

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2021**

Prepared by Staff, February 18, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 509,233.00	285,617.49	\$ 41,136.80	40,943.21	223,615.51
Misc Inc - Oper & Admin	20,000.00	9,500.00	1,250.00	2,000.00	10,500.00
Interest Income	15.00	5.78	0.84	0.83	9.22
LIF Loan Principal	114,955.00	66,696.58	9,589.54	9,568.96	48,258.42
Leasehold Interest	11,524.00	7,082.65	950.35	970.93	4,441.35
Total Revenues	655,727.00	368,902.50	52,927.53	53,483.93	286,824.50
Expenses					
Marketing	12,500.00	5,414.06	0.00	1,182.00	7,085.94
Salaries	99,004.00	56,490.05	7,965.34	7,465.34	42,513.95
FICA-Medicare Tax Expense	7,574.00	4,313.85	608.33	570.08	3,260.15
Dental Ins	774.00	338.44	(10.52)	(10.52)	435.56
Vision Ins.	202.00	88.35	(2.74)	(2.74)	113.65
Comp Ins.	3,200.00	1,871.80	269.95	258.44	1,328.20
Retirement Expense	8,930.00	4,519.35	522.58	522.58	4,410.65
NYS Unemployment	452.00	41.81	41.81	0.00	410.19
NYS Re-Emp Service	20.00	5.98	5.98	0.00	14.02
Vehicle Allowance	1,800.00	900.00	150.00	150.00	900.00
Disability	860.00	662.50	661.91	(17.94)	197.50
Paychex Processing	3,531.00	1,996.81	391.40	275.51	1,534.19
Life Ins.	0.00	49.50	0.00	0.00	(49.50)
Office Expenses	19,655.00	12,552.52	905.47	1,073.45	7,102.48
Depreciation	153,619.00	90,676.46	12,953.78	12,953.78	62,942.54
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	33,031.15	4,623.67	4,623.67	24,254.85
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	1,960.90	938.50	0.00	(1,960.90)
Accounting and Auditing	5,853.00	5,375.00	175.00	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	8,858.79	916.04	1,136.49	10,541.21
Maintenance - Building Repairs	24,000.00	9,833.27	1,175.00	(8,164.00)	14,166.73
Maintenance - Materials	4,000.00	6,009.21	0.00	579.26	(2,009.21)
Maintenance - Grounds	24,400.00	375.93	0.00	0.00	24,024.07
Maintenance - Equipment/Tools	10,750.00	9,437.33	1,084.81	3,582.14	1,312.67
Waste Removal	6,300.00	4,238.06	622.13	(246.37)	2,061.94
Property Taxes	37,000.00	25,735.04	0.00	0.00	11,264.96
Water	8,664.00	5,028.06	707.88	707.88	3,635.94
Electric	46,371.00	31,565.18	5,437.30	5,536.28	14,805.82
Gas	24,350.00	10,281.42	4,471.21	2,959.00	14,068.58
Interest Expense-Roof Project	6,965.00	4,131.69	578.45	582.54	2,833.31
Interest Expense-JCLDC Project	6,871.00	4,186.99	567.64	577.85	2,684.01
Interest Expense-JAIN PROJEC	4,092.00	2,551.51	336.44	345.84	1,540.49
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	345,181.90	46,097.36	36,640.56	287,541.10
Total Revenue	655,727.00	368,902.50	52,927.53	53,483.93	286,824.50
Total Expenses	632,723.00	345,181.90	46,097.36	36,640.56	287,541.10
Net Income Over Expenditure	\$ 23,004.00	23,720.60	\$ 6,830.17	16,843.37	(716.60)

