

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2021**

Prepared by Staff, May 23, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 509,233.00	409,019.84	\$ 41,337.61	40,777.94	100,213.16
Misc Inc - Oper & Admin	20,000.00	15,669.53	3,669.53	1,250.00	4,330.47
Interest Income	15.00	8.18	0.81	0.84	6.82
LIF Loan Principal	114,955.00	97,506.70	9,694.97	11,504.96	17,448.30
Leasehold Interest	11,524.00	9,766.29	844.92	909.02	1,757.71
Total Revenues	655,727.00	531,970.54	55,547.84	54,442.76	123,756.46
Expenses					
Marketing	12,500.00	7,225.06	698.00	390.00	5,274.94
Salaries	99,004.00	82,618.74	7,465.34	11,198.01	16,385.26
FICA-Medicare Tax Expense	7,574.00	6,573.10	834.05	855.12	1,000.90
Dental Ins	774.00	529.26	(10.52)	(15.78)	244.74
Vision Ins.	202.00	138.16	(2.74)	(4.11)	63.84
Comp Ins.	3,200.00	2,731.09	229.80	371.05	468.91
Retirement Expense	8,930.00	6,348.38	783.87	522.58	2,581.62
NYS Unemployment	452.00	145.96	35.74	29.23	306.04
NYS Re-Emp Service	20.00	15.18	1.32	2.28	4.82
Vehicle Allowance	1,800.00	1,350.00	0.00	300.00	450.00
Disability	860.00	590.06	(42.94)	(64.41)	269.94
Paychex Processing	3,531.00	2,945.71	280.40	401.10	585.29
Life Ins.	0.00	74.25	0.00	0.00	(74.25)
Office Expenses	19,655.00	16,612.78	1,272.11	1,126.82	3,042.22
Depreciation	153,619.00	129,537.80	12,953.78	12,953.78	24,081.20
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	46,902.16	4,623.67	4,623.67	10,383.84
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	2,816.40	376.00	164.50	(2,816.40)
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	16,114.05	4,887.37	1,161.15	3,285.95
Maintenance - Building Repairs	24,000.00	16,777.49	733.24	4,470.57	7,222.51
Maintenance - Materials	4,000.00	7,239.07	180.60	239.02	(3,239.07)
Maintenance - Grounds	24,400.00	8,498.95	0.00	6,850.00	15,901.05
Maintenance - Equipment/Tools	10,750.00	16,773.17	1,681.88	3,597.65	(6,023.17)
Waste Removal	6,300.00	5,785.01	456.46	639.70	514.99
Property Taxes	37,000.00	36,328.04	0.00	0.00	671.96
Water	8,664.00	7,151.70	707.88	707.88	1,512.30
Electric	46,371.00	46,400.02	3,779.04	4,741.41	(29.02)
Gas	24,350.00	20,784.39	1,371.81	4,309.21	3,565.61
Interest Expense-Roof Project	6,965.00	5,842.40	566.12	570.24	1,122.60
Interest Expense-JCLDC Project	6,871.00	5,828.38	536.85	547.14	1,042.62
Interest Expense-JAIN PROJEC	4,092.00	3,504.15	308.07	317.56	587.85
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	512,216.80	44,707.20	61,005.37	120,506.20
Total Revenue	655,727.00	531,970.54	55,547.84	54,442.76	123,756.46
Total Expenses	632,723.00	512,216.80	44,707.20	61,005.37	120,506.20
Net Income Over Expenditure	\$ 23,004.00	19,753.74	\$ 10,840.64	(6,562.61)	3,250.26

