

**Watertown Industrial Center LDC****Income Statement for the Eleven Month Period Ending May 31, 2021**

Prepared by Staff, June 25, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 509,233.00	450,541.76	\$ 41,521.92	41,337.61	58,691.24
Misc Inc - Oper & Admin	20,000.00	16,919.53	1,250.00	3,669.53	3,080.47
Interest Income	15.00	9.02	0.84	0.81	5.98
LIF Loan Principal	114,955.00	107,179.13	9,672.43	9,694.97	7,775.87
Leasehold Interest	11,524.00	10,633.75	867.46	844.92	890.25
<b>Total Revenues</b>	<b>655,727.00</b>	<b>585,283.19</b>	<b>53,312.65</b>	<b>55,547.84</b>	<b>70,443.81</b>
<b>Expenses</b>					
Marketing	12,500.00	7,225.06	0.00	698.00	5,274.94
Salaries	99,004.00	90,084.08	7,465.34	7,465.34	8,919.92
FICA-Medicare Tax Expense	7,574.00	7,143.18	570.08	834.05	430.82
Dental Ins	774.00	746.38	217.12	(10.52)	27.62
Vision Ins.	202.00	194.82	56.66	(2.74)	7.18
Comp Ins.	3,200.00	2,965.47	234.38	229.80	234.53
Retirement Expense	8,930.00	6,870.96	522.58	783.87	2,059.04
NYS Unemployment	452.00	181.70	35.74	35.74	270.30
NYS Re-Emp Service	20.00	16.50	1.32	1.32	3.50
Vehicle Allowance	1,800.00	1,500.00	150.00	0.00	300.00
Disability	860.00	624.97	34.91	(42.94)	235.03
Paychex Processing	3,531.00	3,213.11	267.40	280.40	317.89
Life Ins.	0.00	99.00	24.75	0.00	(99.00)
Office Expenses	19,655.00	17,628.11	1,015.33	1,272.11	2,026.89
Depreciation	153,619.00	142,491.58	12,953.78	12,953.78	11,127.42
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	51,525.83	4,623.67	4,623.67	5,760.17
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	2,910.40	94.00	376.00	(2,910.40)
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	16,501.75	387.70	4,887.37	2,898.25
Maintenance - Building Repairs	24,000.00	24,388.02	7,610.53	733.24	(388.02)
Maintenance - Materials	4,000.00	7,353.56	114.49	180.60	(3,353.56)
Maintenance - Grounds	24,400.00	15,348.95	6,850.00	0.00	9,051.05
Maintenance - Equipment/Tools	10,750.00	16,773.17	0.00	1,681.88	(6,023.17)
Waste Removal	6,300.00	6,244.03	459.02	456.46	55.97
Property Taxes	37,000.00	36,328.04	0.00	0.00	671.96
Water	8,664.00	7,930.37	778.67	707.88	733.63
Electric	46,371.00	50,254.64	3,854.62	3,779.04	(3,883.64)
Gas	24,350.00	21,365.44	581.05	1,371.81	2,984.56
Interest Expense-Roof Project	6,965.00	6,404.39	561.99	566.12	560.61
Interest Expense-JCLDC Project	6,871.00	6,354.92	526.54	536.85	516.08
Interest Expense-JAIN PROJEC	4,092.00	3,802.71	298.56	308.07	289.29
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>562,507.03</b>	<b>50,290.23</b>	<b>44,707.20</b>	<b>70,215.97</b>
Total Revenue	655,727.00	585,283.19	53,312.65	55,547.84	70,443.81
Total Expenses	632,723.00	562,507.03	50,290.23	44,707.20	70,215.97
<b>Net Income Over Expenditure</b>	<b>\$ 23,004.00</b>	<b>22,776.16</b>	<b>\$ 3,022.42</b>	<b>10,840.64</b>	<b>227.84</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Eleven Month Period Ending May 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	450,541.76	\$ 41,521.92	41,337.61	88.47
Misc Inc - Oper & Admin	20,000.00	16,919.53	1,250.00	3,669.53	84.60
Interest Income	15.00	9.02	0.84	0.81	60.13
<b>Total Revenues</b>	<b>529,248.00</b>	<b>467,470.31</b>	<b>42,772.76</b>	<b>45,007.95</b>	<b>88.33</b>
<b>Expenses</b>					
Marketing	12,500.00	7,225.06	0.00	698.00	57.80
Salaries	99,004.00	90,084.08	7,465.34	7,465.34	90.99
Benefits	23,812.00	20,342.98	1,847.54	1,828.58	85.43
Paychex Processing	3,531.00	3,213.11	267.40	280.40	91.00
Office Expenses	19,655.00	17,628.11	1,015.33	1,272.11	89.69
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	51,525.83	4,623.67	4,623.67	89.94
Professional Consultants	17,153.00	8,285.40	94.00	376.00	48.30
Maintenance Expenses	96,550.00	83,026.34	14,962.72	7,483.09	85.99
Utilities Taxes & Rent	122,685.00	122,122.52	5,673.36	6,315.19	99.54
Interest Expense-JCLDC Project	6,871.00	6,354.92	526.54	536.85	92.49
Interest Expense-JAIN PROJEC	4,092.00	3,802.71	298.56	308.07	92.93
Interest Exp Roof Project	6,965.00	6,404.39	561.99	566.12	91.95
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>420,015.45</b>	<b>37,336.45</b>	<b>31,753.42</b>	<b>87.67</b>
Total Revenue	529,248.00	467,470.31	42,772.76	45,007.95	88.33
Total Expenses	479,104.00	420,015.45	37,336.45	31,753.42	87.67
<b>Net Income Over Expenditure</b>	<b>\$ 50,144.00</b>	<b>47,454.86</b>	<b>\$ 5,436.31</b>	<b>13,254.53</b>	<b>94.64</b>