Watertown Industrial Center LDC
Income Statement for the Seven Month Period Ending January 31, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 509,233.00	285,617.49	\$ 41,136.80	40,943.21	56.09
Misc Inc - Oper & Admin	20,000.00	9,500.00	1,250.00	2,000.00	47.50
Interest Income	15.00	5.78	0.84	0.83	38.53
Total Revenues	529,248.00	295,123.27	42,387.64	42,944.04	55.76
Expenses					
Marketing	12,500.00	5,414.06	0.00	1,182.00	43.31
Salaries	99,004.00	56,490.05	7,965.34	7,465.34	57.06
Benefits	23,812.00	12,791.58	2,247.30	1,469.90	53.72
Paychex Processing	3,531.00	1,996.81	391.40	275.51	56.55
Office Expenses	19,655.00	12,552.52	905.47	1,073.45	63.86
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	33,031.15	4,623.67	4,623.67	57.66
Professional Consultants	17,153.00	7,335.90	1,113.50	0.00	42.77
Maintenance Expenses	96,550.00	37,175.42	3,175.85	(2,866.11)	38.50
Utilities Taxes & Rent	122,685.00	76,847.76	11,238.52	8,956.79	62.64
Interest Expense-JCLDC Project	6,871.00	4,186.99	567.64	577.85	60.94
Interest Expense-JAIN PROJEC	4,092.00	2,551.51	336.44	345.84	62.35
Interest Exp Roof Project	6,965.00	4,131.69	578.45	582.54	59.32
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	254,505.44	33,143.58	23,686.78	53.12
Total Revenue	529,248.00	295,123.27	42,387.64	42,944.04	55.76
Total Expenses	479,104.00	254,505.44	33,143.58	23,686.78	53.12
Net Income Over Expenditure	\$ 50,144.00	40,617.83	\$ 9,244.06	19,257.26	81.00

Watertown Industrial Center LDC
Balance Sheet
January 31, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	102,135.43
Capital Reserve		98,437.32
Leasehold Improvement Fund		117,598.44
Accounts Receivable		12,901.52
Acc. Rec. LHI		409,614.62
Rents Receivable		13,097.17
		<hr/>
Total Current Assets		753,784.50
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		(3,949,362.74)
		<hr/>
Total Property and Equipment		2,146,089.42
Other Assets		
Work In Process-Variou		26,495.04
		<hr/>
Total Other Assets		26,495.04
		<hr/>
Total Assets	\$	<u><u>2,926,368.96</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	16,342.27
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		3.33
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		222,966.56
DEFERRED LIAB. BACK OF A PROJ		112,118.27
Due WIC LHI		50.72
Deferred Revenue		74,530.51
Refundable Advance - Back of A		60,000.00
		<hr/>
Total Current Liabilities		488,512.84
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		222,961.56
BACK A RENOVATION LOAN		112,118.10
Roof Replacement Loan		229,740.49
		<hr/>
Total Long-Term Liabilities		564,820.15
		<hr/>
Total Liabilities		1,053,332.99
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
January 31, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>23,720.60</u>	
Total Capital		<u>1,873,035.97</u>
Total Liabilities & Capital	\$	<u><u>2,926,368.96</u></u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/20 - 1/31/21

ASSETS	12/31/2020	1/31/2021	After Adjusting Entries 6/30/2020
Current Assets			
General Checking - Key Bank	\$ 91,457.82	\$ 102,135.43	\$ 91,239.03
Capital Reserve	98,436.48	98,437.32	98,431.54
Leasehold Improvement Fund	115,288.02	117,598.44	101,425.99
Accounts Receivable	14,090.27	12,901.52	5,505.11
Acc. Rec. LHI	419,204.16	409,614.62	476,311.20
Rents Receivable	<u>12,473.58</u>	<u>13,097.17</u>	<u>11,408.39</u>
Total Current Assets	750,950.33	753,784.50	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>(3,936,408.96)</u>	<u>(3,949,362.74)</u>	<u>(3,858,686.28)</u>
Total Property and Equipment	2,159,043.20	2,146,089.42	2,236,765.88
Other Assets			
Work In Process-Variou	<u>26,495.04</u>	<u>26,495.04</u>	<u>4,985.14</u>
Total Other Assets	26,495.04	26,495.04	4,985.14
Total Assets	<u>\$ 2,936,488.57</u>	<u>\$ 2,926,368.96</u>	<u>\$ 3,026,072.28</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 14,727.72	\$ 16,342.27	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	11.80	3.33	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	227,060.79	222,966.56	251,412.66
Deferred Liab.Back of A Project	115,350.42	112,118.27	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	76,793.67	74,530.51	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	496,496.30	488,512.84	549,668.00
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	227,055.79	222,961.56	251,407.66
Back A Renovation Loan	115,350.25	112,118.10	134,546.72
Roof Replacement Loan	<u>231,380.43</u>	<u>229,740.49</u>	<u>241,134.53</u>
Total Long-Term Liabilities	<u>573,786.47</u>	<u>564,820.15</u>	<u>627,088.91</u>
Total Liabilities	1,070,282.77	1,053,332.99	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>16,890.43</u>	<u>23,720.60</u>	<u>24,435.30</u>
Total Capital	<u>1,866,205.80</u>	<u>1,873,035.97</u>	<u>1,849,315.37</u>
Total Liabilities & Capital	<u>\$ 2,936,488.57</u>	<u>\$ 2,926,368.96</u>	<u>\$ 3,026,072.28</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 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
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
	6259	11/1/20			508.86		508.86
	6260	12/1/20		508.86			508.86
	6261	1/1/21	508.86				508.86
Acadia Energy Corporation			508.86	508.86	508.86	4,579.74	6,106.32
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.	6230	1/1/21	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
LAURENCE WOLLUM						-5.70	-5.70
NEW YORK AIR BRAKE	6378	1/1/21	1,324.51				1,324.51
NEW YORK AIR BRAKE			1,324.51				1,324.51
PICK N GO PROPERTY WASTE S	6380	1/1/21	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
	6401	2/1/21	-2,222.71				-2,222.71
SERV-PRO			-2,222.71			-0.01	-2,222.72
			7,633.42	508.86	508.86	472.50	9,123.64

