

Watertown Industrial Center LDC**Income Statement for the Five Month Period Ending November 30, 2021**

Prepared by Staff, January 20, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	205,778.24	\$ 41,737.00	41,042.59	295,565.76
Interest Income	15.00	4.12	0.81	0.83	10.88
LIF Loan Principal	117,967.00	46,907.16	9,798.42	9,777.28	71,059.84
Leasehold Interest	8,512.00	3,918.20	741.47	762.61	4,593.80
Total Revenues	627,838.00	256,607.72	52,277.70	51,583.31	371,230.28
Expenses					
Marketing	11,000.00	7,802.45	1,284.00	409.00	3,197.55
Salaries	101,679.00	43,172.37	7,887.94	7,887.94	58,506.63
FICA-Medicare Tax Expense	7,574.00	3,272.54	597.50	597.50	4,301.46
Health Ins.	4,590.00	1,875.67	282.27	398.35	2,714.33
Dental Ins	774.00	397.42	217.12	(10.52)	376.58
Vision Ins.	202.00	103.73	56.66	(2.74)	98.27
Comp Ins.	3,200.00	1,341.03	246.60	246.60	1,858.97
Retirement Expense	8,978.00	3,621.99	1,152.14	828.21	5,356.01
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	750.00	150.00	150.00	1,050.00
Disability	1,031.00	(91.37)	32.73	(45.12)	1,122.37
Paychex Processing	3,531.00	1,578.72	282.62	296.12	1,952.28
Life Ins.	0.00	49.50	24.75	0.00	(49.50)
Office Expenses	19,478.00	8,340.67	2,019.33	1,468.63	11,137.33
Depreciation	155,445.00	64,920.00	12,984.00	12,984.00	90,525.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	24,705.31	4,860.67	4,860.67	34,088.69
Legal General	5,000.00	352.50	0.00	70.50	4,647.50
Accounting and Auditing	5,500.00	5,500.00	500.00	0.00	0.00
Engineering/Design/Consulting	6,000.00	255.00	0.00	0.00	5,745.00
Maintenance - Improvements	13,700.00	4,587.50	0.00	1,620.50	9,112.50
Maintenance - Common Area	16,600.00	6,683.80	37.00	1,733.82	9,916.20
Maintenance - Building Repairs	18,300.00	8,555.07	1,023.40	1,834.67	9,744.93
Maintenance - Materials	5,000.00	1,878.00	272.85	385.61	3,122.00
Maintenance - Grounds	24,400.00	5,000.00	0.00	5,000.00	19,400.00
Maintenance - Equipment/Tools	14,750.00	6,604.00	2,474.51	767.80	8,146.00
Waste Removal	6,200.00	2,641.79	543.13	539.12	3,558.21
Property Taxes	37,000.00	26,207.45	0.00	14,463.32	10,792.55
Water	5,438.00	3,539.40	707.88	707.88	1,898.60
Electric	45,965.00	18,487.44	4,067.94	3,259.16	27,477.56
Gas	20,472.00	3,486.33	2,472.29	359.75	16,985.67
Interest Expense-Roof Project	6,367.00	2,730.92	536.99	541.18	3,636.08
Interest Expense-JCLDC Project	5,379.00	2,425.03	464.12	474.59	2,953.97
Interest Expense-JAIN PROJEC	2,714.00	1,301.10	240.92	250.60	1,412.90
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	262,075.36	45,419.36	62,077.14	364,248.64
Total Revenue	627,838.00	256,607.72	52,277.70	51,583.31	371,230.28
Total Expenses	626,324.00	262,075.36	45,419.36	62,077.14	364,248.64
Net Income Over Expenditure	\$ 1,514.00	(5,467.64)	\$ 6,858.34	(10,493.83)	6,981.64