Watertown Industrial Center LDC  
Balance Sheet  
May 31, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	94,467.97
Capital Reserve		98,440.56
Leasehold Improvement Fund		128,704.83
Accounts Receivable		10,013.04
Acc. Rec. LHI		369,175.41
Rents Receivable		19,501.63
		720,303.44
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		(4,001,177.86)
		2,094,274.30
Total Property and Equipment		
Other Assets		
Work In Process-Variou		26,495.04
		26,495.04
Total Other Assets		
Total Assets	\$	2,841,072.78

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	8,529.27
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		7.37
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		206,487.01
DEFERRED LIAB. BACK OF A PROJ		99,095.11
Due WIC LHI		50.72
Deferred Revenue		63,594.01
Refundable Advance - Back of A		60,000.00
		440,264.67
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		206,482.01
BACK A RENOVATION LOAN		99,094.94
Roof Replacement Loan		223,139.63
		528,716.58
Total Long-Term Liabilities		
Total Liabilities		968,981.25
Capital		
Fund Balance		117,240.48
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)

Watertown Industrial Center LDC  
Balance Sheet  
May 31, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>22,776.16</u>	
Total Capital		<u>1,872,091.53</u>
Total Liabilities & Capital	\$	<u><u>2,841,072.78</u></u>

Watertown Industrial Center Compative Balance Sheet for: 4/30/21 - 5/31/21

ASSETS	4/30/2021	5/31/2021	After Adjusting Entries 6/30/2020
<b>Current Assets</b>			
General Checking - Key Bank	\$ 110,151.06	\$ 94,467.97	\$ 91,239.03
Capital Reserve	98,439.72	98,440.56	98,431.54
Leasehold Improvement Fund	126,394.32	128,704.83	101,425.99
Accounts Receivable	11,061.96	10,013.04	5,505.11
Acc. Rec. LHI	378,847.84	369,175.41	476,311.20
Rents Receivable	<u>4,756.72</u>	<u>19,501.63</u>	<u>11,408.39</u>
<b>Total Current Assets</b>	<b>729,651.62</b>	<b>720,303.44</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>(3,988,224.08)</u>	<u>(4,001,177.86)</u>	<u>(3,858,686.28)</u>
<b>Total Property and Equipment</b>	<b>2,107,228.08</b>	<b>2,094,274.30</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>\$ 2,863,374.74</u></b>	<b><u>\$ 2,841,072.78</u></b>	<b><u>\$ 3,026,072.28</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 15,120.54	\$ 8,529.27	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	6.29	7.37	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	210,622.34	206,487.01	251,412.66
Deferred Liab.Back of A Project	102,365.14	99,095.11	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	65,861.08	63,594.01	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>456,527.29</b>	<b>440,264.67</b>	<b>549,668.00</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	210,617.34	206,482.01	251,407.66
Back A Renovation Loan	102,364.97	99,094.94	134,546.72
Roof Replacement Loan	<u>224,796.03</u>	<u>223,139.63</u>	<u>241,134.53</u>
<b>Total Long-Term Liabilities</b>	<b>537,778.34</b>	<b>528,716.58</b>	<b>627,088.91</b>
<b>Total Liabilities</b>	<b>994,305.63</b>	<b>968,981.25</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>19,753.74</u>	<u>22,776.16</u>	<u>24,435.30</u>
<b>Total Capital</b>	<b>1,869,069.11</b>	<b>1,872,091.53</b>	<b>1,849,315.37</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,863,374.74</u></b>	<b><u>\$ 2,841,072.78</u></b>	<b><u>\$ 3,026,072.28</u></b>

