99
Accounts Receivable	7,846.71	5,353.89	5,505.11
Acc. Rec. LHI	448,234.75	438,321.57	476,311.20
Rents Receivable	<u>30,846.24</u>	<u>26,134.54</u>	<u>11,408.39</u>
Total Current Assets	768,198.44	743,865.46	784,321.26
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(55,465.87)	(55,465.87)	(55,465.87)
Capital Improvements - Cap Imp	4,341,220.58	4,341,220.58	4,341,220.58
Heat Separation Project	330,793.40	330,793.40	330,793.40
Improvement Project - EDA	678,885.00	678,885.00	678,885.00
Real Estate Contrib.-Buildings	531,300.00	531,300.00	531,300.00
Real Estate Contrib.-Land	205,000.00	205,000.00	205,000.00
Allow. for Deprn. - Buildings	<u>(3,897,547.62)</u>	<u>(3,910,501.40)</u>	<u>(3,858,686.28)</u>
Total Property and Equipment	2,197,904.54	2,184,950.76	2,236,765.88
Other Assets			
Work In Process-Variou	<u>11,460.14</u>	<u>16,653.64</u>	<u>4,985.14</u>
Total Other Assets	11,460.14	16,653.64	4,985.14
Total Assets	<u>\$ 2,977,563.12</u>	<u>\$ 2,945,469.86</u>	<u>\$ 3,026,072.28</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 16,437.66	\$ 13,212.54	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	8.99	8.99	6.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	239,282.33	235,218.65	251,412.66
Deferred Liab.Back of A Project	124,990.58	121,786.55	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	83,962.56	81,317.09	90,352.37
Refundable Advance - Back of A	<u>60,000.00</u>	<u>60,000.00</u>	<u>60,000.00</u>
Total Current Liabilities	527,234.02	514,095.72	549,668.00
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	239,277.33	235,213.65	251,407.66
Back A Renovation Loan	124,990.41	121,786.38	134,546.72
Roof Replacement Loan	<u>236,275.75</u>	<u>234,648.05</u>	<u>241,134.53</u>
Total Long-Term Liabilities	600,543.49	591,648.08	627,088.91
Total Liabilities	1,127,777.51	1,105,743.80	1,176,756.91
Capital			
Fund Balance	117,240.48	117,240.48	92,805.18
Capital Improvement Reserve	53,355.82	53,355.82	53,355.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,686,158.83	1,686,158.83	1,686,158.83
Net Income	<u>470.24</u>	<u>(9,589.31)</u>	<u>24,435.30</u>
Total Capital	1,849,785.61	1,839,726.06	1,849,315.37
Total Liabilities & Capital	<u>\$ 2,977,563.12</u>	<u>\$ 2,945,469.86</u>	<u>\$ 3,026,072.28</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 31, 2020

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Acadia Energy Corporation	6074	11/1/19				0.93	0.93
	6134	2/1/20				507.93	507.93
	6155	3/1/20				508.86	508.86
	6173	4/1/20				508.86	508.86
	6190	5/1/20				508.86	508.86
	6210	6/1/20				508.86	508.86
	6255	7/1/20				508.86	508.86
	6256	8/1/20			508.86		508.86
	6257	9/1/20		508.86			508.86
	6258	10/1/20	508.86				508.86
Acadia Energy Corporation			508.86	508.86	508.86	3,053.16	4,579.74
STEVEN ELLIOT	6252	10/1/20	481.44				481.44
STEVEN ELLIOT			481.44				481.44
Erie Boulevard Hydropower L.P.	6274	10/1/20	11,574.21				11,574.21
Erie Boulevard Hydropower L.P.			11,574.21				11,574.21
FERGUSON ENTERPRISES, INC.	3332	8/1/09				-28.00	-28.00
	3438	12/1/09				-100.00	-100.00
	5034	10/1/15				-3,973.53	-3,973.53
FERGUSON ENTERPRISES, INC.						-4,101.53	-4,101.53
Jain Irrigation Inc.	6227	10/1/20	6,464.80				6,464.80
Jain Irrigation Inc.			6,464.80				6,464.80
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	6341	10/1/20	304.50				304.50
LAURENCE WOLLUM			304.50			-5.70	298.80
NEW YORK AIR BRAKE	6239	10/1/20	1,305.60				1,305.60
NEW YORK AIR BRAKE			1,305.60				1,305.60
PICK N GO PROPERTY WASTE S	6336	10/1/20	1,557.96				1,557.96
PICK N GO PROPERTY WASTE S			1,557.96				1,557.96
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
SERV-PRO						-0.01	-0.01
			22,197.37	508.86	508.86	-1,054.08	22,161.01