Watertown Industrial Center LDC
Aged Receivables
As of Jan 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 PICK N GO PROPERTY W 3157834122	BFP DOOR 2020 PicnGo Wall Dam 6411	230.13	7,919.54		4,667.54	4,667.54 7,919.54 230.13
PICNGO PICK N GO PROPERTY W		230.13	7,919.54		4,667.54	12,817.21
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		230.13	7,919.54		4,751.85	12,901.52

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2021 to Jan 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
1/8/21	141000 100000	91625	Invoice: 6386 UPSTATE CONSTRUCTION SERVICES, INC.	644.44	644.44
1/8/21	141000 100000	689555	Invoice: 6382 W.B. Mason Co, Inc.	1,019.54	1,019.54
1/8/21	125000 100000	7422	Invoice: 6377 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
1/8/21	141000 100000	5425	Invoice: 6329 JEFFERSON COUNTY LDC	1,479.37	1,479.37
1/8/21	141000 100000	0049694927	Invoice: 6374 Ampersand New York Operations Co. LLC.	869.51	869.51
1/8/21	141000 100000	1535	Invoice: 6387 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
1/15/21	141000 100000	1414	Invoice: 6384 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
1/15/21	141000 100000	13093	Invoice: 6277 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
1/15/21	141000 100000	1262	Invoice: 6388 LAURENCE WOLLUM	304.50	304.50
1/15/21	141000 100000	10573	Invoice: 6385 SERV-PRO	2,222.71	2,222.71
1/15/21	141000 100000	158364	Invoice: 6229 Jain Irrigation Inc.	6,464.80	6,464.80
1/15/21	141000 100000	10244	Invoice: 6379 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
1/15/21	141000 100000	VV581	Invoice: 6376 Certapro Painters	720.17	720.17
1/15/21	141000 100000	1208	Invoice: 6383 STEVEN ELLIOT	495.88	495.88
1/29/21	141000 100000	033175	Invoice: 6288 MODERN MOVING AND STORAGE	4,225.63	4,225.63
1/29/21	141000 100000	2270	Invoice: 6371 PICK N GO PROPERTY WASTE SERVICES	1,557.96	1,557.96
1/29/21	125000 125000 100000	2269	Invoice: BFP DOOR 2020 Invoice: PichGo Wall Damage PICK N GO PROPERTY WASTE SERVICES	1,048.92	524.46 524.46
1/29/21	125000 125000 125000 100000	2268	Invoice: 6370 Invoice: 6381 Invoice: 6396 PICK N GO PROPERTY WASTE SERVICES	369.96	83.23 110.66 176.07
1/29/21	141000 100000	10611	Invoice: 6401 SERV-PRO	2,222.71	2,222.71

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2021 to Jan 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
				<u>43,182.09</u>	<u>43,182.09</u>