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2021**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 509,233.00	409,019.84	\$ 41,337.61	40,777.94	80.32
Misc Inc - Oper & Admin	20,000.00	15,669.53	3,669.53	1,250.00	78.35
Interest Income	15.00	8.18	0.81	0.84	54.53
Total Revenues	529,248.00	424,697.55	45,007.95	42,028.78	80.25
Expenses					
Marketing	12,500.00	7,225.06	698.00	390.00	57.80
Salaries	99,004.00	82,618.74	7,465.34	11,198.01	83.45
Benefits	23,812.00	18,495.44	1,828.58	1,995.96	77.67
Paychex Processing	3,531.00	2,945.71	280.40	401.10	83.42
Office Expenses	19,655.00	16,612.78	1,272.11	1,126.82	84.52
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	46,902.16	4,623.67	4,623.67	81.87
Professional Consultants	17,153.00	8,191.40	376.00	164.50	47.75
Maintenance Expenses	96,550.00	68,063.62	7,483.09	16,318.39	70.50
Utilities Taxes & Rent	122,685.00	116,449.16	6,315.19	10,398.20	94.92
Interest Expense-JCLDC Project	6,871.00	5,828.38	536.85	547.14	84.83
Interest Expense-JAIN PROJEC	4,092.00	3,504.15	308.07	317.56	85.63
Interest Exp Roof Project	6,965.00	5,842.40	566.12	570.24	83.88
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	382,679.00	31,753.42	48,051.59	79.87
Total Revenue	529,248.00	424,697.55	45,007.95	42,028.78	80.25
Total Expenses	479,104.00	382,679.00	31,753.42	48,051.59	79.87
Net Income Over Expenditure	\$ 50,144.00	42,018.55	\$ 13,254.53	(6,022.81)	83.80

Watertown Industrial Center LDC
Balance Sheet
April 30, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	110,151.06
Capital Reserve		98,439.72
Leasehold Improvement Fund		126,394.32
Accounts Receivable		11,061.96
Acc. Rec. LHI		378,847.84
Rents Receivable		4,756.72
		729,651.62
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		(3,988,224.08)
		2,107,228.08
Total Property and Equipment		
Other Assets		
Work In Process-Variou		26,495.04
		26,495.04
Total Other Assets		
		2,863,374.74
Total Assets		
	\$	2,863,374.74

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	15,120.54
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		6.29
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		210,622.34
DEFERRED LIAB. BACK OF A PROJ		102,365.14
Due WIC LHI		50.72
Deferred Revenue		65,861.08
Refundable Advance - Back of A		60,000.00
		456,527.29
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		210,617.34
BACK A RENOVATION LOAN		102,364.97
Roof Replacement Loan		224,796.03
		537,778.34
Total Long-Term Liabilities		
		994,305.63
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
April 30, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>19,753.74</u>	
Total Capital		<u>1,869,069.11</u>
Total Liabilities & Capital		<u>\$ 2,863,374.74</u>

Watertown Industrial Center Compative Balance Sheet for: 3/31/21 - 4/30/21

ASSETS	3/31/2021	4/30/2021	After Adjusting Entries 6/30/2020
Current Assets			
General Checking - Key Bank	\$ 100,313.74	\$ 110,151.06	\$ 91,239.03
Capital Reserve	98,438.91	98,439.72	98,431.54
Leasehold Improvement Fund	124,083.87	126,394.32	101,425.99
Accounts Receivable	11,061.96	11,061.96	5,505.11
Acc. Rec. LHI	388,499.47	378,847.84	476,311.20
Rents Receivable	<u>7,274.39</u>	<u>4,756.72</u>	<u>11,408.39</u>
Total Current Assets	729,672.34	729,651.62	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>(3,975,270.30)</u>	<u>(3,988,224.08)</u>	<u>(3,858,686.28)</u>
Total Property and Equipment	2,120,181.86	2,107,228.08	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>\$ 2,876,349.24</u>	<u>\$ 2,863,374.74</u>	<u>\$ 3,026,072.28</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,135.28	\$ 15,120.54	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	5.27	6.29	6.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	115.11	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	214,747.36	210,622.34	251,412.66
Deferred Liab.Back of A Project	105,625.66	102,365.14	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	68,127.17	65,861.08	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	471,304.62	456,527.29	549,668.00
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	214,742.36	210,617.34	251,407.66
Back A Renovation Loan	105,625.49	102,364.97	134,546.72
Roof Replacement Loan	<u>226,448.30</u>	<u>224,796.03</u>	<u>241,134.53</u>
Total Long-Term Liabilities	546,816.15	537,778.34	627,088.91
Total Liabilities	1,018,120.77	994,305.63	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>8,913.10</u>	<u>19,753.74</u>	<u>24,435.30</u>
Total Capital	1,858,228.47	1,869,069.11	1,849,315.37
Total Liabilities & Capital	<u>\$ 2,876,349.24</u>	<u>\$ 2,863,374.74</u>	<u>\$ 3,026,072.28</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Apr 30, 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
	6423	4/1/21	150.00				150.00
DigiCollect LLC			150.00	150.00	150.00		450.00
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
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
NEW YORK AIR BRAKE	6434	4/1/21	1,324.51				1,324.51
NEW YORK AIR BRAKE			1,324.51				1,324.51
PICK N GO PROPERTY WASTE S	6412	3/1/21		1,557.96			1,557.96
	6442	4/1/21	1,557.96				1,557.96
PICK N GO PROPERTY WASTE S			1,557.96	1,557.96			3,115.92
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
			3,032.47	1,707.96	150.00	-4,107.24	783.19

