

**Watertown Industrial Center LDC****Income Statement for the Nine Month Period Ending March 31, 2021**

Prepared by Staff, April 21, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 509,233.00	367,682.23	\$ 40,777.94	41,286.80	141,550.77
Misc Inc - Oper & Admin	20,000.00	12,000.00	1,250.00	1,250.00	8,000.00
Interest Income	15.00	7.37	0.84	0.75	7.63
LIF Loan Principal	114,955.00	87,811.73	11,504.96	9,610.19	27,143.27
Leasehold Interest	11,524.00	8,921.37	909.02	929.70	2,602.63
<b>Total Revenues</b>	<b>655,727.00</b>	<b>476,422.70</b>	<b>54,442.76</b>	<b>53,077.44</b>	<b>179,304.30</b>
<b>Expenses</b>					
Marketing	12,500.00	6,527.06	390.00	723.00	5,972.94
Salaries	99,004.00	75,153.40	11,198.01	7,465.34	23,850.60
FICA-Medicare Tax Expense	7,574.00	5,739.05	855.12	570.08	1,834.95
Dental Ins	774.00	539.78	(15.78)	217.12	234.22
Vision Ins.	202.00	140.90	(4.11)	56.66	61.10
Comp Ins.	3,200.00	2,501.29	371.05	258.44	698.71
Retirement Expense	8,930.00	5,564.51	522.58	522.58	3,365.49
NYS Unemployment	452.00	110.22	29.23	39.18	341.78
NYS Re-Emp Service	20.00	13.86	2.28	5.60	6.14
Vehicle Allowance	1,800.00	1,350.00	300.00	150.00	450.00
Disability	860.00	633.00	(64.41)	34.91	227.00
Paychex Processing	3,531.00	2,665.31	401.10	267.40	865.69
Life Ins.	0.00	74.25	0.00	24.75	(74.25)
Office Expenses	19,655.00	15,340.67	1,126.82	1,661.33	4,314.33
Depreciation	153,619.00	116,584.02	12,953.78	12,953.78	37,034.98
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	42,278.49	4,623.67	4,623.67	15,007.51
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	2,440.40	164.50	315.00	(2,440.40)
Accounting and Auditing	5,853.00	5,375.00	0.00	0.00	478.00
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	10,790.14	724.61	485.38	8,609.86
Maintenance - Building Repairs	24,000.00	16,044.25	4,470.57	1,740.41	7,955.75
Maintenance - Materials	4,000.00	7,058.47	239.02	666.27	(3,058.47)
Maintenance - Grounds	24,400.00	8,498.95	6,850.00	1,273.02	15,901.05
Maintenance - Equipment/Tools	10,750.00	15,091.29	3,597.65	2,056.31	(4,341.29)
Waste Removal	6,300.00	5,328.55	639.70	450.79	971.45
Property Taxes	37,000.00	36,328.04	0.00	10,593.00	671.96
Water	8,664.00	6,443.82	707.88	707.88	2,220.18
Electric	46,371.00	42,620.98	4,741.41	6,314.39	3,750.02
Gas	24,350.00	19,412.58	4,309.21	4,821.95	4,937.42
Interest Expense-Roof Project	6,965.00	5,276.28	570.24	574.35	1,688.72
Interest Expense-JCLDC Project	6,871.00	5,291.53	547.14	557.40	1,579.47
Interest Expense-JAIN PROJEC	4,092.00	3,196.08	317.56	327.01	895.92
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
<b>Total Operations</b>	<b>632,723.00</b>	<b>467,073.06</b>	<b>60,568.83</b>	<b>60,457.00</b>	<b>165,649.94</b>
Total Revenue	655,727.00	476,422.70	54,442.76	53,077.44	179,304.30
Total Expenses	632,723.00	467,073.06	60,568.83	60,457.00	165,649.94
<b>Net Income Over Expenditure</b>	<b>\$ 23,004.00</b>	<b>9,349.64</b>	<b>\$ (6,126.07)</b>	<b>(7,379.56)</b>	<b>13,654.36</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Nine Month Period Ending March 31, 2021**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 509,233.00	367,682.23	\$ 40,777.94	41,286.80	72.20
Misc Inc - Oper & Admin	20,000.00	12,000.00	1,250.00	1,250.00	60.00
Interest Income	15.00	7.37	0.84	0.75	49.13
<b>Total Revenues</b>	<b>529,248.00</b>	<b>379,689.60</b>	<b>42,028.78</b>	<b>42,537.55</b>	<b>71.74</b>
<b>Expenses</b>					
Marketing	12,500.00	6,527.06	390.00	723.00	52.22
Salaries	99,004.00	75,153.40	11,198.01	7,465.34	75.91
Benefits	23,812.00	16,666.86	1,995.96	1,879.32	69.99
Paychex Processing	3,531.00	2,665.31	401.10	267.40	75.48
Office Expenses	19,655.00	15,340.67	1,126.82	1,661.33	78.05
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	42,278.49	4,623.67	4,623.67	73.80
Professional Consultants	17,153.00	7,815.40	164.50	315.00	45.56
Maintenance Expenses	96,550.00	60,143.99	15,881.85	6,221.39	62.29
Utilities Taxes & Rent	122,685.00	110,133.97	10,398.20	22,888.01	89.77
Interest Expense-JCLDC Project	6,871.00	5,291.53	547.14	557.40	77.01
Interest Expense-JAIN PROJEC	4,092.00	3,196.08	317.56	327.01	78.11
Interest Exp Roof Project	6,965.00	5,276.28	570.24	574.35	75.75
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
<b>Total Operations</b>	<b>479,104.00</b>	<b>350,489.04</b>	<b>47,615.05</b>	<b>47,503.22</b>	<b>73.16</b>
Total Revenue	529,248.00	379,689.60	42,028.78	42,537.55	71.74
Total Expenses	479,104.00	350,489.04	47,615.05	47,503.22	73.16
<b>Net Income Over Expenditure</b>	<b>\$ 50,144.00</b>	<b>29,200.56</b>	<b>\$ (5,586.27)</b>	<b>(4,965.67)</b>	<b>58.23</b>

