

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2020**

Prepared by Staff, January 22, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 509,233.00	244,480.69	\$ 40,943.21	40,984.30	264,752.31
Misc Inc - Oper & Admin	20,000.00	8,250.00	2,000.00	1,250.00	11,750.00
Interest Income	15.00	4.11	0.00	0.81	10.89
LIF Loan Principal	114,955.00	57,107.04	9,568.96	9,548.45	57,847.96
Leasehold Interest	11,524.00	6,132.30	970.93	991.44	5,391.70
Total Revenues	655,727.00	315,974.14	53,483.10	52,775.00	339,752.86
Expenses					
Marketing	12,500.00	5,414.06	1,182.00	0.00	7,085.94
Salaries	99,004.00	48,524.71	7,465.34	7,465.34	50,479.29
FICA-Medicare Tax Expense	7,574.00	3,705.52	570.08	570.08	3,868.48
Dental Ins	774.00	348.96	(10.52)	179.18	425.04
Vision Ins.	202.00	91.09	(2.74)	46.76	110.91
Comp Ins.	3,200.00	1,601.85	258.44	258.44	1,598.15
Retirement Expense	8,930.00	3,996.77	522.58	522.58	4,933.23
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	750.00	150.00	150.00	1,050.00
Disability	860.00	0.59	(17.94)	52.91	859.41
Paychex Processing	3,531.00	1,605.41	275.51	267.40	1,925.59
Life Ins.	0.00	49.50	0.00	24.75	(49.50)
Office Expenses	19,655.00	11,647.05	1,073.45	2,755.72	8,007.95
Depreciation	153,619.00	77,722.68	12,953.78	12,953.78	75,896.32
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	28,407.48	4,623.67	4,623.67	28,878.52
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	1,022.40	0.00	167.40	(1,022.40)
Accounting and Auditing	5,853.00	5,200.00	0.00	0.00	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	7,942.75	1,136.49	1,384.77	11,457.25
Maintenance - Building Repairs	24,000.00	8,658.27	(8,164.00)	1,836.00	15,341.73
Maintenance - Materials	4,000.00	6,009.21	579.26	31.46	(2,009.21)
Maintenance - Grounds	24,400.00	375.93	0.00	0.00	24,024.07
Maintenance - Equipment/Tools	10,750.00	8,352.52	3,582.14	600.46	2,397.48
Waste Removal	6,300.00	3,615.93	(246.37)	800.59	2,684.07
Property Taxes	37,000.00	25,735.04	0.00	0.00	11,264.96
Water	8,664.00	4,320.18	707.88	707.88	4,343.82
Electric	46,371.00	25,982.49	5,390.89	4,549.70	20,388.51
Gas	24,350.00	5,810.21	2,959.00	1,746.96	18,539.79
Interest Expense-Roof Project	6,965.00	3,553.24	582.54	583.62	3,411.76
Interest Expense-JCLDC Project	6,871.00	3,619.35	577.85	588.03	3,251.65
Interest Expense-JAIN PROJEC	4,092.00	2,215.07	345.84	355.21	1,876.93
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	298,939.15	36,495.17	43,222.69	333,783.85
Total Revenue	655,727.00	315,974.14	53,483.10	52,775.00	339,752.86
Total Expenses	632,723.00	298,939.15	36,495.17	43,222.69	333,783.85
Net Income Over Expenditure	\$ 23,004.00	17,034.99	\$ 16,987.93	9,552.31	5,969.01

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2020

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 509,233.00	244,480.69	\$ 40,943.21	40,984.30	48.01
Misc Inc - Oper & Admin	20,000.00	8,250.00	2,000.00	1,250.00	41.25
Interest Income	15.00	4.11	0.00	0.81	27.40
Total Revenues	529,248.00	252,734.80	42,943.21	42,235.11	47.75
Expenses					
Marketing	12,500.00	5,414.06	1,182.00	0.00	43.31
Salaries	99,004.00	48,524.71	7,465.34	7,465.34	49.01
Benefits	23,812.00	10,544.28	1,469.90	1,804.70	44.28
Paychex Processing	3,531.00	1,605.41	275.51	267.40	45.47
Office Expenses	19,655.00	11,647.05	1,073.45	2,755.72	59.26
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	28,407.48	4,623.67	4,623.67	49.59
Professional Consultants	17,153.00	6,222.40	0.00	167.40	36.28
Maintenance Expenses	96,550.00	33,999.57	(2,866.11)	3,852.69	35.21
Utilities Taxes & Rent	122,685.00	65,463.85	8,811.40	7,805.13	53.36
Interest Expense-JCLDC Project	6,871.00	3,619.35	577.85	588.03	52.68
Interest Expense-JAIN PROJEC	4,092.00	2,215.07	345.84	355.21	54.13
Interest Exp Roof Project	6,965.00	3,553.24	582.54	583.62	51.02
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	221,216.47	23,541.39	30,268.91	46.17
Total Revenue	529,248.00	252,734.80	42,943.21	42,235.11	47.75
Total Expenses	479,104.00	221,216.47	23,541.39	30,268.91	46.17
Net Income Over Expenditure	\$ 50,144.00	31,518.33	\$ 19,401.82	11,966.20	62.86