Watertown Industrial Center LDC
Aged Receivables
As of Apr 30, 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
PICNGO		488.41			10,489.24	10,977.65
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		488.41			10,573.55	11,061.96

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Apr 1, 2021 to Apr 30, 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
4/8/21	141000 100000	VV603	Invoice: 6428 Certapro Painters	720.17	720.17
4/8/21	141000 100000	1267	Invoice: 6439 LAURENCE WOLLUM	304.50	304.50
4/8/21	141000 100000	13476	Invoice: 6429 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
4/8/21	141000 100000	706230	Invoice: 6436 W.B. Mason Co, Inc.	1,019.54	1,019.54
4/8/21	141000 100000	1549	Invoice: 6438 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
4/8/21	141000 100000	0052030831	Invoice: 6426 Ampersand New York Operations Co. LLC.	869.51	869.51
4/8/21	141000 100000	20938	Invoice: 6427 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
4/8/21	141000 100000	10313	Invoice: 6435 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
4/8/21	141000 100000	457558	Invoice: 6409 NEW YORK AIR BRAKE	1,324.51	1,324.51
4/8/21	141000 100000	91882	Invoice: 6443 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
4/8/21	141000 100000	10716	Invoice: 6440 SERV-PRO	2,222.71	2,222.71
4/28/21	141000 141000 100000	033208	Invoice: 6290 Invoice: 6431 MODERN MOVING AND STORAGE	8,529.78	4,225.63 4,304.15
4/28/21	141000 100000	1538	Invoice: 6441 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
4/28/21	141000 100000	159399	Invoice: 6233 Jain Irrigation Inc.	6,464.80	6,464.80
4/28/21	125000 100000	7481	Invoice: 6430 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
4/28/21	141000 100000	5534	Invoice: 6332 JEFFERSON COUNTY LDC	1,479.37	1,479.37
4/28/21	141000 100000	1211	Invoice: 6437 STEVEN ELLIOT	495.88	495.88
4/28/21	405501 100000	101078	ELECTRICAL REIMBURSEMENT 2020 SSDS SYSTEMS Golder Associates	2,419.53	2,419.53
				47,524.81	47,524.81

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
ABJ	92027477	2,650.00				2,650.00
ABJ FIRE PROTECTION	92028128	666.50				666.50
ABJ		3,316.50				3,316.50
ABJ FIRE PROTECTION						
ACE	11231-4/21	180.60				180.60
NOBEL ACE HDWE						
315-782-5964						
ACE		180.60				180.60
NOBEL ACE HDWE						
BLACK PAPER	109731	222.00				222.00
BLACK RIVER PAPER C						
3157820920						
BLACK PAPER		222.00				222.00
BLACK RIVER PAPER C						
CINTAS	12666550-0331	436.54				436.54
CINTAS	12666550-4302	436.54				436.54
CINTAS		873.08				873.08
CINTAS						
CITYCOMP	0004614-43021	438.99				438.99
CITY COMPTROLLER	0002012-43021	268.89				268.89
315-785-7757						
CITYCOMP		707.88				707.88
CITY COMPTROLLER						
DE	211250045538	211.23				211.23
DIRECT ENERGY	211250045538	163.81				163.81
	211250045538	552.84				552.84
	211250045538	184.55				184.55
	211250045538	286.14				286.14
	211250045538	74.73				74.73
	211250045538	37.66				37.66