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of May 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	6425	6/1/21	-150.00				-150.00
	6464	7/1/21	-150.00				-150.00
	6465	8/1/21	-150.00				-150.00
<b>DigiCollect LLC</b>			<b>-450.00</b>				<b>-450.00</b>
Erie Boulevard Hydropower L.P.	6447	5/1/21	11,574.21				11,574.21
<b>Erie Boulevard Hydropower L.P.</b>			<b>11,574.21</b>				<b>11,574.21</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	6432	5/1/21	4,304.15				4,304.15
<b>MODERN MOVING AND STORAG</b>			<b>4,304.15</b>				<b>4,304.15</b>
NEW YORK AIR BRAKE	6434	4/1/21		1,324.51			1,324.51
	6449	5/1/21	1,324.51				1,324.51
<b>NEW YORK AIR BRAKE</b>			<b>1,324.51</b>	<b>1,324.51</b>			<b>2,649.02</b>
PICK N GO PROPERTY WASTE S	6451	5/1/21	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>18,310.83</b>	<b>1,324.51</b>		<b>-4,107.24</b>	<b>15,528.10</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of May 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				3,094.16	3,094.16
PICK N GO PROPERTY W	PicnGo Wall Dam				6,346.16	6,346.16
	6452		289.84			289.84
3157834122	6453		198.57			198.57
<b>PICNGO</b>			<b>488.41</b>		<b>9,440.32</b>	<b>9,928.73</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>9,524.63</b>	<b>10,013.04</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From May 1, 2021 to May 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
5/14/21	720101	7344768	REIMBURSEMENT FOR TENANT PAYING ORIGINAL INVOICE CINTAS		48.84
	100000			48.84	
5/14/21	141000	VV612	Invoice: 6446 Certapro Painters	720.17	720.17
	100000				
5/14/21	141000	1214	Invoice: 6456 STEVEN ELLIOT	495.88	495.88
	100000				
5/14/21	141000	1584	Invoice: 6457 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
	100000				
5/14/21	141000	135523885	Invoice: 6421		150.00
	141000		Invoice: 6422		150.00
	141000		Invoice: 6423		150.00
	141000		Invoice: 6424		150.00
	141000		Invoice: 6425		150.00
	141000		Invoice: 6464		150.00
	141000		Invoice: 6465		150.00
	100000		DigiCollect LLC	1,050.00	
5/14/21	141000	2372	Invoice: 6412		1,557.96
	141000		Invoice: 6442		1,557.96
	100000		PICK N GO PROPERTY WASTE SERVICES	3,115.92	
5/14/21	125000	2371	Invoice: BFP DOOR 2020		524.46
	125000		Invoice: PicnGo Wall Damage		524.46
	100000		PICK N GO PROPERTY WASTE SERVICES	1,048.92	
5/14/21	125000	7510	Invoice: 6448 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
	100000				
5/14/21	141000	5580	Invoice: 6333 JEFFERSON COUNTY LDC	1,479.37	1,479.37
	100000				
5/14/21	141000	1269	Invoice: 6458 LAURENCE WOLLUM	304.50	304.50
	100000				
5/14/21	141000	0052773426	Invoice: 6444 Ampersand New York Operations Co. LLC.	869.51	869.51
	100000				
5/14/21	141000	91957	Invoice: 6454 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
	100000				
5/14/21	141000	712280	Invoice: 6455 W.B. Mason Co, Inc.	1,019.54	1,019.54
	100000				
5/14/21	141000	21003	Invoice: 6445 BLACK HORSE GROUP, LLC	1,197.24	1,197.24
	100000				
5/14/21	141000	1539	Invoice: 6460 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
	100000				
5/14/21	141000	10353	Invoice: 6450 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
	100000				
5/14/21	141000	10765	Invoice: 6459 SERV-PRO	2,222.71	2,222.71
	100000				
5/28/21	141000	159648	Invoice: 6234 Jain Irrigation Inc.	6,464.80	6,464.80
	100000				11