Watertown Industrial Center LDC
Balance Sheet
December 31, 2020

ASSETS

Current Assets		
General Checking - Key Bank	\$	91,457.82
Capital Reserve		98,435.65
Leasehold Improvement Fund		115,287.05
Accounts Receivable		14,090.27
Acc. Rec. LHI		419,204.16
Rents Receivable		12,473.58
		750,948.53
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		(3,936,408.96)
		2,159,043.20
Total Property and Equipment		
Other Assets		
Work In Process-Variou		26,495.04
		26,495.04
Total Other Assets		
		2,936,486.77
Total Assets		
	\$	2,936,486.77

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	14,582.33
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		10.83
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		227,060.79
DEFERRED LIAB. BACK OF A PROJ		115,350.42
Due WIC LHI		50.72
Deferred Revenue		76,793.67
Refundable Advance - Back of A		60,000.00
		496,349.94
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		227,055.79
BACK A RENOVATION LOAN		115,350.25
Roof Replacement Loan		231,380.43
		573,786.47
Total Long-Term Liabilities		
		1,070,136.41
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
December 31, 2020

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>17,034.99</u>	
Total Capital		<u>1,866,350.36</u>
Total Liabilities & Capital	\$	<u><u>2,936,486.77</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 11/30/20 - 12/31/20

ASSETS	11/30/2020	12/31/2020	After Adjusting Entries 6/30/2020
Current Assets			
General Checking - Key Bank	\$ 87,346.21	\$ 91,457.82	\$ 91,239.03
Capital Reserve	98,435.65	98,435.65	98,431.54
Leasehold Improvement Fund	112,977.62	115,287.05	101,425.99
Accounts Receivable	5,403.20	14,090.27	5,505.11
Acc. Rec. LHI	428,773.12	419,204.16	476,311.20
Rents Receivable	<u>13,075.29</u>	<u>12,473.58</u>	<u>11,408.39</u>
Total Current Assets	746,011.09	750,948.53	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>(3,923,455.18)</u>	<u>(3,936,408.96)</u>	<u>(3,858,686.28)</u>
Total Property and Equipment	2,171,996.98	2,159,043.20	2,236,765.88
Other Assets			
Work In Process-Variou	<u>25,681.92</u>	<u>26,495.04</u>	<u>4,985.14</u>
Total Other Assets	25,681.92	26,495.04	4,985.14
Total Assets	<u>\$ 2,943,689.99</u>	<u>\$ 2,936,486.77</u>	<u>\$ 3,026,072.28</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,261.90	\$ 14,582.33	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	10.83	10.83	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	231,144.81	227,060.79	251,412.66
Deferred Liab.Back of A Project	118,573.17	115,350.42	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	79,055.86	76,793.67	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	511,598.47	496,349.94	549,668.00
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	231,139.81	227,055.79	251,407.66
Back A Renovation Loan	118,573.00	115,350.25	134,546.72
Roof Replacement Loan	<u>233,016.28</u>	<u>231,380.43</u>	<u>241,134.53</u>
Total Long-Term Liabilities	582,729.09	573,786.47	627,088.91
Total Liabilities	1,094,327.56	1,070,136.41	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>47.06</u>	<u>17,034.99</u>	<u>24,435.30</u>
Total Capital	1,849,362.43	1,866,350.36	1,849,315.37
Total Liabilities & Capital	<u>\$ 2,943,689.99</u>	<u>\$ 2,936,486.77</u>	<u>\$ 3,026,072.28</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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
	6259	11/1/20		508.86			508.86
	6260	12/1/20	508.86				508.86
Acadia Energy Corporation			508.86	508.86	508.86	4,070.88	5,597.46
BLACK HORSE GROUP, LLC	6375	1/1/21	-1,012.93				-1,012.93
BLACK HORSE GROUP, LLC			-1,012.93				-1,012.93
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.	6229	12/1/20	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
LAURENCE WOLLUM						-5.70	-5.70
PICK N GO PROPERTY WASTE S	6371	12/1/20	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
			7,518.69	508.86	508.86	-36.36	8,500.05

