

Watertown Industrial Center LDC**Income Statement for the Twelve Month Period Ending June 30, 2021**

Prepared by Staff, August 19, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 509,233.00	493,322.46	\$ 42,780.70	41,521.92	15,910.54
Misc Inc - Oper & Admin	20,000.00	17,455.75	536.22	1,250.00	2,544.25
Interest Income	15.00	9.83	0.81	0.84	5.17
LIF Loan Principal	114,955.00	116,872.41	9,693.28	9,672.43	(1,917.41)
Leasehold Interest	11,524.00	11,480.36	846.61	867.46	43.64
Total Revenues	655,727.00	639,140.81	53,857.62	53,312.65	16,586.19
Expenses					
Marketing	12,500.00	8,848.06	1,623.00	0.00	3,651.94
Salaries	99,004.00	97,549.42	7,465.34	7,465.34	1,454.58
FICA-Medicare Tax Expense	7,574.00	7,713.26	570.08	570.08	(139.26)
Dental Ins	774.00	735.86	(10.52)	217.12	38.14
Vision Ins.	202.00	192.08	(2.74)	56.66	9.92
Comp Ins.	3,200.00	3,204.94	239.47	234.38	(4.94)
Retirement Expense	8,930.00	7,393.54	522.58	522.58	1,536.46
NYS Unemployment	452.00	213.90	32.20	35.74	238.10
NYS Re-Emp Service	20.00	17.69	1.19	1.32	2.31
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	860.00	582.03	(42.94)	34.91	277.97
Paychex Processing	3,531.00	3,480.51	267.40	267.40	50.49
Life Ins.	0.00	99.00	0.00	24.75	(99.00)
Office Expenses	19,655.00	20,226.92	2,598.81	1,015.33	(571.92)
Depreciation	153,619.00	155,445.36	12,953.78	12,953.78	(1,826.36)
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	57,286.00	56,149.50	4,623.67	4,623.67	1,136.50
Legal/Environmental	5,500.00	0.00	0.00	0.00	5,500.00
Legal General	0.00	3,051.40	141.00	94.00	(3,051.40)
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	23,385.96	6,884.21	387.70	(3,985.96)
Maintenance - Building Repairs	24,000.00	26,086.71	1,698.69	7,610.53	(2,086.71)
Maintenance - Materials	4,000.00	7,442.48	88.92	114.49	(3,442.48)
Maintenance - Grounds	24,400.00	15,348.95	0.00	6,850.00	9,051.05
Maintenance - Equipment/Tools	10,750.00	19,027.71	2,254.54	0.00	(8,277.71)
Waste Removal	6,300.00	7,204.52	960.49	459.02	(904.52)
Property Taxes	37,000.00	36,328.04	0.00	0.00	671.96
Water	8,664.00	8,638.25	707.88	778.67	25.75
Electric	46,371.00	54,445.46	4,355.17	3,785.39	(8,074.46)
Gas	24,350.00	21,602.44	264.22	567.44	2,747.56
Interest Expense-Roof Project	6,965.00	6,962.24	557.85	561.99	2.76
Interest Expense-JCLDC Project	6,871.00	6,871.12	516.20	526.54	(0.12)
Interest Expense-JAIN PROJEC	4,092.00	4,091.74	289.03	298.56	0.26
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	612,024.98	49,709.52	50,207.39	20,698.02
Total Revenue	655,727.00	639,140.81	53,857.62	53,312.65	16,586.19
Total Expenses	632,723.00	612,024.98	49,709.52	50,207.39	20,698.02
Net Income Over Expenditure	\$ 23,004.00	27,115.83	\$ 4,148.10	3,105.26	(4,111.83)

