

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2021**

Prepared by Staff, November 19, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	164,041.24	\$ 41,042.59	40,999.55	337,302.76
Interest Income	15.00	3.31	0.83	0.81	11.69
LIF Loan Principal	117,967.00	37,108.74	9,777.28	9,756.19	80,858.26
Leasehold Interest	8,512.00	3,176.73	762.61	783.70	5,335.27
Total Revenues	627,838.00	204,330.02	51,583.31	51,540.25	423,507.98
Expenses					
Marketing	11,000.00	6,518.45	409.00	423.00	4,481.55
Salaries	101,679.00	35,284.43	7,887.94	11,831.91	66,394.57
FICA-Medicare Tax Expense	7,574.00	2,675.04	597.50	896.25	4,898.96
Health Ins.	4,590.00	1,593.40	398.35	366.35	2,996.60
Dental Ins	774.00	180.30	(10.52)	(15.78)	593.70
Vision Ins.	202.00	47.07	(2.74)	(4.11)	154.93
Comp Ins.	3,200.00	1,094.43	246.60	365.32	2,105.57
Retirement Expense	8,978.00	2,469.85	828.21	552.14	6,508.15
NYS Unemployment	443.00	0.00	0.00	0.00	443.00
NYS Re-Emp Service	20.00	0.00	0.00	0.00	20.00
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	1,031.00	(124.10)	(45.12)	(67.68)	1,155.10
Paychex Processing	3,531.00	1,296.10	296.12	282.12	2,234.90
Life Ins.	0.00	24.75	0.00	0.00	(24.75)
Office Expenses	19,478.00	6,321.34	1,468.63	2,504.66	13,156.66
Depreciation	155,445.00	51,936.00	12,984.00	12,984.00	103,509.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	19,844.64	4,860.67	4,623.63	38,949.36
Legal General	5,000.00	352.50	70.50	282.00	4,647.50
Accounting and Auditing	5,500.00	5,000.00	0.00	0.00	500.00
Engineering/Design/Consulting	6,000.00	255.00	0.00	0.00	5,745.00
Maintenance - Improvements	13,700.00	4,587.50	1,620.50	0.00	9,112.50
Maintenance - Common Area	16,600.00	6,646.80	1,733.82	445.74	9,953.20
Maintenance - Building Repairs	18,300.00	7,531.67	1,834.67	220.00	10,768.33
Maintenance - Materials	5,000.00	1,605.15	385.61	0.00	3,394.85
Maintenance - Grounds	24,400.00	5,000.00	5,000.00	0.00	19,400.00
Maintenance - Equipment/Tools	14,750.00	4,129.49	767.80	889.66	10,620.51
Waste Removal	6,200.00	2,098.66	539.12	453.77	4,101.34
Property Taxes	37,000.00	26,207.45	14,463.32	0.00	10,792.55
Water	5,438.00	2,831.52	707.88	707.88	2,606.48
Electric	45,965.00	14,419.50	3,259.16	2,679.30	31,545.50
Gas	20,472.00	1,014.04	359.75	193.35	19,457.96
Interest Expense-Roof Project	6,367.00	2,193.93	541.18	545.36	4,173.07
Interest Expense-JCLDC Project	5,379.00	1,960.91	474.59	485.03	3,418.09
Interest Expense-JAIN PROJEC	2,714.00	1,060.18	250.60	260.25	1,653.82
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	626,324.00	216,656.00	62,077.14	42,054.15	409,668.00
Total Revenue	627,838.00	204,330.02	51,583.31	51,540.25	423,507.98
Total Expenses	626,324.00	216,656.00	62,077.14	42,054.15	409,668.00
Net Income Over Expenditure	\$ 1,514.00	(12,325.98)	\$ (10,493.83)	9,486.10	13,839.98