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
BOWERS BOWERS & COMPANY BRIE 315-788-7690	198864	175.00				175.00
BOWERS BOWERS & COMPANY		175.00				175.00
BURRVILLE BURRVILLE POWER EQ 315-786-3468	01122021-STM	100.31				100.31
BURRVILLE BURRVILLE POWER EQ		100.31				100.31
CINTAS CINTAS	12666550-1312	387.70				387.70
CINTAS CINTAS		387.70				387.70
CITYCOMP CITY COMPROLLER 315-785-7757	0002012-12921 0004614-12921	268.89 438.99				268.89 438.99
CITYCOMP CITY COMPROLLER		707.88				707.88
DE DIRECT ENERGY	210330044652 210330044652 210330044652 210330044652 210330044652 210330044652 210340044661 210340044661	303.42 208.38 1,062.35 256.64 559.73 163.01 84.95 45.47				303.42 208.38 1,062.35 256.64 559.73 163.01 84.95 45.47
DE DIRECT ENERGY		2,683.95				2,683.95
JCTREASURER JEFFERSON COUNTY T	LHI93020	9.46				9.46

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
JCTREASURER JEFFERSON COUNTY T		9.46				9.46
NG NATIONAL GRID	0518786126-12		145.39			145.39
	0438937154-12	593.39				593.39
	0038937138-12	374.59				374.59
	0958937132-12	259.48				259.48
	2853006034-12	290.55				290.55
	1078719124-12	621.76				621.76
	2017080029-12	76.58				76.58
	9678936125-12	271.27				271.27
	0898937150-12	1,246.47				1,246.47
	0058937125-12	777.28				777.28
	0498937125-12	897.35				897.35
	0338937134-12	24.52				24.52
	1118719155-12	1,095.03				1,095.03
	4083010042-12	230.08				230.08
	0918937121-12	176.11				176.11
	5874117053-12	375.32				375.32
	0518786126-12	144.91				144.91
NG NATIONAL GRID		7,454.69	145.39			7,600.08
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2			275.00		275.00
NYS DEPT OF LABOR NYS DEPT OF LABOR				275.00		275.00
P&M P&M CONSTRUCTION	2855	1,175.00				1,175.00
P&M P&M CONSTRUCTION		1,175.00				1,175.00
SCHWERZMANN SCHWERZMANN & WIS	007572-0001-3	495.00				495.00
	007572000013	443.50				443.50
315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		938.50				938.50

Watertown Industrial Center LDC
Aged Payables
As of Jan 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	13121STMNT	984.50				984.50
SEAWAY RENTAL SEAWAY RENTAL COR		984.50				984.50
Time Warner Time Warner Cable	852930501012	244.68				244.68
Time Warner Time Warner Cable		244.68				244.68
WASTE M WASTE MANAGEMENT 315-773-5696	3359503-0448-	622.13				622.13
WASTE M WASTE MANAGEMENT		622.13				622.13
WB MASON W.B. MASON COMPANY	STMT3577923	208.33				208.33
WB MASON W.B. MASON COMPAN		208.33				208.33
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
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		15,692.13	145.39	275.00	-3.00	16,109.52

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2021 to Jan 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
1/1/21	11117	200000 100000	Invoice: 1/21 ins Central Insurance Companies	4,623.67	4,623.67
1/1/21	11118	200000 100000	Invoice: 8017844-00 HANES SUPPLY, INC.	416.41	416.41
1/1/21	11119	200000 100000	Invoice: 161598-21 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
1/1/21	11120	200000 100000	Invoice: 02851 RAYNOR OVERHEAD DOOR SALES, IN	140.00	140.00
1/1/21	11121	200000 100000	Invoice: D588589-2021 SHELTER POINT LIFE	581.40	581.40
1/1/21	11122	200000 100000	Invoice: 852930501122220 Time Warner Cable	244.51	244.51
1/1/21	11123	200000 100000	Invoice: 3357591-0448-2 WASTE MANAGEMENT OF NEW YORK	443.88	443.88
1/1/21	11124	200000 100000	Invoice: 1/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/15/21	11125	200000	Invoice: 0498937125-122320	566.56	
		200000	Invoice: 1118719155-122320	695.24	
		200000	Invoice: 4083010042-122320	212.92	
		200000	Invoice: 0438937154-122320	701.26	
		200000	Invoice: 1078719124-122320	587.44	
		200000	Invoice: 2017080029-122320	74.00	
		200000	Invoice: 0958937132-122320	264.28	
		200000	Invoice: 5874117053-122320	261.49	
		200000	Invoice: 0918937121-122320	162.72	
		200000	Invoice: 9678936125-122320	186.16	
		200000	Invoice: 2853006034-122320	287.52	
		200000	Invoice: 0898937150-122320	772.55	
		200000	Invoice: 0038937138-122320	405.49	
		200000	Invoice: 0058937125-122320	624.46	
		200000	Invoice:	24.52	