Watertown Industrial Center LDC
Income Statement for the Twelve Month Period Ending June 30, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 509,233.00	493,322.46	\$ 42,780.70	41,521.92	96.88
Misc Inc - Oper & Admin	20,000.00	17,455.75	536.22	1,250.00	87.28
Interest Income	15.00	9.83	0.81	0.84	65.53
Total Revenues	529,248.00	510,788.04	43,317.73	42,772.76	96.51
Expenses					
Marketing	12,500.00	8,848.06	1,623.00	0.00	70.78
Salaries	99,004.00	97,549.42	7,465.34	7,465.34	98.53
Benefits	23,812.00	21,802.30	1,459.32	1,847.54	91.56
Paychex Processing	3,531.00	3,480.51	267.40	267.40	98.57
Office Expenses	19,655.00	20,226.92	2,598.81	1,015.33	102.91
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	57,286.00	56,149.50	4,623.67	4,623.67	98.02
Professional Consultants	17,153.00	8,426.40	141.00	94.00	49.12
Maintenance Expenses	96,550.00	93,952.70	10,926.36	14,962.72	97.31
Utilities Taxes & Rent	122,685.00	128,218.71	6,287.76	5,590.52	104.51
Interest Expense-JCLDC Project	6,871.00	6,871.12	516.20	526.54	100.00
Interest Expense-JAIN PROJEC	4,092.00	4,091.74	289.03	298.56	99.99
Interest Exp Roof Project	6,965.00	6,962.24	557.85	561.99	99.96
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	456,579.62	36,755.74	37,253.61	95.30
Total Revenue	529,248.00	510,788.04	43,317.73	42,772.76	96.51
Total Expenses	479,104.00	456,579.62	36,755.74	37,253.61	95.30
Net Income Over Expenditure	\$ 50,144.00	54,208.42	\$ 6,561.99	5,519.15	108.11

Balance Sheet
June 30, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	97,616.15
Capital Reserve		98,441.37
Leasehold Improvement Fund		131,015.32
Accounts Receivable		9,155.69
Acc. Rec. LHI		359,482.13
Rents Receivable		18,327.12
		714,037.78
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		(4,014,131.64)
		2,081,320.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		26,495.04
		26,495.04
Total Other Assets		
Total Assets	\$	2,821,853.34

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	3,748.15
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		8.43
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		202,341.34
DEFERRED LIAB. BACK OF A PROJ		95,815.55
Due WIC LHI		50.72
Deferred Revenue		61,325.96
Refundable Advance - Back of A		60,000.00
		425,791.33
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		202,336.34
BACK A RENOVATION LOAN		95,815.38
Roof Replacement Loan		221,479.09
		519,630.81
Total Long-Term Liabilities		
Total Liabilities		945,422.14
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
June 30, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>27,115.83</u>	
Total Capital		<u>1,876,431.20</u>
Total Liabilities & Capital	\$	<u><u>2,821,853.34</u></u>

Watertown Industrial Center Compative Balance Sheet for: 5/31/21 - 6/30/21

ASSETS	5/31/2021	6/30/2021	After Adjusting Entries 6/30/2020
Current Assets			
General Checking - Key Bank	\$ 94,467.97	\$ 97,616.15	\$ 91,239.03
Capital Reserve	98,440.56	98,441.37	98,431.54
Leasehold Improvement Fund	128,704.83	131,015.32	101,425.99
Accounts Receivable	10,204.61	9,155.69	5,505.11
Acc. Rec. LHI	369,175.41	359,482.13	476,311.20
Rents Receivable	<u>19,501.63</u>	<u>18,327.12</u>	<u>11,408.39</u>
Total Current Assets	720,495.01	714,037.78	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>(4,001,177.86)</u>	<u>(4,014,131.64)</u>	<u>(3,858,686.28)</u>
Total Property and Equipment	2,094,274.30	2,081,320.52	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>\$ 2,841,264.35</u>	<u>\$ 2,821,853.34</u>	<u>\$ 3,026,072.28</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 8,529.27	\$ 3,748.15	\$ 10,797.83
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	7.37	8.43	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	206,487.01	202,341.34	251,412.66
Deferred Liab.Back of A Project	99,095.11	95,815.55	134,546.89
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	63,594.01	61,325.96	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	440,264.67	425,791.33	549,668.00
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	206,482.01	202,336.34	251,407.66
Back A Renovation Loan	99,094.94	95,815.38	134,546.72
Roof Replacement Loan	<u>223,139.63</u>	<u>221,479.09</u>	<u>241,134.53</u>
Total Long-Term Liabilities	528,716.58	519,630.81	627,088.91
Total Liabilities	968,981.25	945,422.14	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>22,967.73</u>	<u>27,115.83</u>	<u>24,435.30</u>
Total Capital	1,872,283.10	1,876,431.20	1,849,315.37
Total Liabilities & Capital	<u>\$ 2,841,264.35</u>	<u>\$ 2,821,853.34</u>	<u>\$ 3,026,072.28</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jun 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	6464	7/1/21	-150.00				-150.00
	6465	8/1/21	-150.00				-150.00
DigiCollect LLC			-300.00				-300.00
Erie Boulevard Hydropower L.P.	6447	5/1/21		11,574.21			11,574.21
Erie Boulevard Hydropower L.P.				11,574.21			11,574.21
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
MODERN MOVING AND STORAG	6433	6/1/21	4,304.15				4,304.15
MODERN MOVING AND STORAG			4,304.15				4,304.15
NEW YORK AIR BRAKE	6485	6/1/21	1,324.51				1,324.51
NEW YORK AIR BRAKE			1,324.51				1,324.51
PICK N GO PROPERTY WASTE S	6487	6/1/21	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
SERV-PRO						-0.01	-0.01
			6,886.62	11,574.21		-4,107.24	14,353.59