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	164,041.24	\$ 41,042.59	40,999.55	32.72
Interest Income	15.00	3.31	0.83	0.81	22.07
Total Revenues	501,359.00	164,044.55	41,043.42	41,000.36	32.72
Expenses					
Marketing	11,000.00	6,518.45	409.00	423.00	59.26
Salaries	101,679.00	35,284.43	7,887.94	11,831.91	34.70
Benefits	28,612.00	8,560.74	2,162.28	2,242.49	29.92
Paychex Processing	3,531.00	1,296.10	296.12	282.12	36.71
Office Expenses	19,478.00	6,321.34	1,468.63	2,504.66	32.45
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	19,844.64	4,860.67	4,623.63	33.75
Professional Consultants	16,500.00	5,607.50	70.50	282.00	33.98
Maintenance Expenses	92,750.00	29,500.61	11,342.40	1,555.40	31.81
Utilities Taxes & Rent	115,075.00	46,571.17	19,329.23	4,034.30	40.47
Interest Expense-JCLDC Project	5,379.00	1,960.91	474.59	485.03	36.45
Interest Expense-JAIN PROJEC	2,714.00	1,060.18	250.60	260.25	39.06
Interest Exp Roof Project	6,367.00	2,193.93	541.18	545.36	34.46
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	470,879.00	164,720.00	49,093.14	29,070.15	34.98
Total Revenue	501,359.00	164,044.55	41,043.42	41,000.36	32.72
Total Expenses	470,879.00	164,720.00	49,093.14	29,070.15	34.98
Net Income Over Expenditure	\$ 30,480.00	(675.45)	\$ (8,049.72)	11,930.21	(2.22)

Watertown Industrial Center LDC
Balance Sheet
October 31, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	128,194.73
Capital Reserve		98,444.68
Leasehold Improvement Fund		138,383.46
Accounts Receivable		2,778.29
Acc. Rec. LHI		322,373.39
Rents Receivable		(606.44)
		689,568.11
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(57,534.87)
Capital Improvements - Cap Imp		4,387,440.58
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		(4,062,908.64)
		2,076,694.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		4,952.54
		4,952.54
Total Other Assets		
Total Assets	\$	2,771,215.17

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	20,426.24
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		12.94
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		185,654.77
DEFERRED LIAB. BACK OF A PROJ		82,601.37
Due WIC LHI		50.72
Deferred Revenue		54,117.97
Refundable Advance - Back of A		60,000.00
		405,365.19
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		185,649.77
BACK A RENOVATION LOAN		82,601.20
Roof Replacement Loan		214,799.46
		483,050.43
Total Long-Term Liabilities		
Total Liabilities		888,415.62
Capital		
Fund Balance		163,050.64
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
October 31, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(12,325.98)</u>	
Total Capital		<u>1,882,799.55</u>
Total Liabilities & Capital	\$	<u><u>2,771,215.17</u></u>

Watertown Industrial Center Compative Balance Sheet for: 9/30/21 - 10/31/21

ASSETS	9/30/2021	10/31/2021	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 121,104.46	\$ 128,194.73	\$ 97,616.15
Capital Reserve	98,443.85	98,444.68	98,441.37
Leasehold Improvement Fund	136,072.87	138,383.46	131,015.32
Accounts Receivable	3,827.21	2,778.29	9,155.69
Acc. Rec. LHI	332,150.67	322,373.39	359,482.13
Rents Receivable	<u>7,190.14</u>	<u>(606.44)</u>	<u>18,327.12</u>
Total Current Assets	698,789.20	689,568.11	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,418.87)	(57,534.87)	(57,070.87)
Capital Improvements - Cap Imp	4,387,440.58	4,387,440.58	4,387,440.58
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>(4,050,040.64)</u>	<u>(4,062,908.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,089,678.52	2,076,694.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>4,440.04</u>	<u>4,952.54</u>	<u>2,740.04</u>
Total Other Assets	4,440.04	4,952.54	2,740.04
Total Assets	<u>\$ 2,792,907.76</u>	<u>\$ 2,771,215.17</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 12,548.09	\$ 20,426.24	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	11.78	12.94	8.43
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	121.44	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	189,842.05	185,654.77	202,341.34
Deferred Liab.Back of A Project	85,919.36	82,601.37	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	56,389.98	54,117.97	61,325.96
Refundable Advance - Back of A	<u>60,000.00</u>	<u>60,000.00</u>	<u>60,000.00</u>
Total Current Liabilities	407,381.47	405,365.19	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	189,837.05	185,649.77	202,336.34
Back A Renovation Loan	85,919.19	82,601.20	95,815.38
Roof Replacement Loan	<u>216,476.67</u>	<u>214,799.46</u>	<u>221,479.09</u>
Total Long-Term Liabilities	492,232.91	483,050.43	519,630.81
Total Liabilities	899,614.38	888,415.62	945,422.14
Capital			
Fund Balance	163,050.64	163,050.64	118,013.48
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>(1,832.15)</u>	<u>(12,325.98)</u>	<u>49,897.83</u>
Total Capital	1,893,293.38	1,882,799.55	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,792,907.76</u>	<u>\$ 2,771,215.17</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 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
BLACK HORSE GROUP, LLC	6601	11/1/21	-1,197.24				-1,197.24
BLACK HORSE GROUP, LLC			-1,197.24				-1,197.24
DigiCollect LLC	6468	11/1/21	-300.00				-300.00
	6469	12/1/21	-300.00				-300.00
DigiCollect LLC			-600.00				-600.00
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	6522	10/1/21	1,324.51				1,324.51
NEW YORK AIR BRAKE			1,324.51				1,324.51
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
			-472.73			-4,107.24	-4,579.97