Watertown Industrial Center LDC  
Balance Sheet  
March 31, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	100,313.74
Capital Reserve		98,438.91
Leasehold Improvement Fund		124,083.87
Accounts Receivable		11,061.96
Acc. Rec. LHI		388,499.47
Rents Receivable		7,274.39
		<hr/>
Total Current Assets		729,672.34
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		(3,975,270.30)
		<hr/>
Total Property and Equipment		2,120,181.86
Other Assets		
Work In Process-Variou		26,495.04
		<hr/>
Total Other Assets		26,495.04
		<hr/>
Total Assets	\$	<u><u>2,876,349.24</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	19,698.74
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		5.27
ACCRUED PAYROLL		1,471.00
Retirement Withheld		115.11
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		214,747.36
DEFERRED LIAB. BACK OF A PROJ		105,625.66
Due WIC LHI		50.72
Deferred Revenue		68,127.17
Refundable Advance - Back of A		60,000.00
		<hr/>
Total Current Liabilities		470,868.08
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		214,742.36
BACK A RENOVATION LOAN		105,625.49
Roof Replacement Loan		226,448.30
		<hr/>
Total Long-Term Liabilities		546,816.15
		<hr/>
Total Liabilities		1,017,684.23
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  
March 31, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>9,349.64</u>	
Total Capital		<u>1,858,665.01</u>
Total Liabilities & Capital	\$	<u><u>2,876,349.24</u></u>