Watertown Industrial Center LDC Aged Receivables As of Dec 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	BFP DOOR 2020				5,192.00	5,192.00
PICK N GO PROPERTY W	6370	83.23				83.23
	6381	110.66				110.66
3157834122	PicnGo Wall Dam	8,444.00				8,444.00
	6396	176.07				176.07
PICNGO		8,813.96			5,192.00	14,005.96
PICK N GO PROPERTY W						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO					84.32	84.32
SERV-PRO						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI					-0.01	-0.01
BILLY SOLURI						
Report Total		8,813.96			5,276.31	14,090.27

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2020 to Dec 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
12/11/20	141000 100000	158136	Invoice: 6228 Jain Irrigation Inc.	6,464.80	6,464.80
12/11/20	141000 100000	VV568	Invoice: 6372 Certapro Painters	775.34	775.34
12/11/20	141000 100000	10208	Invoice: 6361 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
12/11/20	141000 100000	20729	Invoice: 6269 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
12/11/20	141000 100000	456912	Invoice: 6349 NEW YORK AIR BRAKE	1,305.60	1,305.60
12/11/20	125000 100000	7393	Invoice: 6359 JEFFERSON COUNTY INDUSTRIAL	1,183.00	1,183.00
12/11/20	141000 100000	5372	Invoice: 6328 JEFFERSON COUNTY LDC	1,479.37	1,479.37
12/11/20	141000 100000	1533	Invoice: 6358 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
12/11/20	141000 100000	1534	Invoice: 6368 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
12/11/20	141000 100000	1352	Invoice: 6364 CONVERSE LABORATORIES INC.	1,683.29	1,683.29
12/11/20	125000 100000	5377	Invoice: 6373 JEFFERSON COUNTY LDC	1,440.25	1,440.25
12/11/20	141000 100000	683487	Invoice: 6362 W.B. Mason Co, Inc.	1,019.54	1,019.54
12/11/20	141000 100000	91548	Invoice: 6367 UPSTATE CONSTRUCTION SERVICES, INC.	644.44	644.44
12/11/20	141000 100000	10532	Invoice: 6366 SERV-PRO	2,222.71	2,222.71
12/11/20	141000 100000	1260	Invoice: 6365 LAURENCE WOLLUM	304.50	304.50
12/17/20	141000 100000	12965	Invoice: 6276 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
12/17/20	141000 100000	0049137057	Invoice: 6360 Ampersand New York Operations Co. LLC.	869.51	869.51
12/17/20	141000 100000	1207	Invoice: 6363 STEVEN ELLIOT	481.44	481.44
12/30/20	141000 100000	20792	Invoice: 6375 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
12/30/20	141000 100000	033166	Invoice: 6287 MODERN MOVING AND STORAGE	4,225.63	4,225.63
12/30/20	141000 100000	457049	Invoice: 6369 NEW YORK AIR BRAKE	1,324.51	1,324.51

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2020 to Dec 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
				<u>44,168.17</u>	<u>44,168.17</u>

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
ACE NOBEL ACE HDWE 315-782-5964	63353-123120	341.54				341.54
ACE NOBEL ACE HDWE		341.54				341.54
CINTAS CINTAS	12666550-1231	752.49				752.49
CINTAS CINTAS		752.49				752.49
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-12312 0004614-12312	268.89 438.99				268.89 438.99
CITYCOMP CITY COMPTROLLER		707.88				707.88
DE DIRECT ENERGY	203660044341 203660044341 203660044341 203660044341 203660044341 203660044341 203660044341 210040044359	160.14 90.67 593.96 260.80 1,059.27 214.45 272.82 47.24				160.14 90.67 593.96 260.80 1,059.27 214.45 272.82 47.24
DE DIRECT ENERGY		2,699.35				2,699.35
DIVAL DIVAL SAFETY & SUPPL 800-343-1354	2847390 2847732		77.45 83.92			77.45 83.92
DIVAL DIVAL SAFETY & SUPP			161.37			161.37
FP FP MAILING SOLUTION	RI104731936	135.45				135.45