Watertown Industrial Center LDC
Aged Receivables
As of Oct 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
MODERN MOVING MODERN MOVING AND S 315-225-9279	6588	510.65				510.65
MODERN MOVING MODERN MOVING AND S		510.65				510.65
PICNGO PICK N GO PROPERTY W 3157834122	PicnGo Wall Dam 6589	85.45			2,097.88	2,097.88 85.45
PICNGO PICK N GO PROPERTY W		85.45			2,097.88	2,183.33
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		596.10			2,182.19	2,778.29

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2021 to Oct 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
10/7/21	141000	1277	Invoice: 6567		2.31
	141000		Invoice: 6575		2.31
	141000		Invoice: 6585		306.81
	100000		LAURENCE WOLLUM	311.43	
10/7/21	141000	742207	Invoice: 6583		1,039.94
	100000		W.B. Mason Co, Inc.	1,039.94	
10/7/21	141000	741224	Invoice: 6566		40.80
	141000		Invoice: 6574		20.40
	100000		W.B. Mason Co, Inc.	61.20	
10/7/21	141000	1553	Invoice: 6587		350.00
	100000		WATERTOWN MODEL RAILROAD CLUB	350.00	
10/7/21	141000	033271	Invoice: 6473		4,304.15
	100000		MODERN MOVING AND STORAGE	4,304.15	
10/7/21	141000	458545	Invoice: 6521		1,324.51
	100000		NEW YORK AIR BRAKE	1,324.51	
10/7/21	141000	21321	Invoice: 6578		1,197.24
	100000		BLACK HORSE GROUP, LLC	1,197.24	
10/7/21	141000	5781	Invoice: 6518		1,479.37
	100000		JEFFERSON COUNTY LDC	1,479.37	
10/15/21	141000	92380	Invoice: 6582		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
10/15/21	141000	10600	Invoice: 6526		3,621.25
	100000		Nytric Electrical Contractors, LLC.	3,621.25	
10/15/21	141000	0057120593	Invoice: 6498		895.60
	100000		Ampersand New York Operations Co. LLC.	895.60	
10/15/21	141000	VV653	Invoice: 6579		720.17
	100000		Certapro Painters	720.17	
10/15/21	125000	2535	Invoice: PicnGo Wall Damage		1,048.92
	141000		Invoice: 6584		1,557.96
	100000		PICK N GO PROPERTY WASTE SERVICES	2,606.88	
10/15/21	141000	1825	Invoice: 6547		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
10/15/21	141000	1227	Invoice: 6541		495.88
	100000		STEVEN ELLIOT	495.88	
10/15/21	141000	160928	Invoice: 6243		6,464.80
	100000		Jain Irrigation Inc.	6,464.80	
10/15/21	141000	14216	Invoice: 6580		11,825.96
	100000		Erie Boulevard Hydropower L.P.	11,825.96	
10/29/21	141000	5802	Invoice: 6581		1,496.58
	100000		JEFFERSON COUNTY LDC	1,496.58	
10/29/21	141000	138283536	Invoice: 6466		150.00
	141000		Invoice: 6467		150.00
	141000		Invoice: 6468		300.00
	141000		Invoice: 6469		300.00
	100000		DigiCollect LLC	900.00	

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2021 to Oct 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
10/29/21	725001	2417	JCIDA OVER CHARGED FOR 2021 TAXES - CREDIT BACK		2,170.98
	100000		JEFFERSON COUNTY INDUSTRIAL	2,170.98	
10/29/21	141000	10953	Invoice: 6586		2,248.54
	100000		SERV-PRO	2,248.54	
10/29/21	141000	033285	Invoice: 6474		4,304.15
	100000		MODERN MOVING AND STORAGE	4,304.15	
10/29/21	141000	21391	Invoice: 6601		1,197.24
	100000		BLACK HORSE GROUP, LLC	1,197.24	
				52,059.07	52,059.07
				52,059.07	52,059.07