Watertown Industrial Center Compative Balance Sheet for: 2/28/21 - 3/31/21

ASSETS	2/28/2021	3/31/2021	After Adjusting Entries 6/30/2020
<b>Current Assets</b>			
General Checking - Key Bank	\$ 98,890.47	\$ 100,313.74	\$ 91,239.03
Capital Reserve	98,438.07	98,438.91	98,431.54
Leasehold Improvement Fund	119,899.31	124,083.87	101,425.99
Accounts Receivable	13,191.36	11,061.96	5,505.11
Acc. Rec. LHI	400,004.43	388,499.47	476,311.20
Rents Receivable	<u>15,147.15</u>	<u>7,274.39</u>	<u>11,408.39</u>
<b>Total Current Assets</b>	<b>745,570.79</b>	<b>729,672.34</b>	<b>784,321.26</b>
<b>Property and Equipment</b>			
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>(3,962,316.52)</u>	<u>(3,975,270.30)</u>	<u>(3,858,686.28)</u>
<b>Total Property and Equipment</b>	<b>2,133,135.64</b>	<b>2,120,181.86</b>	<b>2,236,765.88</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>26,495.04</u>	<u>26,495.04</u>	<u>4,985.14</u>
<b>Total Other Assets</b>	<b>26,495.04</b>	<b>26,495.04</b>	<b>4,985.14</b>
<b>Total Assets</b>	<b><u>\$ 2,905,201.47</u></b>	<b><u>\$ 2,876,349.24</u></b>	<b><u>\$ 3,026,072.28</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 22,019.05	\$ 19,698.74	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	4.23	5.27	6.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	115.11	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	218,862.09	214,747.36	251,412.66
Deferred Liab.Back of A Project	108,876.69	105,625.66	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	72,266.37	68,127.17	90,352.37
Refundable Advance - Back of A	<u>60,000.00</u>	<u>60,000.00</u>	<u>60,000.00</u>
<b>Total Current Liabilities</b>	<b>484,580.33</b>	<b>470,868.08</b>	<b>549,668.00</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	218,857.09	214,742.36	251,407.66
Back A Renovation Loan	108,876.52	105,625.49	134,546.72
Roof Replacement Loan	<u>228,096.45</u>	<u>226,448.30</u>	<u>241,134.53</u>
<b>Total Long-Term Liabilities</b>	<b>555,830.06</b>	<b>546,816.15</b>	<b>627,088.91</b>
<b>Total Liabilities</b>	<b>1,040,410.39</b>	<b>1,017,684.23</b>	<b>1,176,756.91</b>
<b>Capital</b>			
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>15,475.71</u>	<u>9,349.64</u>	<u>24,435.30</u>
<b>Total Capital</b>	<b>1,864,791.08</b>	<b>1,858,665.01</b>	<b>1,849,315.37</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,905,201.47</u></b>	<b><u>\$ 2,876,349.24</u></b>	<b><u>\$ 3,026,072.28</u></b>

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Mar 31, 2021**

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
DigiCollect LLC	6421	2/1/21		150.00			150.00
	6422	3/1/21	150.00				150.00
<b>DigiCollect LLC</b>			<b>150.00</b>	<b>150.00</b>			<b>300.00</b>
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
<b>FERGUSON ENTERPRISES, INC.</b>						<b>-4,101.53</b>	<b>-4,101.53</b>
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
<b>LAURENCE WOLLUM</b>						<b>-5.70</b>	<b>-5.70</b>
MODERN MOVING AND STORAG	6290	3/1/21	4,225.63				4,225.63
<b>MODERN MOVING AND STORAG</b>			<b>4,225.63</b>				<b>4,225.63</b>
NEW YORK AIR BRAKE	6409	3/1/21	1,324.51				1,324.51
<b>NEW YORK AIR BRAKE</b>			<b>1,324.51</b>				<b>1,324.51</b>
PICK N GO PROPERTY WASTE S	6412	3/1/21	1,557.96				1,557.96
<b>PICK N GO PROPERTY WASTE S</b>			<b>1,557.96</b>				<b>1,557.96</b>
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
<b>SERV-PRO</b>						<b>-0.01</b>	<b>-0.01</b>
			<b>7,258.10</b>	<b>150.00</b>		<b>-4,107.24</b>	<b>3,300.86</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Mar 31, 2021**