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

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		100000	0338937134-122320 NATIONAL GRID		5,826.61
1/15/21	11126	100000	VOID		
1/15/21	11126	200000	Invoice:	341.54	
		100000	63353-123120 NOBEL ACE HDWE		341.54
1/15/21	11127	200000	Invoice:	752.49	
		100000	12666550-123120 CINTAS		752.49
1/15/21	11128	200000	Invoice:	268.89	
		200000	0002012-123120 Invoice:	438.99	
		100000	0004614-123120 CITY COMPTRROLLER		707.88
1/15/21	11129	200000	Invoice:	90.67	
		200000	203660044341703 Invoice:	214.45	
		200000	203660044341707 Invoice:	593.96	
		200000	203660044341704 Invoice:	260.80	
		200000	203660044341705 Invoice:	1,059.27	
		200000	203660044341706 Invoice:	160.14	
		200000	203660044341702 Invoice:	272.82	
		200000	203660044341708 Invoice:	47.24	
		100000	210040044359286 DIRECT ENERGY		2,699.35
1/15/21	11130	200000	Invoice: 2847390	77.45	
		200000	Invoice: 2847732	83.92	
		100000	DIVAL SAFETY & SUPPLIES		161.37
1/15/21	11131	200000	Invoice:	135.45	
		100000	RI104731936 FP MAILING SOLUTIONS		135.45
1/15/21	11132	200000	Invoice: 28478841	387.36	
		100000	Great America Financial Services		387.36
1/15/21	11133	200000	Invoice:	857.73	
		100000	19793-123120 HANES SUPPLY, INC.		857.73
1/15/21	11134	200000	Invoice: 158513	520.00	
		100000	SEAWAY RENTAL CORP.		520.00
1/15/21	11135	200000	Invoice: D588589	126.01	
		100000	SHELTER POINT LIFE		126.01
1/15/21	11136	200000	Invoice: 3005689947	528.34	
		100000	THYSSENKRUPP		528.34

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2021 to Jan 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
			ELEVATOR CORPORATION		
1/15/21	11137	200000 100000	Invoice: 9870344398 VERIZON WIRELESS	352.71	352.71
1/15/21	11138	200000 100000	Invoice: STMT35175038 W.B. MASON COMPANY, INC.	20.00	20.00
1/15/21	11139	200000 100000	Invoice: 126421-1/21 WESTELCOM	99.75	99.75
	Total			22,607.85	22,607.85

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2021
 Prepared by WICLDC STAFF, February 18, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 115,486.00	65,216.18	\$ 9,368.11	9,324.39	56.47
Total Revenues	<u>115,486.00</u>	<u>65,216.18</u>	<u>9,368.11</u>	<u>9,324.39</u>	56.47
Expenses					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	9,833.27	1,175.00	(8,164.00)	40.97
Maintenance - Common Area	19,400.00	8,858.79	916.04	1,136.49	45.66
Maintenance - Grounds	24,400.00	375.93	0.00	0.00	1.54
Maintenance - Equipment/Tools	10,750.00	9,437.33	1,084.81	3,582.14	87.79
Maintenance - Materials	4,000.00	6,009.21	0.00	579.26	150.23
Total Operations	<u>96,550.00</u>	<u>37,175.42</u>	<u>3,175.85</u>	<u>(2,866.11)</u>	38.50
Net Income Over Expenditure	\$ <u>18,936.00</u>	<u>28,040.76</u>	\$ <u>6,192.26</u>	<u>12,190.50</u>	148.08