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
FP		135.45				135.45
FP MAILING SOLUTION						
Great America Great America Financial Matt Burlage 1-866-803-2665	28478841	387.36				387.36
Great America Great America Financial		387.36				387.36
HANES HANES SUPPLY, INC.	8017844-00 19793-123120	416.41 857.73				416.41 857.73
HANES HANES SUPPLY, INC.		1,274.14				1,274.14
NG NATIONAL GRID	0958937132-12 2017080029-12 5874117053-12 1078719124-12 0918937121-12 0438937154-12 9678936125-12 4083010042-12 2853006034-12 1118719155-12 0898937150-12 0498937125-12 0038937138-12 0058937125-12 0338937134-12	264.28 74.00 261.49 587.44 162.72 701.26 186.16 212.92 287.52 695.24 772.55 566.56 405.49 624.46 24.52				264.28 74.00 261.49 587.44 162.72 701.26 186.16 212.92 287.52 695.24 772.55 566.56 405.49 624.46 24.52
NG NATIONAL GRID		5,826.61				5,826.61
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

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
OCBM OSWEGO COUNTY BUS PEGGY KAIN 315-342-8020	161598-21	423.00				423.00
OCBM OSWEGO COUNTY BUS		423.00				423.00
RAYNOR RAYNOR OVERHEAD D	02851	140.00				140.00
RAYNOR RAYNOR OVERHEAD D		140.00				140.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	158513	520.00				520.00
SEAWAY RENTAL SEAWAY RENTAL COR		520.00				520.00
Time Warner Time Warner Cable	852930501122	244.51				244.51
Time Warner Time Warner Cable		244.51				244.51
WASTE M WASTE MANAGEMENT 315-773-5696	3357591-0448-	443.88				443.88
WASTE M WASTE MANAGEMENT		443.88				443.88
WB MASON W.B. MASON COMPANY	STMT3517503	20.00				20.00
WB MASON		20.00				20.00

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
W.B. MASON COMPAN						
WICLDC	3/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR	04/09-SERVPR				-1.00	-1.00
Billy Soluri	5/09 LHI SERV				-1.00	-1.00
315-782-9277						
WICLDC					-3.00	-3.00
WATERTOWN INDUSTR						
Report Total		13,916.21	436.37		-3.00	14,349.58

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2020 to Dec 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
12/1/20	11091	200000	Invoice: 2853006034-112350	272.83	
		200000	Invoice: 0438937154-112320	579.12	
		200000	Invoice: 4083010042-112320	163.18	
		200000	Invoice: 0058937125-112320	463.05	
		200000	Invoice: 0338937134-112320	24.52	
		200000	Invoice: 1118719155-112320	426.89	
		200000	Invoice: 9678936125-112320	148.02	
		200000	Invoice: 0958937132-112320	255.58	
		200000	Invoice: 0038937138-112320	387.79	
		200000	Invoice: 0898937150-112320	424.83	
		200000	Invoice: 1078719124-112320	419.48	
		200000	Invoice: 0918937121-112320	91.94	
		200000	Invoice: 5874117053-112320	149.77	
		200000	Invoice: 2017080029-112320	74.94	
		200000	Invoice: 0498937125-112320	289.59	
		100000	NATIONAL GRID		4,171.53
12/1/20	11092	100000	VOID		
12/1/20	11092	200000 100000	Invoice: 12/20 INS Central Insurance Companies	4,623.67	4,623.67
12/1/20	11093	200000	Invoice: RI104694827	153.61	
		100000	FP MAILING SOLUTIONS		153.61
12/1/20	11094	200000 100000	Invoice: 2851 P&M CONSTRUCTION	5,770.00	5,770.00
12/1/20	11095	200000	Invoice: 2020-121	677.50	
		200000	Invoice: 2020-126	170.00	
		200000	Invoice: 2020-124	419.50	
		200000	Invoice: 2020-123	830.78	
		200000	Invoice: 2020-125	85.00	
		200000	Invoice: 2020-122	127.50	
		100000	P.S.G.		2,310.28
12/1/20	11096	200000 100000	Invoice: 20201203-2 SERV-PRO	500.00	500.00
12/1/20	11097	200000	Invoice: 852930501112220	244.86	
		100000	Time Warner Cable		244.86
12/1/20	11098	200000	Invoice: 3355942-0448-9	440.95	
		200000	Invoice: 3356303-0448-3	8.83	
		100000	WASTE		449.78