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	BFP DOOR 2020				3,618.62	3,618.62
PICK N GO PROPERTY W	PicnGo Wall Dam				6,870.62	6,870.62
	6452	289.84				289.84
3157834122	6453	198.57				198.57
<b>PICNGO</b>		<b>488.41</b>			<b>10,489.24</b>	<b>10,977.65</b>
<b>PICK N GO PROPERTY W</b>						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
<b>SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
<b>SERV-PRO</b>						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
<b>SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>BILLY SOLURI</b>						
<b>Report Total</b>		<b>488.41</b>			<b>10,573.55</b>	<b>11,061.96</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Mar 1, 2021 to Mar 31, 2021**

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
3/12/21	141000 100000	10667	Invoice: 6418 SERV-PRO	2,222.71	2,222.71
3/12/21	141000 100000	033187	Invoice: 6289 MODERN MOVING AND STORAGE	4,225.63	4,225.63
3/12/21	141000 100000	1264	Invoice: 6417 LAURENCE WOLLUM	304.50	304.50
3/12/21	141000 100000	VV595	Invoice: 6407 Certapro Painters	720.17	720.17
3/12/21	141000 100000	158860	Invoice: 6231 Jain Irrigation Inc.	6,464.80	6,464.80
3/12/21	141000 100000	457385	Invoice: 6393 NEW YORK AIR BRAKE	1,324.51	1,324.51
3/12/21	141000 100000	20896	Invoice: 6406 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
3/12/21	141000 100000	91805	Invoice: 6419 UPSTATE CONSTRUCTION SERVICES, INC.	644.44	644.44
3/12/21	141000 100000	0051151899	Invoice: 6405 Ampersand New York Operations Co. LLC.	869.51	869.51
3/12/21	125000 100000	7457	Invoice: 6408 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
3/12/21	141000 100000	5500	Invoice: 6331 JEFFERSON COUNTY LDC	1,479.37	1,479.37
3/12/21	141000 100000	699464	Invoice: 6413 W.B. Mason Co, Inc.	1,019.54	1,019.54
3/12/21	141000 100000	10292	Invoice: 6410 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
3/12/21	141000 100000	1210	Invoice: 6415 STEVEN ELLIOT	495.88	495.88
3/19/21	141000 100000	159158	Invoice: 6232 Jain Irrigation Inc.	6,464.80	6,464.80
3/19/21	125000 100000	2336	Invoice: 6411 PICK N GO PROPERTY WASTE SERVICES	230.13	230.13
3/19/21	141000 141000 100000	2337	Invoice: 6380 Invoice: 6395 PICK N GO PROPERTY WASTE SERVICES	3,115.92	1,557.96 1,557.96
3/19/21	125000 125000 100000	2338	Invoice: BFP DOOR 2020 Invoice: PicnGo Wall Damage PICK N GO PROPERTY WASTE SERVICES	2,097.84	1,048.92 1,048.92
3/19/21	141000 100000	1512	Invoice: 6416 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
3/19/21	141000 100000	13361	Invoice: 6414 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21



**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Mar 1, 2021 to Mar 31, 2021**

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

<b>Date</b>	<b>Account ID</b>	<b>Transaction Re</b>	<b>Line Description</b>	<b>Debit Amnt</b>	<b>Credit Amnt</b>
3/19/21	141000 100000	1537	Invoice: 6420 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
				<b>52,228.67</b>	<b>52,228.67</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Mar 31, 2021**