**Watertown Industrial Center LDC
Aged Receivables
As of Oct 31, 2020**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
PICNGO PICK N GO PROPERTY W 3157834122	BFP DOOR 2020 6345	77.58			5,192.00	5,192.00 77.58
PICNGO PICK N GO PROPERTY W		77.58			5,192.00	5,269.58
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		77.58			5,276.31	5,353.89

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
10/2/20	141000 125000 100000	033131	Invoice: 6284 Invoice: 6315 MODERN MOVING AND STORAGE	5,400.63	4,225.63 1,175.00
10/2/20	141000 100000	20605	Invoice: 6267 BLACK HORSE GROUP, LLC	1,183.27	1,183.27
10/2/20	125000 100000	7356	Invoice: 6325 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
10/2/20	141000 100000	5282	Invoice: 6326 JEFFERSON COUNTY LDC	1,479.37	1,479.37
10/2/20	141000 100000	10417	Invoice: 6319 SERV-PRO	2,140.87	2,140.87
10/2/20	141000 100000	1532	Invoice: 6344 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
10/2/20	141000 100000	91371	Invoice: 6342 UPSTATE CONSTRUCTION SERVICES, INC.	644.44	644.44
10/16/20	141000 100000	0047189714	Invoice: 6323 Ampersand New York Operations Co. LLC.	869.51	869.51
10/16/20	141000 100000	157648	Invoice: 6226 Jain Irrigation Inc.	6,464.80	6,464.80
10/16/20	141000 100000	12677	Invoice: 6273 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
10/16/20	141000 100000	456522	Invoice: 6237 NEW YORK AIR BRAKE	945.60	945.60
10/16/20	141000 100000	673937	Invoice: 6339 W.B. Mason Co, Inc.	1,019.54	1,019.54
10/16/20	141000 100000	10442	Invoice: 6343 SERV-PRO	2,222.71	2,222.71
10/16/20	125000 125000 141000 100000	2162	Invoice: 6337 Invoice: 6338 Invoice: 6316 PICK N GO PROPERTY WASTE SERVICES	1,700.78	69.79 73.03 1,557.96
10/16/20	141000 100000	10132	Invoice: 6335 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
10/29/20	141000 100000	1280	Invoice: 6340 CONVERSE LABORATORIES INC.	1,683.29	1,683.29
10/29/20	141000 100000	VV543	Invoice: 6324 Certapro Painters	665.00	665.00
10/29/20	125000 141000 100000	033143	Invoice: 6315 Invoice: 6285 MODERN MOVING AND STORAGE	5,400.63	1,175.00 4,225.63
				49,438.82	49,438.82

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2020

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
A&C AUBERTINE AND CURRI 315-782-2005	12038	875.00				875.00
A&C AUBERTINE AND CURR		875.00				875.00
ACE NOBEL ACE HDWE 315-782-5964	63353-10/20	898.11				898.11
ACE NOBEL ACE HDWE		898.11				898.11
ALL PEST ALL PEST, INC. 315-583-5051	25869	138.60				138.60
ALL PEST ALL PEST, INC.		138.60				138.60
BOWERS BOWERS & COMPANY BRIE 315-788-7690	197645	500.00				500.00
BOWERS BOWERS & COMPANY		500.00				500.00
CINTAS CINTAS 315-785-7757	9/20 STMNT 12666550-1031	654.81	436.54			436.54 654.81
CINTAS CINTAS		654.81	436.54			1,091.35
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-10302 0004614-10302	268.89 438.99				268.89 438.99
CITYCOMP CITY COMPTROLLER		707.88				707.88