Watertown Industrial Center LDC
Aged Receivables
As of Jun 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				2,569.70	2,569.70
PICK N GO PROPERTY W	PicnGo Wall Dam				5,821.70	5,821.70
	6452			289.84		289.84
3157834122	6453			198.57		198.57
	6561	108.73				108.73
	6562	82.84				82.84
PICNGO		191.57		488.41	8,391.40	9,071.38
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		191.57		488.41	8,475.71	9,155.69

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jun 1, 2021 to Jun 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
6/24/21	141000 100000	1540	Invoice: 6494 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
6/24/21	141000 100000	10799	Invoice: 6493 SERV-PRO	2,222.71	2,222.71
6/24/21	125000 100000	7536	Invoice: 6484 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
6/24/21	141000 100000	5614	Invoice: 6334 JEFFERSON COUNTY LDC	1,479.37	1,479.37
6/24/21	141000 100000	2402	Invoice: 6451 PICK N GO PROPERTY WASTE SERVICES	1,557.96	1,557.96
6/24/21	125000 125000 100000	2401	Invoice: BFP DOOR 2020 Invoice: PicnGo Wall Damage PICK N GO PROPERTY WASTE SERVICES	1,048.92	524.46 524.46
6/24/21	141000 100000	92009	Invoice: 6488 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
6/24/21	141000 100000	717776	Invoice: 6489 W.B. Mason Co, Inc.	1,019.54	1,019.54
6/24/21	141000 100000	033223	Invoice: 6432 MODERN MOVING AND STORAGE	4,304.15	4,304.15
6/24/21	141000 100000	21059	Invoice: 6481 BLACK HORSE GROUP, LLC	1,197.24	1,197.24
6/24/21	141000 100000	10399	Invoice: 6486 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
6/24/21	141000 100000	1270	Invoice: 6492 LAURENCE WOLLUM	304.50	304.50
6/24/21	141000 100000	13703	Invoice: 6483 Erie Boulevard Hydropower L.P.	12,832.99	12,832.99
6/24/21	141000 100000	00540027230	Invoice: 6480 Ampersand New York Operations Co. LLC.	869.51	869.51
6/24/21	141000 100000	VV619	Invoice: 6482 Certapro Painters	720.17	720.17
6/24/21	141000 100000	1216	Invoice: 6490 STEVEN ELLIOT	495.88	495.88
6/24/21	141000 100000	159953	Invoice: 6235 Jain Irrigation Inc.	6,464.80	6,464.80
6/24/21	141000 100000	1647	Invoice: 6491 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
6/24/21	141000 141000 100000	458025	Invoice: 6434 Invoice: 6449 NEW YORK AIR BRAKE	2,649.02	1,324.51 1,324.51
				46,254.13	46,254.13

Watertown Industrial Center LDC
Aged Payables
As of Jun 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
ACE NOBEL ACE HDWE 315-782-5964	11213 - 6/21	383.90				383.90
ACE NOBEL ACE HDWE		383.90				383.90
Central Central Insurance Compa 607-273-5353	7/21 INS	-4,623.67				-4,623.67
Central Central Insurance Com		-4,623.67				-4,623.67
CINTAS CINTAS CINTAS CINTAS	12666550-0630	659.61				659.61
CINTAS CINTAS		659.61				659.61
CITYCOMP CITY COMPTRROLLER 315-785-7757	0002012-63021 0004614-63021	268.89 438.99				268.89 438.99
CITYCOMP CITY COMPTRROLLER		707.88				707.88
DE DIRECT ENERGY 211830046106 211830046106 211830046106 211830046106 211830046106 211830046106 211830046106 211820046094	211830046106 211830046106 211830046106 211830046106 211830046106 211830046106 211830046106 211820046094	85.79 471.54 209.71 729.07 195.40 146.82 64.14 55.28				85.79 471.54 209.71 729.07 195.40 146.82 64.14 55.28
DE DIRECT ENERGY		1,957.75				1,957.75
FP FP MAILING SOLUTION	RI104944512	135.45				135.45