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
BURRVILLE BURRVILLE POWER EQ  315-786-3468	604145	100.31				100.31
<b>BURRVILLE BURRVILLE POWER EQ</b>		<b>100.31</b>				<b>100.31</b>
CITYCOMP CITY COMPTROLLER  315-785-7757	0004614-3/21 0002012-3/21	438.99 268.89				438.99 268.89
<b>CITYCOMP CITY COMPTROLLER</b>		<b>707.88</b>				<b>707.88</b>
CREG CREG SYSTEMS CORP BOB CASWELL 3157880000	43945	239.02				239.02
<b>CREG CREG SYSTEMS CORP</b>		<b>239.02</b>				<b>239.02</b>
DE DIRECT ENERGY	210910045215 210910045215 210910045215 210910045215 210910045215 210910045215 210910045215 210970045265	465.66 218.90 794.14 200.40 241.31 79.70 107.89 40.80				465.66 218.90 794.14 200.40 241.31 79.70 107.89 40.80
<b>DE DIRECT ENERGY</b>		<b>2,148.80</b>				<b>2,148.80</b>
FP FP MAILING SOLUTION	RI104832816	135.45				135.45
<b>FP FP MAILING SOLUTION</b>		<b>135.45</b>				<b>135.45</b>
NG NATIONAL GRID	0918937121-32 1078719124-32 5874117053-32	118.94 506.39 317.45				118.94 506.39 317.45

**Watertown Industrial Center LDC  
Aged Payables  
As of Mar 31, 2021**

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
	0898937150-32	940.41				940.41
	0338937134-32	24.52				24.52
	0058937125-32	695.84				695.84
	0438937154-32	597.95				597.95
	0038937138-32	379.92				379.92
	0498937125-32	782.00				782.00
	0958937132-32	272.69				272.69
	1118719155-32	816.41				816.41
	2853006034-32	274.25				274.25
	4083010042-32	880.31				880.31
	9678936125-32	272.17				272.17
	2017080029-32	75.09				75.09
	0518786126-33	146.05				146.05
<b>NG NATIONAL GRID</b>		<b>7,100.39</b>				<b>7,100.39</b>
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
<b>NYS DEPT OF LABOR NYS DEPT OF LABOR</b>					<b>275.00</b>	<b>275.00</b>
NYTRIC NYTRIC ELECTRICAL C 315-788-4414	15673 15415	386.21 2,887.92				386.21 2,887.92
<b>NYTRIC NYTRIC ELECTRICAL C</b>		<b>3,274.13</b>				<b>3,274.13</b>
PITCHER'S SEWER PITCHER'S SEWER SE 315-785-1834	15849		700.00			700.00
<b>PITCHER'S SEWER PITCHER'S SEWER SE</b>			<b>700.00</b>			<b>700.00</b>
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572000013 3/31 STMT	164.50	315.00			315.00 164.50
<b>SCHWERZMANN SCHWERZMANN &amp; WIS</b>		<b>164.50</b>	<b>315.00</b>			<b>479.50</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Mar 31, 2021**

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
SEAWAY RENTAL SEAWAY RENTAL COR  3157884700	3/31/21 STMNT	3,424.00				3,424.00
<b>SEAWAY RENTAL SEAWAY RENTAL COR</b>		<b>3,424.00</b>				<b>3,424.00</b>
Time Warner Time Warner Cable	852930501032	244.81				244.81
<b>Time Warner Time Warner Cable</b>		<b>244.81</b>				<b>244.81</b>
WASTE M WASTE MANAGEMENT  315-773-5696	3361545-0448-	639.70				639.70
<b>WASTE M WASTE MANAGEMENT</b>		<b>639.70</b>				<b>639.70</b>
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
<b>WICLDC WATERTOWN INDUSTR</b>					<b>-3.00</b>	<b>-3.00</b>
<b>Report Total</b>		<b>18,178.99</b>	<b>1,015.00</b>		<b>272.00</b>	<b>19,465.99</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2021 to Mar 31, 2021**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
3/1/21	11163	200000 100000	Invoice: 92025783 ABJ FIRE PROTECTION CO.	666.50	666.50
3/1/21	11164	200000 100000	Invoice: 63353 NOBEL ACE HDWE	198.83	198.83
3/1/21	11165	200000 100000	Invoice: 604512 BURRVILLE POWER EQUIPMENT	213.82	213.82
3/1/21	11166	200000 100000	Invoice: 3/21 INS Central Insurance Companies	4,623.67	4,623.67
3/1/21	11167	200000 100000	Invoice: 15593 NYTRIC ELECTRICAL CONTRACTORS, LLC	276.42	276.42
3/1/21	11168	200000 100000	Invoice: 161694-21 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
3/1/21	11169	200000 100000	Invoice: 15790 PITCHER'S SEWER SERVICE, INC.	200.00	200.00
3/1/21	11170	200000 100000	Invoice: 42124 RAYNOR OVERHEAD DOOR SALES, IN	140.00	140.00
3/1/21	11171	200000 100000	Invoice: 3/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
3/18/21	11172	200000	Invoice:	261.07	
		200000	0958937132-22421 Invoice:	610.10	
		200000	0438937154-22421 Invoice:	1,326.66	
		200000	0898937150-22421 Invoice:	24.52	
		200000	0338937134-22421 Invoice:	230.21	
		200000	4083010042-22421 Invoice:	752.50	
		200000	1078719124-22421 Invoice:	86.63	
		200000	2017080029-22421 Invoice:	223.97	
		200000	0918937121-22421 Invoice:	456.52	
		200000	5874117053-22421 Invoice:	274.09	
		200000	9678936125-22421 Invoice:	390.84	
		200000	0038937138-22421 Invoice:	816.35	
		200000	0058937125-22421 Invoice:	1,089.74	
		200000	0498937125-22421 Invoice:	1,039.47	