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
	211250045538	77.52				77.52
DE DIRECT ENERGY		1,588.48				1,588.48
 NG NATIONAL GRID	0958937132-42	255.09				255.09
	0038937138-42	286.11				286.11
	1078719124-42	376.11				376.11
	2853006034-42	249.44				249.44
	0438937154-42	466.29				466.29
	0058937125-42	246.99				246.99
	5874117053-42	142.75				142.75
	0918937121-42	90.33				90.33
	9678936125-42	66.16				66.16
	4083010042-42	143.13				143.13
	1118719155-42	203.63				203.63
	0898937150-42	374.05				374.05
	0338937134-42	24.52				24.52
	0498937125-42	498.11				498.11
	0518786126-42	139.66				139.66
NG NATIONAL GRID		3,562.37				3,562.37
 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	2864	350.00				350.00
P&M P&M CONSTRUCTION		350.00				350.00
 RAYNOR RAYNOR OVERHEAD D	42339	350.00				350.00
RAYNOR RAYNOR OVERHEAD D		350.00				350.00

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	4/21 STMT	376.00				376.00
SCHWERZMANN SCHWERZMANN & WIS		376.00				376.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	4/21 STMT	1,681.88				1,681.88
SEAWAY RENTAL SEAWAY RENTAL COR		1,681.88				1,681.88
SOLURI BILLY SOLURI SOLURI BILLY SOLURI	INV81320544	149.90				149.90
		149.90				149.90
STAT S.T.A.T. COMMUNICATI 3157827770	414689	384.00				384.00
STAT S.T.A.T. COMMUNICATI		384.00				384.00
WASTE M WASTE MANAGEMENT 315-773-5696	3363730-0448-	456.46				456.46
WASTE M WASTE MANAGEMENT		456.46				456.46
WB MASON W.B. MASON COMPANY WB MASON	STMT3763730	271.08				271.08
		271.08				271.08

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
W.B. MASON COMPAN						
WEST WESTELCOM	126421-041021	112.32				112.32
WEST WESTELCOM		112.32				112.32
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-4/21	33.24				33.24
WHITE'S G.W. WHITE & SON INC		33.24				33.24
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		14,615.79			272.00	14,887.79

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2021 to Apr 30, 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
4/1/21	11192	200000 100000	Invoice: 4/21 INS Central Insurance Companies	4,623.67	4,623.67
4/1/21	11193	200000 100000	Invoice: RI104832816 FP MAILING SOLUTIONS	135.45	135.45
4/1/21	11194	200000 200000 100000	Invoice: 15673 Invoice: 15415 NYTRIC ELECTRICAL CONTRACTORS, LLC	386.21 2,887.92	3,274.13
4/1/21	11195	200000 100000	Invoice: 15849 PITCHER'S SEWER SERVICE, INC.	700.00	700.00
4/1/21	11196	200000 100000	Invoice: 0075720000136632 SCHWERZMANN & WISE, PC	315.00	315.00
4/1/21	11197	200000 100000	Invoice: 852930501032221 Time Warner Cable	244.81	244.81
4/1/21	11198	200000 100000	Invoice: 3361545-0448-2 WASTE MANAGEMENT OF NEW YORK	639.70	639.70
4/1/21	11199	200000 100000	Invoice: 4/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
4/15/21	11200	200000 200000	Invoice: 4083010042-32621 Invoice: 1118719155-32621 Invoice: 0498937125-32621 Invoice: 0438937154-32621 Invoice: 0338937134-32621 Invoice: 5874117053-32621 Invoice: 0918937121-32621 Invoice: 1078719124-32621 Invoice: 0898937150-32621 Invoice: 0058937125-32621 Invoice: 0038937138-32621 Invoice: 0958937132-32621 Invoice: 2853006034-32621 Invoice:	880.31 816.41 782.00 597.95 24.52 317.45 118.94 506.39 940.41 695.84 379.92 272.69 274.25 272.17	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2021 to Apr 30, 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	9678936125-32621 Invoice:	75.09	
		200000	2017080029-32621 Invoice:	146.05	
		100000	0518786126-33021 NATIONAL GRID		7,100.39
4/15/21	11201	100000	VOID		
4/15/21	11201	200000 100000	Invoice: 604145 BURRVILLE POWER EQUIPMENT	100.31	100.31
4/15/21	11202	200000	Invoice:	438.99	
		200000	0004614-3/21 Invoice:	268.89	
		100000	0002012-3/21 CITY COMPROLLER		707.88
4/15/21	11203	200000 100000	Invoice: 43945 CREG SYSTEMS CORPORATION	239.02	239.02
4/15/21	11204	200000	Invoice:	794.14	
		200000	210910045215222 Invoice:	79.70	
		200000	210910045215219 Invoice:	200.40	
		200000	210910045215223 Invoice:	241.31	
		200000	210910045215224 Invoice:	218.90	
		200000	210910045215221 Invoice:	465.66	
		200000	210910045215220 Invoice:	107.89	
		200000	210910045215218 Invoice:	40.80	
		100000	210970045265695 DIRECT ENERGY		2,148.80
4/15/21	11205	200000 100000	Invoice: 29049601 Great America Financial Services	429.20	429.20
4/15/21	11206	200000 100000	Invoice: 706843223 GREATER WATERTOWN CHAMBER OF COMMERCE	275.00	275.00
4/15/21	11207	200000 100000	Invoice: 161793-21 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
4/15/21	11208	200000 100000	Invoice: 3/31 STMT SCHWERZMANN & WISE, PC	164.50	164.50
4/15/21	11209	200000	Invoice: 3/31/21 STMNT	3,424.00	
		100000	SEAWAY RENTAL CORP.		3,424.00
4/15/21	11210	200000	Invoice: 3005856353	528.33	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2021 to Apr 30, 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
		100000	THYSSENKRUPP ELEVATOR CORPORATION		528.33
4/15/21	11211	200000 100000	Invoice: 9876724116 VERIZON WIRELESS	259.61	259.61
	Total			<u>27,951.19</u>	<u>27,951.19</u>