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
ABC ABC SUPPLY CO., INC.	20580976	723.00				723.00
ABC ABC SUPPLY CO., INC.		723.00				723.00
ABJ ABJ FIRE PROTECTION	92032858	679.75				679.75
ABJ ABJ FIRE PROTECTION		679.75				679.75
ACE NOBEL ACE HDWE 315-782-5964	11213-10/21	385.61				385.61
ACE NOBEL ACE HDWE		385.61				385.61
Central Central Insurance Compa 607-273-5353	11/21 INS				4,860.67	4,860.67
Central Central Insurance Com					4,860.67	4,860.67
CINTAS CINTAS	12666550-10/2	451.74				451.74
CINTAS CINTAS		451.74				451.74
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-10/21 0002012-10/21	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTROLLER		707.88				707.88

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
DE DIRECT ENERGY	213020047233	254.49				254.49
	213020047233	219.87				219.87
	213020047233	302.29				302.29
	213020047233	462.63				462.63
	213010047219	82.32				82.32
	213010047219	59.62				59.62
	231020047233	55.27				55.27
DE DIRECT ENERGY		1,436.49				1,436.49
EXCELLUS EXCELLUS HEALTH PL	000029455296	462.35				462.35
EXCELLUS EXCELLUS HEALTH PL		462.35				462.35
NG NATIONAL GRID	2017080029-10	79.97				79.97
	0918937121-10	27.22				27.22
	1078719124-10	427.59				427.59
	5874117053-10	104.59				104.59
	0958937132-10	257.09				257.09
	0498937125-10	50.74				50.74
	0338937134-10	24.52				24.52
	0058937125-10	250.31				250.31
	0038937138-10	306.28				306.28
	1118719155-10	59.46				59.46
	2853006034-10	251.67				251.67
	4083010042-10	127.49				127.49
	9678936125-10	63.76				63.76
	0518786126-10	151.73				151.73
NG NATIONAL GRID		2,182.42				2,182.42
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
NYTRIC	16237	507.60				507.60

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
NYTRIC ELECTRICAL C 315-788-4414						
NYTRIC NYTRIC ELECTRICAL C		507.60				507.60
PSG P.S.G. 3157859553	2021-54	150.00				150.00
PSG P.S.G.		150.00				150.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-10/21	70.50				70.50
SCHWERZMANN SCHWERZMANN & WIS		70.50				70.50
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-10/21	587.29				587.29
SEAWAY RENTAL SEAWAY RENTAL COR		587.29				587.29
SWBG SWBG WHOLESALE IN 315-788-0930	1419	5,000.00				5,000.00
SWBG SWBG WHOLESALE IN		5,000.00				5,000.00
WASTE M WASTE MANAGEMENT 315-773-5696	3373611-0448-	539.12				539.12
WASTE M WASTE MANAGEMENT		539.12				539.12

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-10/21	1,177.07				1,177.07
WHITE'S G.W. WHITE & SON INC		1,177.07				1,177.07
WICLDC WATERTOWN INDUSTR Billy Soluri 315-782-9277	3/09 LHI SERV 04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00 -1.00	-1.00 -1.00 -1.00
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		15,060.82			5,132.67	20,193.49