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2021 to Mar 31, 2021**

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	1118719155-22421 Invoice:	280.55	
		200000	2853006034-22421 Invoice:	145.14	
		100000	0518786126-22621 NATIONAL GRID		8,008.36
3/18/21	11173	100000	VOID		
3/18/21	11173	200000	Invoice:	202.96	
		100000	63353-022821 NOBEL ACE HDWE		202.96
3/18/21	11174	200000	Invoice: 109556	338.40	
		100000	BLACK RIVER PAPER COMPANY INC.		338.40
3/18/21	11175	200000	Invoice:	485.38	
		100000	12666550-2/21 CINTAS		485.38
3/18/21	11176	200000	Invoice:	438.99	
		200000	0004614-2/21 Invoice:	268.89	
		100000	0002012-2/21 CITY COMPTROLLER		707.88
3/18/21	11177	200000	Invoice:	363.99	
		200000	S043474572.001 Invoice: 2/21 STMNT	463.31	
		200000	Invoice:	134.10	
		200000	S043474572.002 Invoice:	437.60	
		100000	S043537415.001 COOPER ELECTRIC		1,399.00
3/18/21	11178	200000	Invoice:	224.02	
		200000	210630044940448 Invoice:	1,266.49	
		200000	210630044940452 Invoice:	305.26	
		200000	210630044940453 Invoice:	307.59	
		200000	210630044940451 Invoice:	123.16	
		200000	210630044940449 Invoice:	744.77	
		200000	210630044940450 Invoice:	387.38	
		200000	210630044940454 Invoice:	59.15	
		100000	210630044940447 DIRECT ENERGY		3,417.82
3/18/21	11179	200000	Invoice: 28858783	387.36	
		100000	Great America Financial Services		387.36
3/18/21	11180	200000	Invoice: 2163626	390.00	
		100000	MCQUADE & BANNIGAN		390.00
3/18/21	11181	200000	Invoice: 030421-B	250.00	
		100000	POMERVILLE'S SEPTIC SERVICE		250.00