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2020 to Dec 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
			MANAGEMENT OF NEW YORK		
12/1/20	11099	200000	Invoice: 215622085	385.71	
		200000	Invoice: 215699791	305.86	
		200000	Invoice: 215695087	45.90	
		200000	Invoice: 215654586	45.90	
		100000	W.B. MASON COMPANY, INC.		783.37
12/1/20	11100	200000	Invoice: 12/20 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
12/17/20	11101	200000	Invoice: 92024142	666.50	
		100000	ABJ FIRE PROTECTION CO.		666.50
12/17/20	11102	200000	Invoice: 63353-11/20	31.46	
		100000	NOBEL ACE HDWE		31.46
12/17/20	11103	200000	Invoice:	218.27	
		100000	12666550-11/20 CINTAS		218.27
12/17/20	11104	200000	Invoice:	268.89	
		200000	0002012-11/30 Invoice:	438.99	
		100000	0004614-11/30 CITY COMPTROLLER		707.88
12/17/20	11105	200000	Invoice:	175.09	
		200000	203350044042448 Invoice:	232.86	
		200000	203350044042449 Invoice:	792.22	
		200000	203350044042447 Invoice:	235.50	
		200000	203350044042446 Invoice:	435.19	
		200000	203350044042445 Invoice:	71.56	
		200000	203350044042444 Invoice:	101.34	
		200000	203350044042443 Invoice:	46.08	
		100000	203370044065581 DIRECT ENERGY		2,089.84
12/17/20	11106	200000	Invoice: 2847225	347.29	
		200000	Invoice: 2853196	71.22	
		100000	DIVAL SAFETY & SUPPLIES		418.51
12/17/20	11107	200000	Invoice: 28281710	387.36	
		100000	Great America Financial Services		387.36
12/17/20	11108	200000	Invoice:	145.95	
		100000	0518786126-112520 NATIONAL GRID		145.95
12/17/20	11109	200000	Invoice:	759.00	
		100000	BG171233-21 OSWEGO COUNTY		759.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2020 to Dec 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
			BUSINESS MAGAZINE		
12/17/20	11110	200000	Invoice: 2020-129	384.62	
		200000	Invoice: 2020-134	428.50	
		200000	Invoice: 2020-135	140.00	
		100000	P.S.G.		953.12
12/17/20	11111	200000	Invoice: 007572-00001-36189	167.40	
		100000	SCHWERZMANN & WISE, PC		167.40
12/17/20	11112	200000	Invoice: 157489	850.00	
		200000	Invoice: 158371	1,104.50	
		100000	SEAWAY RENTAL CORP.		1,954.50
12/17/20	11113	200000	Invoice: 412301	384.00	
		100000	S.T.A.T. COMMUNICATIONS INC.		384.00
12/17/20	11114	200000	Invoice: 9868224420	186.33	
		100000	VERIZON WIRELESS		186.33
12/17/20	11115	200000	Invoice: 3356463-0448-5	350.81	
		100000	WASTE MANAGEMENT OF NEW YORK		350.81
12/17/20	11116	200000	Invoice: 126421-11/20	99.59	
		200000	Invoice: 126421-12/20	99.80	
		100000	WESTELCOM		199.39
	Total			30,845.81	30,845.81

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2020
 Prepared by WICLDC STAFF, January 22, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 115,486.00	55,848.07	\$ 9,324.39	9,320.27	48.36
Total Revenues	<u>115,486.00</u>	<u>55,848.07</u>	<u>9,324.39</u>	<u>9,320.27</u>	48.36
Expenses					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	8,658.27	(8,164.00)	1,836.00	36.08
Maintenance - Common Area	19,400.00	7,942.75	1,136.49	1,384.77	40.94
Maintenance - Grounds	24,400.00	375.93	0.00	0.00	1.54
Maintenance - Equipment/Tools	10,750.00	8,352.52	3,582.14	600.46	77.70
Maintenance - Materials	4,000.00	6,009.21	579.26	31.46	150.23
Total Operations	<u>96,550.00</u>	<u>33,999.57</u>	<u>(2,866.11)</u>	<u>3,852.69</u>	35.21
Net Income Over Expenditure	\$ <u>18,936.00</u>	<u>21,848.50</u>	\$ <u>12,190.50</u>	<u>5,467.58</u>	115.38