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2021 to Oct 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
10/1/21	11340	200000 100000	Invoice: 10/21 INS Central Insurance Companies	4,860.67	4,860.67
10/1/21	11341	200000 100000	Invoice: 162080-21 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
10/1/21	11342	200000 100000	Invoice: 852930501092221 Time Warner Cable	255.81	255.81
10/1/21	11343	200000 100000	Invoice: 15834 WESTELCOM	120.61	120.61
10/1/21	11344	200000 100000	Invoice: 10/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
10/15/21	11345	200000	Invoice: 1078719124-92421	483.43	
		200000	Invoice: 0338937134-92421	24.52	
		200000	Invoice: 4083010042-92421	112.86	
		200000	Invoice: 0958937132-92421	234.91	
		200000	Invoice: 2853006034-92421	241.47	
		200000	Invoice: 0038937138-92421	349.13	
		200000	Invoice: 1118719155-92421	27.22	
		200000	Invoice: 2017080029-92421	75.14	
		200000	Invoice: 0918937121-92421	27.22	
		200000	Invoice: 0498937125-92721	27.22	
		200000	Invoice: 0058937125-92721	193.11	
		200000	Invoice: 9678936125-92721	24.52	
		200000	Invoice: 5874117053-92721	106.20	
		200000	Invoice: 0518786126-92821	150.55	
		100000	NATIONAL GRID		2,077.50
10/15/21	11346	100000	VOID		
10/15/21	11346	200000 100000	Invoice: 12725 AUBERTINE AND CURRIER ARCHITECTS	512.50	512.50
10/15/21	11347	200000 100000	Invoice: 19401221 ABC SUPPLY CO., INC.	897.50	897.50
10/15/21	11348	200000 100000	Invoice: 12666550-9/21 CINTAS	445.74	445.74
10/15/21	11349	200000	Invoice:	438.99	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2021 to Oct 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	0004614-9/21 Invoice:	268.89	
		100000	0002012-9/21 CITY COMPTRROLLER		707.88
10/15/21	11350	200000	Invoice: 212720046938239	531.34	
		200000	Invoice: 212720046938240	234.60	
		200000	Invoice: 212720046938241	196.82	
		200000	Invoice: 212720046938237	75.64	
		200000	Invoice: 212720046938242	232.88	
		200000	Invoice: 212720046938238	64.70	
		200000	Invoice: 212730046950723	55.27	
		100000	DIRECT ENERGY		1,391.25
10/15/21	11351	200000	Invoice: 2985435	297.12	
		200000	Invoice: 2989932	180.51	
		100000	DIVAL SAFETY & SUPPLIES		477.63
10/15/21	11352	200000	Invoice: RI105052599	135.45	
		100000	FP MAILING SOLUTIONS		135.45
10/15/21	11353	200000	Invoice: 30195787	387.36	
		100000	Great America Financial Services		387.36
10/15/21	11354	200000	Invoice: 9/30 STMT - 19793	342.54	
		100000	HANES SUPPLY, INC.		342.54
10/15/21	11355	200000	Invoice: 3663	15,136.11	
		100000	JEFFERSON COUNTY INDUSTRIAL		15,136.11
10/15/21	11356	200000	Invoice: 264913269	74.00	
		100000	PROSHRED		74.00
10/15/21	11357	200000	Invoice: 007572-9/21	282.00	
		100000	SCHWERZMANN & WISE, PC		282.00
10/15/21	11358	200000	Invoice: 9/21 STMNT	250.00	
		100000	SEAWAY RENTAL CORP.		250.00
10/15/21	11359	200000	Invoice: 3006205489	528.33	
		100000	TK ELEVATOR CORP		528.33
10/15/21	11360	200000	Invoice: 9889685065	259.20	
		100000	VERIZON WIRELESS		259.20
10/15/21	11361	200000	Invoice: S0074477	409.00	
		100000	VICTORY		409.00

**Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2021 to Oct 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
			PROMOTIONS, INC.		
10/15/21	11362	200000	Invoice: 3372125-0448-0	453.77	
		100000	WASTE MANAGEMENT OF NEW YORK		453.77
10/15/21	11363	200000	Invoice: STMT40817520	706.01	
		100000	W.B. MASON COMPANY, INC.		706.01
10/15/21	11364	200000	Invoice: 17106	116.06	
		100000	WESTELCOM		116.06
10/15/21	11365	200000	Invoice: 2021-03-0007144	1,498.19	
		100000	CITY COMPTROLLER		1,498.19
	Total			34,966.50	34,966.50

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2021
 Prepared by WICLDC STAFF, November 19, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	35,922.98	\$ 9,000.62	8,974.12	32.71
Total Revenues	<u>109,833.00</u>	<u>35,922.98</u>	<u>9,000.62</u>	<u>8,974.12</u>	32.71
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	1,620.50	0.00	33.49
Maintenance - Building Repairs	18,300.00	7,531.67	1,834.67	220.00	41.16
Maintenance - Common Area	16,600.00	6,646.80	1,733.82	445.74	40.04
Maintenance - Grounds	24,400.00	5,000.00	5,000.00	0.00	20.49
Maintenance - Equipment/Tools	14,750.00	4,129.49	767.80	889.66	28.00
Maintenance - Materials	5,000.00	1,605.15	385.61	0.00	32.10
Total Operations	<u>92,750.00</u>	<u>29,500.61</u>	<u>11,342.40</u>	<u>1,555.40</u>	31.81
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>6,422.37</u>	\$ <u>(2,341.78)</u>	<u>7,418.72</u>	37.60

WICLDC
LHI Summary Report
For 10-31-21 Financials
Unaudited

Tenant	Start Date	Original	Remaining	Term	Int. Rate	Status
Jain	7/1/2018	\$ 112,445.12	\$ 39,355.61	5 Years	0%	Current
Servpro	10/1/2014	\$ 45,084.71	\$ 14,533.13	10 Years	3%	Current