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2021 to Mar 31, 2021**

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

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
3/18/21	11182	200000	Invoice: 2020-147	235.00	
		200000	Invoice: 2020-145	73.34	
		200000	Invoice: 2020-146	195.95	
		200000	Invoice: 2020-153	330.00	
		100000	P.S.G.		834.29
3/18/21	11183	200000	Invoice: 2/21 STMNT	1,779.50	
		100000	SEAWAY RENTAL CORP.		1,779.50
3/18/21	11184	200000	Invoice: 2020-2021- 1OF2	6,850.00	
		100000	SWBG WHOLESALE INC.		6,850.00
3/18/21	11185	200000	Invoice: 852930501022221	244.81	
		100000	Time Warner Cable		244.81
3/18/21	11186	200000	Invoice: 9874570453	259.53	
		100000	VERIZON		259.53
3/18/21	11187	200000	Invoice: 2021	300.00	
		100000	Watertown American Little League		300.00
3/18/21	11188	200000	Invoice: 3360843-0448-2	450.79	
		100000	WASTE MANAGEMENT OF NEW YORK		450.79
3/18/21	11189	200000	Invoice: STMT36443453	1,892.94	
		100000	W.B. MASON COMPANY, INC.		1,892.94
3/18/21	11190	200000	Invoice: 126421-3/21	99.67	
		100000	WESTELCOM		99.67
3/18/21	11191	200000	Invoice: 105092-2/21	62.99	
		100000	G.W. WHITE & SON INC.		62.99
	<b>Total</b>			<b>37,322.31</b>	<b>37,322.31</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Nine Month Period Ending March 31, 2021**  
 Prepared by WICLDC STAFF, April 21, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 115,486.00	83,867.53	\$ 9,283.24	9,368.11	72.62
Total Revenues	<u>115,486.00</u>	<u>83,867.53</u>	<u>9,283.24</u>	<u>9,368.11</u>	72.62
<b>Expenses</b>					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	16,044.25	4,470.57	1,740.41	66.85
Maintenance - Common Area	19,400.00	10,790.14	724.61	485.38	55.62
Maintenance - Grounds	24,400.00	8,498.95	6,850.00	1,273.02	34.83
Maintenance - Equipment/Tools	10,750.00	15,091.29	3,597.65	2,056.31	140.38
Maintenance - Materials	4,000.00	7,058.47	239.02	666.27	176.46
Total Operations	<u>96,550.00</u>	<u>60,143.99</u>	<u>15,881.85</u>	<u>6,221.39</u>	62.29
<b>Net Income Over Expenditure</b>	<b>\$ <u>18,936.00</u></b>	<b><u>23,723.54</u></b>	<b>\$ <u>(6,598.61)</u></b>	<b><u>3,146.72</u></b>	<b>125.28</b>



WICLDC  
LHI Summary Report  
For 3-31-21 Financials  
Unaudited

<b>Tenant</b>	<b>Start Date</b>	<b>Original</b>	<b>Remaining</b>	<b>Term</b>	<b>Int. Rate</b>	<b>Status</b>
Jain	7/1/2018	\$ 112,445.12	\$ 50,600.15	5 Years	0%	Current
Servpro	10/1/2014	\$ 45,084.71	\$ 17,304.70	10 Years	3%	Current