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2020

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
DE DIRECT ENERGY	203090043809	55.40				55.40
	203020043745	347.26				347.26
	203020043745	514.36				514.36
	203020043745	196.42				196.42
	203020043745	173.26				173.26
	203020043745	68.67				68.67
	203020043745	146.18				146.18
	203040043773	39.52				39.52
DE DIRECT ENERGY		1,541.07				1,541.07
MCQUADE MCQUADE & BANNIGAN	2146237-WICL	1,453.00				1,453.00
3157882612						
MCQUADE MCQUADE & BANNIGA		1,453.00				1,453.00
NG NATIONAL GRID	5874117053-10	111.07				111.07
	4083010042-10	128.56				128.56
	2853006034-10	248.67				248.67
	1118719155-10	85.14				85.14
	2017080029-10	80.39				80.39
	0918937121-10	27.22				27.22
	0058937125-10	203.23				203.23
	1078719124-10	291.54				291.54
	0438937154-10	489.11				489.11
	0958937132-10	241.03				241.03
	0338937134-10	24.52				24.52
	0498937125-10	43.00				43.00
	0038937138-10	326.18				326.18
	0898937150-10	53.51				53.51
	9678936125-10	24.66				24.66
	0518786126-10	142.36				142.36
NG NATIONAL GRID		2,520.19				2,520.19
OCBM OSWEGO COUNTY BUS PEGGY KAIN 315-342-8020	16153-20	423.00				423.00
OCBM OSWEGO COUNTY BUS		423.00				423.00

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2020

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
SCHWERZMANN SCHWERZMANN & WIS	007572-9/20 007572-000013	472.50	157.50			157.50 472.50
315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		472.50	157.50			630.00
SEAWAY RENTAL SEAWAY RENTAL COR	157949-11520	970.00				970.00
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		970.00				970.00
Time Warner Time Warner Cable	852930501102	244.67				244.67
Time Warner Time Warner Cable		244.67				244.67
WASTE M WASTE MANAGEMENT	3354834-0448- 3354454-0448- 3355000-0448-	330.61 436.82 122.84				330.61 436.82 122.84
315-773-5696						
WASTE M WASTE MANAGEMENT		890.27				890.27
WEST WESTELCOM	126421-10/20	99.65				99.65
WEST WESTELCOM		99.65				99.65
WICLDC WATERTOWN INDUSTR Billy Soluri 315-782-9277	3/09 LHI SERV 04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00 -1.00	-1.00 -1.00 -1.00

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2020

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		12,388.75	594.04		-3.00	12,979.79
		12,388.75	594.04		-3.00	12,979.79