Watertown Industrial Center LDC
Aged Payables
As of Jun 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
FP FP MAILING SOLUTION		135.45				135.45
Great America Great America Financial Matt Burlage 1-866-803-2665	29620789	387.36				387.36
Great America Great America Financial		387.36				387.36
MTVERNON Mount Vernon Fire Insura	786879255933	-1,113.00				-1,113.00
MTVERNON Mount Vernon Fire Insu		-1,113.00				-1,113.00
NG NATIONAL GRID	1078719124-62 2853006034-62 0438937154-62 0038937138-62 0958937132-62 2017080029-62 5874117053-62 0918937121-62 9678936125-62 4083040042-62 1118719155-62 0898937150-62 0338937134-62 0498937125-62 0058937125-62 0518786126-62	426.68 230.04 539.64 379.68 256.49 80.06 108.49 27.22 24.88 124.74 30.86 25.28 24.52 27.22 206.62 149.22				426.68 230.04 539.64 379.68 256.49 80.06 108.49 27.22 24.88 124.74 30.86 25.28 24.52 27.22 206.62 149.22
NG NATIONAL GRID		2,661.64				2,661.64
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 Jun 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
OCBM OSWEGO COUNTY BUS PEGGY KAIN 315-342-8020	161895-21	423.00				423.00
OCBM OSWEGO COUNTY BUS		423.00				423.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-6/21	141.00				141.00
SCHWERZMANN SCHWERZMANN & WIS		141.00				141.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	6/30 STMT	1,959.56				1,959.56
SEAWAY RENTAL SEAWAY RENTAL COR		1,959.56				1,959.56
Time Warner Time Warner Cable	852930501062	255.81				255.81
Time Warner Time Warner Cable		255.81				255.81
WASTE M WASTE MANAGEMENT 315-773-5696	336681-0448-6 0082894-2819-	457.21 503.28				457.21 503.28
WASTE M WASTE MANAGEMENT		960.49				960.49
WB MASON W.B. MASON COMPANY	STMT3897668	323.54				323.54

Watertown Industrial Center LDC
Aged Payables
As of Jun 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
WB MASON W.B. MASON COMPAN		323.54				323.54
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-063021	241.47				241.47
WHITE'S G.W. WHITE & SON INC		241.47				241.47
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
WLDC WATERTOWN LOCAL D DONALD RUTHERFORD	7/21 LOAN	-2,218.39				-2,218.39
WLDC WATERTOWN LOCAL D		-2,218.39				-2,218.39
Report Total		3,243.40			272.00	3,515.40

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 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
6/1/21	11243	200000	Invoice:	129.60	
		100000	W611511032020 ANSWER WATERTOWN		129.60
6/1/21	11244	200000	Invoice: 6/21 INS	4,623.67	
		100000	Central Insurance Companies		4,623.67
6/1/21	11245	200000	Invoice: 17663	156.60	
		100000	NORTHERN COMPUTERS		156.60
6/1/21	11246	200000	Invoice: 15839	112.00	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		112.00
6/1/21	11247	200000	Invoice: 2021-18	85.00	
		200000	Invoice: 2021-19	895.33	
		100000	P.S.G.		980.33
6/1/21	11248	200000	Invoice: 1723543	613.80	
		100000	RSI ROOFING, INC.		613.80
6/1/21	11249	200000	Invoice: 6/21 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
6/23/21	11250	200000	Invoice:	253.97	
		200000	2853006034-52521	140.58	
		200000	Invoice:	205.36	
		200000	0898937150-52521	289.37	
		200000	Invoice:	251.75	
		200000	0038937138-52521	552.86	
		200000	Invoice:	36.20	
		200000	0958937132-52521	105.13	
		200000	Invoice:	105.13	
		200000	1078719124-52521	28.02	
		200000	Invoice:	135.02	
		200000	2017080029-52521	24.52	
		200000	Invoice:	438.89	
		200000	5874117053-52521	152.13	
		200000	Invoice:	117.37	
		200000	0918937121-52521	24.52	
		200000	Invoice:	438.89	
		200000	0498937125-52521	152.13	
		200000	Invoice:	117.37	
		200000	0338937134-52521	24.52	
		200000	Invoice:	438.89	
		200000	0438937154-52521	152.13	
		200000	Invoice:	117.37	
		200000	1118719155-52521	24.52	
		200000	Invoice:	150.07	
		200000	4083010042-52521		
		200000	Invoice:		
		200000	9678936125-52521		
		200000	Invoice:		
		100000	0518786126-52721 NATIONAL GRID		2,905.76
6/23/21	11251	100000	VOID		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 30, 2021