Mar-21

Tenant	Staff	Expiration	Option	Rate Increase	Main Square Ft.	Storage Square Ft.	Base Rent	Taxes	Maint.	Heat	Electric	CIR	Water	Storage /Trash/Other	Total	Billing Check	Ok to invoice
Black Horse Group	20	12/31/2021	None	-	2,233.00	897.00	528.15	61.96	232.32	-	-	67.76	37.74	85.00	\$ 1,012.93	Ok	Ok
Brookfield Power	38	1/31/2021	2/1/2021	2/1/2021	21,356.00	-	7,798.71	569.49	2,135.60	-	-	1,014.41	56.00	-	\$ 11,574.21	Ok	Ok
Jain Irrigation	2	6/30/2023	7/1/2023	7/1/2023	35,710.00	-	2,350.91	1,011.78	1,934.29	-	-	1,130.82	37.00	-	\$ 6,464.80	Ok	Ok
Colonial Insurance	7	12/31/2020	None	-	522.00	-	295.46	15.85	59.46	37.16	37.16	17.34	33.45	-	\$ 495.88	Ok	Ok
Converse Labs	11	12/31/2025	None	-	3,700.00	-	1,118.03	123.33	462.50	-	-	138.75	-	75.00	\$ 1,917.61	Ok	Ok
All Sail Lifts - Larry Wollum	1	Monthly	-	7/1/2021	288.00	-	188.70	8.48	31.80	-	66.24	9.28	-	-	\$ 304.50	Ok	Ok
JCLDC	6	4/30/2025	5/1/2025	10/1/2021	4,616.00	2,000.00	484.68	141.40	530.23	-	-	154.65	34.46	133.95	\$ 1,479.37	Ok	Ok
ServPro of Jefferson County	7	9/30/2024	10/1/2024	10/1/2021	5,480.00	-	1,189.46	169.47	635.51	-	-	185.36	42.91	-	\$ 2,222.71	Ok	Ok
Upstate Construction	1	3/31/2021	4/1/2021	4/1/2021	1,080.00	-	321.30	32.13	119.34	91.80	45.90	33.97	-	-	\$ 644.44	Ok	Ok
Upstate Testing and Control	2	7/1/2021	-	7/1/2021	1,500.00	-	550.44	47.56	178.34	-	-	57.50	35.67	-	\$ 869.51	Ok	Ok
New York Air Brake	0	10/31/2021	11/1/2021	11/1/2021	1,920.00	-	636.48	55.49	210.52	-	-	62.02	-	360.00	\$ 1,324.51	Ok	Ok
W.B. Mason	3	Monthly	-	-	1,700.00	-	455.18	47.64	178.64	111.65	135.47	52.10	38.86	-	\$ 1,019.54	Ok	Ok
Watertown Model Railroad Club	-	12/31/2021	None	-	2,800.00	-	350.00	-	-	-	-	-	-	-	\$ 350.00	Ok	Ok
Modern Moving	13	3/31/2021	None	-	9,600.00	-	2,120.00	298.59	1,132.90	-	-	333.72	40.42	300.00	\$ 4,225.63	Ok	Ok
NYTRIC	28	8/31/2020	-	-	9,700.00	-	2,767.93	279.99	1,049.96	-	-	306.24	40.05	-	\$ 4,444.17	Ok	Ok
Pick N Go Waste Services	5	11/30/2021	-	-	2,160.00	-	909.79	73.03	273.85	-	32.92	79.87	38.50	150.00	\$ 1,557.96	Ok	Ok
CertaPro Painters	2	10/31/2022	-	11/1/2021	1,076.00	376.00	315.16	31.10	117.98	44.83	-	31.10	-	180.00	\$ 720.17	Ok	Ok
DigCollect	0	1/31/2022	None	-	400.00	-	150.00	-	-	-	-	-	-	-	\$ 150.00	Ok	Ok
<b>Total</b>	<b>146</b>				<b>105,841.00</b>	<b>3,273.00</b>	<b>\$ 22,530.38</b>	<b>\$ 131,644.38</b>	<b>\$ 9,283.24</b>	<b>\$ 285.44</b>	<b>\$ 9,568.68</b>	<b>\$ 3,674.89</b>	<b>\$ 270.87</b>	<b>\$ 3,945.76</b>	<b>\$ 40,777.94</b>		

Yard Space																	
Total Leased					<b>Sq. ft. Leased</b>	<b>109,114.00</b>											
					<b>WICLDC</b>	<b>3,068.00</b>											
					<b>Total</b>	<b>112,182.00</b>											
Per Proposed Pilot	Office	Flex	Subpar														
Leased Sq. ft.	20,035.00	91,250.00	897.00														
Leasable Sq. ft.	22,126.00	95,633.00	63,914.00														
<b>% Occupied</b>	<b>91%</b>	<b>95%</b>	<b>1%</b>														

						<b>Additional</b>	
						Tenant Billing	40,777.94
						Service Agreement	1,250.00
						<b>Total Billing</b>	<b>\$ 42,027.94</b>

Total Available Sq. ft.	181,673.00
Total Leased Sq. ft.	112,182.00
<b>% Occupied</b>	<b>62%</b>

Prospect List					
ID	Prospect	Length	Square Ft.	Estimated Move In Cost	# of Jobs
A					