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/16/20	11038	200000	Invoice: 0958937132-92320	234.24	
		200000	Invoice: 0038937138-92320	354.93	
		200000	Invoice: 0438937154-92320	546.16	
		200000	Invoice: 2017080029-92320	101.92	
		200000	Invoice: 2853006034-92320	254.39	
		200000	Invoice: 0338937134-92320	24.52	
		200000	Invoice: 0918937121-92320	27.22	
		200000	Invoice: 0058937125-92320	195.65	
		200000	Invoice: 9678936125-92320	24.67	
		200000	Invoice: 4083010042-92320	123.39	
		200000	Invoice: 1118719155-92320	27.76	
		200000	Invoice: 5874117053-92320	108.99	
		200000	Invoice: 1078719124-92320	299.94	
		200000	Invoice: 0898937150-92320	25.01	
		200000	Invoice: 0498937125-92320	27.22	
		200000	Invoice: 0518786126-92520	144.22	
		100000	NATIONAL GRID		2,520.23
10/16/20	11039	100000	VOID		
10/16/20	11039	200000	Invoice: 92021659	653.50	
		100000	ABJ FIRE PROTECTION CO.		653.50
10/16/20	11040	200000	Invoice: 63353-93020	107.50	
		100000	NOBEL ACE HDWE		107.50
10/16/20	11041	200000	Invoice: 197296	4,700.00	
		100000	BOWERS & COMPANY CPA's		4,700.00
10/16/20	11042	200000	Invoice: 0002012-9/20	268.89	
		200000	Invoice: 0004614-9/20	438.99	
		100000	CITY COMPTROLLER		707.88
10/16/20	11043	200000	Invoice: 43461	1,150.00	
		100000	CREG SYSTEMS CORPORATION		1,150.00
10/16/20	11044	200000	Invoice: 202750043482407	515.02	
		200000	Invoice: 202750043482409	149.73	
		200000	Invoice: 202750043482408	119.28	
		200000	Invoice: 202750043482406	151.85	
		200000	Invoice:	296.70	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		200000	202750043482405 Invoice:	46.18	
		200000	202750043482404 Invoice:	59.19	
		200000	202750043482403 Invoice:	33.69	
		100000	202750043482402 DIRECT ENERGY		1,371.64
10/16/20	11045	200000	Invoice: 2817989	68.19	
		100000	DIVAL SAFETY & SUPPLIES		68.19
10/16/20	11046	200000	Invoice:	135.45	
		100000	RI104626761 FP MAILING SOLUTIONS		135.45
10/16/20	11047	200000	Invoice: 27907762	387.36	
		100000	Great America Financial Services		387.36
10/16/20	11048	200000	Invoice: 3537	12,674.14	
		100000	JEFFERSON COUNTY INDUSTRIAL		12,674.14
10/16/20	11049	200000	Invoice: 2122980	800.00	
		200000	Invoice: 2122890	88.00	
		100000	MCQUADE & BANNIGAN		888.00
10/16/20	11050	200000	Invoice: 15187	1,149.84	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		1,149.84
10/16/20	11051	200000	Invoice: 7/19 - 6/20	600.00	
		100000	OMEGA, INC.		600.00
10/16/20	11052	200000	Invoice: 2840	6,475.00	
		200000	Invoice: 2842	3,348.50	
		100000	P&M CONSTRUCTION		9,823.50
10/16/20	11053	200000	Invoice: 2020-096	2,750.25	
		100000	P.S.G.		2,750.25
10/16/20	11054	200000	Invoice: 19868-93020	590.01	
		100000	SEAWAY RENTAL CORP.		590.01
10/16/20	11055	200000	Invoice: 3005522254	511.56	
		100000	THYSSENKRUPP ELEVATOR CORPORATION		511.56
10/16/20	11056	200000	Invoice:	244.67	
		100000	852930501092220 Time Warner Cable		244.67
10/16/20	11057	200000	Invoice: 9864019383	191.37	
		100000	VERIZON WIRELESS		191.37
10/16/20	11058	200000	Invoice:	379.63	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2020 to Oct 31, 2020

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		100000	3353004-0448-0 WASTE MANAGEMENT OF NEW YORK		379.63
10/16/20	11059	200000	Invoice: 2020030007159-10/2 0	1,470.44	
		100000	WATERTOWN CITY SCHOOL DISTRICT		1,470.44
10/16/20	11060	200000	Invoice: STMT33304922	563.92	
		100000	W.B. MASON COMPANY, INC.		563.92
10/16/20	11061	200000	Invoice: 105092-9/20	231.92	
		100000	G.W. WHITE & SON INC.		231.92
10/16/20	11062	200000	Invoice: 10/20 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
	Total			46,089.39	46,089.39

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2020
 Prepared by WICLDC STAFF, November 19, 2020

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 115,486.00	37,203.41	\$ 9,320.27	9,294.38	32.21
Total Revenues	<u>115,486.00</u>	<u>37,203.41</u>	<u>9,320.27</u>	<u>9,294.38</u>	32.21
Expenses					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	14,986.27	1,149.84	(2,350.00)	62.44
Maintenance - Common Area	19,400.00	5,421.49	1,166.37	943.47	27.95
Maintenance - Grounds	24,400.00	375.93	138.60	0.00	1.54
Maintenance - Equipment/Tools	10,750.00	4,169.92	0.00	484.43	38.79
Maintenance - Materials	4,000.00	5,398.49	3,648.36	339.42	134.96
Total Operations	<u>96,550.00</u>	<u>33,012.99</u>	<u>6,103.17</u>	<u>(582.68)</u>	34.19
Net Income Over Expenditure	\$ <u>18,936.00</u>	<u>4,190.42</u>	\$ <u>3,217.10</u>	<u>9,877.06</u>	22.13