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Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
6/23/21	11251	200000 100000	Invoice: 92029149 ABJ FIRE PROTECTION CO.	6,095.00	6,095.00
6/23/21	11252	200000 100000	Invoice: 5/51 STMNT NOBEL ACE HDWE	114.49	114.49
6/23/21	11253	200000 100000	Invoice: BFP2020-SSDS BROOKFIELD RENEWABLE POWER	713.78	713.78
6/23/21	11254	200000 100000	Invoice: 7/21 INS Central Insurance Companies	4,623.67	4,623.67
6/23/21	11255	200000 100000	Invoice: 12666550-53121 CINTAS	436.54	436.54
6/23/21	11256	200000 200000 100000	Invoice: 0004614-5/21 Invoice: 0002012-5/21 CITY COMPTROLLER	482.89 295.78	778.67
6/23/21	11257	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 211530045810168 Invoice: 211550045831040 Invoice: 211530045810169 Invoice: 211530045810170 Invoice: 211550045831039 Invoice: 21130045810167 Invoice: 211530045810171 Invoice: 211550045831038 DIRECT ENERGY	180.97 60.56 519.32 153.18 77.13 299.52 183.95 55.28	1,529.91
6/23/21	11258	200000 100000	Invoice: 29425668 Great America Financial Services	387.36	387.36
6/23/21	11259	200000 100000	Invoice: 786879255933465 Mount Vernon Fire Insurance Comp.	1,113.00	1,113.00
6/23/21	11260	200000 100000	Invoice: 05-67-82 NY STATE DEPARTMENT OF LAW	275.00	275.00
6/23/21	11261	200000 100000	Invoice: 2873 P&M CONSTRUCTION	1,457.22	1,457.22
6/23/21	11262	200000	Invoice: 007572-5/21	94.00	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jun 1, 2021 to Jun 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	SCHWERZMANN & WISE, PC		94.00
6/23/21	11263	200000	Invoice: 852930501052221	255.81	
		100000	Time Warner Cable		255.81
6/23/21	11264	200000	Invoice: 2021-BR	1,200.00	
		100000	UPSTATE YOUTH BASEBALL ASSOC, INC		1,200.00
6/23/21	11265	200000	Invoice: 9881008615	259.61	
		100000	VERIZON WIRELESS		259.61
6/23/21	11266	200000	Invoice: 3365111-0448-9	459.02	
		100000	WASTE MANAGEMENT OF NEW YORK		459.02
6/23/21	11267	200000	Invoice: 126421-6/21	112.27	
		100000	WESTELCOM		112.27
6/23/21	11268	200000	Invoice: 7/21 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
	Total			33,863.89	33,863.89

Watertown Industrial Center LDC
Maintenance Report for the Twelve Month Period Ending June 30, 2021
 Prepared by WICLDC STAFF, August 19, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 115,486.00	112,327.19	\$ 9,664.52	9,397.57	97.26
Total Revenues	<u>115,486.00</u>	<u>112,327.19</u>	<u>9,664.52</u>	<u>9,397.57</u>	97.26
Expenses					
Maintenance - Improvements	14,000.00	2,660.89	0.00	0.00	19.01
Maintenance - Building Repairs	24,000.00	26,086.71	1,698.69	7,610.53	108.69
Maintenance - Common Area	19,400.00	23,385.96	6,884.21	387.70	120.55
Maintenance - Grounds	24,400.00	15,348.95	0.00	6,850.00	62.91
Maintenance - Equipment/Tools	10,750.00	19,027.71	2,254.54	0.00	177.00
Maintenance - Materials	4,000.00	7,442.48	88.92	114.49	186.06
Total Operations	<u>96,550.00</u>	<u>93,952.70</u>	<u>10,926.36</u>	<u>14,962.72</u>	97.31
Net Income Over Expenditure	\$ <u>18,936.00</u>	<u>18,374.49</u>	\$ <u>(1,261.84)</u>	<u>(5,565.15)</u>	97.03