**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From May 1, 2021 to May 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>29,124.77</u>	<u>29,124.77</u>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of May 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
ACE NOBEL ACE HDWE  315-782-5964	5/51 STMNT	114.49				114.49
<b>ACE NOBEL ACE HDWE</b>		<b>114.49</b>				<b>114.49</b>
CINTAS CINTAS	12666550-5312	436.54				436.54
<b>CINTAS CINTAS</b>		<b>436.54</b>				<b>436.54</b>
CITYCOMP CITY COMPTROLLER  315-785-7757	0004614-5/21 0002012-5/21	482.89 295.78				482.89 295.78
<b>CITYCOMP CITY COMPTROLLER</b>		<b>778.67</b>				<b>778.67</b>
DE DIRECT ENERGY	211300458101 211550045831 211550045831 211530045810 211530045810 211530045810 211530045810 211550045831	299.52 77.13 60.56 180.97 519.32 153.18 183.95 55.28				299.52 77.13 60.56 180.97 519.32 153.18 183.95 55.28
<b>DE DIRECT ENERGY</b>		<b>1,529.91</b>				<b>1,529.91</b>
NG NATIONAL GRID	2017080029-52 5874117053-52 1078719124-52 0918937121-52 0958937132-52 0498937125-52 0038937138-52 0338937134-52 0058937125-52 0438937154-52 0898937150-52 1118719155-52 2853006034-52 4083010042-52	36.20 105.13 552.86 28.02 251.75 135.02 289.37 24.52 205.36 438.89 140.58 152.13 253.97 117.37				36.20 105.13 552.86 28.02 251.75 135.02 289.37 24.52 205.36 438.89 140.58 152.13 253.97 117.37

**Watertown Industrial Center LDC  
Aged Payables  
As of May 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
	9678936125-52	24.52				24.52
	0518786126-52	150.07				150.07
<b>NG NATIONAL GRID</b>		<b>2,905.76</b>				<b>2,905.76</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	15839	112.00				112.00
<b>NYTRIC NYTRIC ELECTRICAL C</b>		<b>112.00</b>				<b>112.00</b>
PSG P.S.G. 3157859553	2021-18 2021-19	85.00 895.33				85.00 895.33
<b>PSG P.S.G.</b>		<b>980.33</b>				<b>980.33</b>
RSI ROOFING, INC. RSI ROOFING, INC.	1723543	613.80				613.80
<b>RSI ROOFING, INC. RSI ROOFING, INC.</b>		<b>613.80</b>				<b>613.80</b>
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-5/21	94.00				94.00
<b>SCHWERZMANN SCHWERZMANN &amp; WIS</b>		<b>94.00</b>				<b>94.00</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of May 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
WASTE M WASTE MANAGEMENT  315-773-5696	3365111-0448-	459.02				459.02
<b>WASTE M WASTE MANAGEMENT</b>		<b>459.02</b>				<b>459.02</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>8,024.52</b>			<b>272.00</b>	<b>8,296.52</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From May 1, 2021 to May 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
5/1/21	11212	200000 100000	Invoice: 92027477 ABJ FIRE PROTECTION CO.	2,650.00	2,650.00
5/1/21	11213	200000 100000	Invoice: 109731 BLACK RIVER PAPER COMPANY INC.	222.00	222.00
5/1/21	11214	200000 100000	Invoice: 5/21 INS Central Insurance Companies	4,623.67	4,623.67
5/1/21	11215	200000 100000	Invoice: 12666550-033121 CINTAS	436.54	436.54
5/1/21	11216	200000 100000	Invoice: 5/21 - 7/21 Guardian Life Ins Co	389.64	389.64
5/1/21	11217	200000 100000	Invoice: 2864 P&M CONSTRUCTION	350.00	350.00
5/1/21	11218	200000 100000	Invoice: 42339 RAYNOR OVERHEAD DOOR SALES, IN	350.00	350.00
5/1/21	11219	200000 100000	Invoice: INV81320544 BILLY SOLURI	149.90	149.90
5/1/21	11220	200000 100000	Invoice: 414689 S.T.A.T. COMMUNICATIONS INC.	384.00	384.00
5/1/21	11221	200000 100000	Invoice: 2020-2021-2OF2 SWBG WHOLESALE INC.	6,850.00	6,850.00
5/1/21	11222	200000 100000	Invoice: 126421-041021 WESTELCOM	112.32	112.32
5/1/21	11223	200000 100000	Invoice: 5/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/19/21	11224	200000	Invoice: 2853006034-42721	249.44	
		200000	Invoice: 0958937132-42721	255.09	
		200000	Invoice: 0038937138-42721	286.11	
		200000	Invoice: 1078719124-42721	376.11	
		200000	Invoice: 0438937154-42721	466.29	
		200000	Invoice: 0338937134-42821	24.52	
		200000	Invoice: 0898937150-42821	374.05	
		200000	Invoice:	143.13	