Watertown Industrial Center LDC
Maintenance Report for the Ten Month Period Ending April 30, 2021
 Prepared by WICLDC STAFF, May 23, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 115,486.00	93,265.10	\$ 9,397.57	9,283.24	80.76
Total Revenues	<u>115,486.00</u>	<u>93,265.10</u>	<u>9,397.57</u>	<u>9,283.24</u>	80.76
Expenses					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	16,777.49	733.24	4,470.57	69.91
Maintenance - Common Area	19,400.00	16,114.05	4,887.37	1,161.15	83.06
Maintenance - Grounds	24,400.00	8,498.95	0.00	6,850.00	34.83
Maintenance - Equipment/Tools	10,750.00	16,773.17	1,681.88	3,597.65	156.03
Maintenance - Materials	4,000.00	7,239.07	180.60	239.02	180.98
Total Operations	<u>96,550.00</u>	<u>68,063.62</u>	<u>7,483.09</u>	<u>16,318.39</u>	70.50
Net Income Over Expenditure	\$ <u>18,936.00</u>	<u>25,201.48</u>	\$ <u>1,914.48</u>	<u>(7,035.15)</u>	133.09

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	2/1/2021	1/31/2031	2/1/2022	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	12/31/2021	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	-	-	\$ 1,842.61	Ok	Ok	
All Sai 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	3/31/2023	None	-	1,080.00	-	660.00	56.81	211.01	94.55	81.16	60.06	37.00	-	\$ 1,200.59	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	3/31/2026	4/1/2026	4/1/2022	9,600.00	-	2,162.40	304.56	1,155.56	-	-	340.40	41.23	300.00	\$ 4,304.15	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	-	11/1/2022	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	
Total	146	-	-	-	105,841.00	3,273.00	\$ 22,911.48	\$ 2,997.94	\$ 9,397.57	\$ 288.19	\$ 352.95	\$ 3,707.66	\$ 472.87	\$ 1,208.95	\$ 41,337.61			

Yard Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Leased					Sq. ft. Leased	109,114.00											
					WICLDC	3,068.00											
					Total	112,182.00											

Per Proposed Pilot	Office	Flex	Subpar														
Leased Sq.ft.	20,035.00	91,250.00	897.00				2/1/2021	Brookfield Power	38	10 Years	21,356.00	\$	511,758.00				
Leasable Sq.ft.	22,126.00	95,633.00	63,914.00				4/1/2021	Modern Moving	13	5 Years	9,600.00	\$	132,613.00				
% Occupied	91%	95%	1%														

Total Available Sq.ft.	181,673.00																
Total Leased Sq.ft.	112,182.00																
% Occupied	62%																

Begins	Tenant	New Lease or Executed Option				Total Base Rent	Additional
		Employees	Length	Square Feet			
						Tenant Billing	41,337.61
						Service Agreement	1,250.00
						SSDS Reimbursement	2,419.53
						Total Billing	\$ 45,007.14

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