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From May 1, 2021 to May 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	4083010042-42821 Invoice:	90.33	
		200000	0918937121-42821 Invoice:	246.99	
		200000	0058937125-42821 Invoice:	142.75	
		200000	5874117053-42821 Invoice:	66.16	
		200000	9678936125-42821 Invoice:	203.63	
		200000	1118719155-42821 Invoice:	498.11	
		200000	0498937125-42821 Invoice:	139.66	
		100000	0518786126-42921 NATIONAL GRID		3,562.37
5/19/21	11225	100000	VOID		
5/19/21	11225	200000	Invoice: 92028128	666.50	
		100000	ABJ FIRE PROTECTION CO.		666.50
5/19/21	11226	200000	Invoice: 11231-4/21	180.60	
		100000	NOBEL ACE HDWE		180.60
5/19/21	11227	200000	Invoice:	436.54	
		100000	12666550-43021 CINTAS		436.54
5/19/21	11228	200000	Invoice:	438.99	
		200000	0004614-43021 Invoice:	268.89	
		100000	0002012-43021 CITY COMPTRROLLER		707.88
5/19/21	11229	200000	Invoice:	184.55	
		200000	211250045538169 Invoice:	552.84	
		200000	211250045538170 Invoice:	211.23	
		200000	21125004553817 Invoice:	163.81	
		200000	211250045538171 Invoice:	286.14	
		200000	211250045538168 Invoice:	74.73	
		200000	211250045538167 Invoice:	37.66	
		200000	211250045538165 Invoice:	77.52	
		100000	211250045538166 DIRECT ENERGY		1,588.48
5/19/21	11230	200000	Invoice: 29239346	387.36	
		100000	Great America Financial Services		387.36
5/19/21	11231	200000	Invoice: 15793	5,351.60	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		5,351.60
5/19/21	11232	200000	Invoice: 2021-15	170.00	
		100000	P.S.G.		170.00

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From May 1, 2021 to May 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>
5/19/21	11233	200000 100000	Invoice: 1523543 RSI ROOFING, INC.	382.80	382.80
5/19/21	11234	200000 100000	Invoice: 4/21 STMT SCHWERZMANN & WISE, PC	376.00	376.00
5/19/21	11235	200000 100000	Invoice: 4/21 STMT SEAWAY RENTAL CORP.	1,681.88	1,681.88
5/19/21	11236	200000 100000	Invoice: 852930501042221 Time Warner Cable	255.81	255.81
5/19/21	11237	200000 100000	Invoice: 9878859817 VERIZON	259.61	259.61
5/19/21	11238	200000 100000	Invoice: 3363730-0448-8 WASTE MANAGEMENT OF NEW YORK	456.46	456.46
5/19/21	11239	200000 100000	Invoice: STMT37637305 W.B. MASON COMPANY, INC.	271.08	271.08
5/19/21	11240	200000 100000	Invoice: 126421-5/21 WESTELCOM	112.55	112.55
5/19/21	11241	200000 100000	Invoice: 105092-4/21 G.W. WHITE & SON INC.	33.24	33.24
	<b>Total</b>			<b>35,617.22</b>	<b>35,617.22</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Eleven Month Period Ending May 31, 2021**  
 Prepared by WICLDC STAFF, June 25, 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	102,662.67	\$ 9,397.57	9,397.57	88.90
Total Revenues	<u>115,486.00</u>	<u>102,662.67</u>	<u>9,397.57</u>	<u>9,397.57</u>	88.90
<b>Expenses</b>					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	24,388.02	7,610.53	733.24	101.62
Maintenance - Common Area	19,400.00	16,501.75	387.70	4,887.37	85.06
Maintenance - Grounds	24,400.00	15,348.95	6,850.00	0.00	62.91
Maintenance - Equipment/Tools	10,750.00	16,773.17	0.00	1,681.88	156.03
Maintenance - Materials	4,000.00	7,353.56	114.49	180.60	183.84
Total Operations	<u>96,550.00</u>	<u>83,026.34</u>	<u>14,962.72</u>	<u>7,483.09</u>	85.99
<b>Net Income Over Expenditure</b>	<b>\$ <u>18,936.00</u></b>	<b><u>19,636.33</u></b>	<b>\$ <u>(5,565.15)</u></b>	<b><u>1,914.48</u></b>	<b>103.70</b>



WICLDC  
LHI Summary Report  
For 5-31-21 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	\$ 44,977.88	5 Years	0%	Current
Servpro	10/1/2014	\$ 45,084.71	\$ 16,517.76	10 Years	3%	Current