Watertown Industrial Center LDC
Income Statement for the Five Month Period Ending November 30, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	205,778.24	\$ 41,737.00	41,042.59	41.05
Interest Income	15.00	4.12	0.81	0.83	27.47
Total Revenues	501,359.00	205,782.36	41,737.81	41,043.42	41.04
Expenses					
Marketing	11,000.00	7,802.45	1,284.00	409.00	70.93
Salaries	101,679.00	43,172.37	7,887.94	7,887.94	42.46
Benefits	28,612.00	11,320.51	2,759.77	2,162.28	39.57
Paychex Processing	3,531.00	1,578.72	282.62	296.12	44.71
Office Expenses	19,478.00	8,340.67	2,019.33	1,468.63	42.82
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	24,705.31	4,860.67	4,860.67	42.02
Professional Consultants	16,500.00	6,107.50	500.00	70.50	37.02
Maintenance Expenses	92,750.00	33,308.37	3,807.76	11,342.40	35.91
Utilities Taxes & Rent	115,075.00	54,362.41	7,791.24	19,329.23	47.24
Interest Expense-JCLDC Project	5,379.00	2,425.03	464.12	474.59	45.08
Interest Expense-JAIN PROJEC	2,714.00	1,301.10	240.92	250.60	47.94
Interest Exp Roof Project	6,367.00	2,730.92	536.99	541.18	42.89
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	197,155.36	32,435.36	49,093.14	41.87
Total Revenue	501,359.00	205,782.36	41,737.81	41,043.42	41.04
Total Expenses	470,879.00	197,155.36	32,435.36	49,093.14	41.87
Net Income Over Expenditure	\$ 30,480.00	8,627.00	\$ 9,302.45	(8,049.72)	28.30

Watertown Industrial Center LDC
Balance Sheet
November 30, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	131,613.12
Capital Reserve		98,445.49
Leasehold Improvement Fund		140,694.03
Accounts Receivable		1,133.27
Acc. Rec. LHI		312,574.97
Rents Receivable		5,739.36
		690,200.24
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(57,650.87)
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		(4,075,776.64)
		2,063,710.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		4,952.54
		4,952.54
Total Other Assets		
Total Assets	\$	2,758,863.30

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	15,359.46
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		14.08
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		181,457.02
DEFERRED LIAB. BACK OF A PROJ		79,273.70
Due WIC LHI		50.72
Deferred Revenue		51,844.97
Refundable Advance - Back of A		60,000.00
		390,501.13
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		181,452.02
BACK A RENOVATION LOAN		79,273.53
Roof Replacement Loan		213,118.06
		473,843.61
Total Long-Term Liabilities		
Total Liabilities		864,344.74
Capital		
Fund Balance		167,911.31
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
November 30, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(5,467.64)</u>	
Total Capital		<u>1,894,518.56</u>
Total Liabilities & Capital	\$	<u><u>2,758,863.30</u></u>

Watertown Industrial Center Compative Balance Sheet for: 10/31/21 - 11/30/21

ASSETS	10/31/2021	11/30/2021	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 128,194.73	\$ 131,613.12	\$ 97,616.15
Capital Reserve	98,444.68	98,445.49	98,441.37
Leasehold Improvement Fund	138,383.46	140,694.03	131,015.32
Accounts Receivable	2,778.29	1,133.27	9,155.69
Acc. Rec. LHI	322,373.39	312,574.97	359,482.13
Rents Receivable	<u>(606.44)</u>	<u>5,739.36</u>	<u>18,327.12</u>
Total Current Assets	689,568.11	690,200.24	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,534.87)	(57,650.87)	(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>(4,062,908.64)</u>	<u>(4,075,776.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,076,694.52	2,063,710.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>4,952.54</u>	<u>4,952.54</u>	<u>2,740.04</u>
Total Other Assets	4,952.54	4,952.54	2,740.04
Total Assets	<u>\$ 2,771,215.17</u>	<u>\$ 2,758,863.30</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,565.57	\$ 15,359.46	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	12.94	14.08	8.43
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	185,654.77	181,457.02	202,341.34
Deferred Liab.Back of A Project	82,601.37	79,273.70	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	54,117.97	51,844.97	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	400,504.52	390,501.13	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	185,649.77	181,452.02	202,336.34
Back A Renovation Loan	82,601.20	79,273.53	95,815.38
Roof Replacement Loan	<u>214,799.46</u>	<u>213,118.06</u>	<u>221,479.09</u>
Total Long-Term Liabilities	483,050.43	473,843.61	519,630.81
Total Liabilities	883,554.95	864,344.74	945,422.14
Capital			
Fund Balance	167,911.31	167,911.31	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>(12,325.98)</u>	<u>(5,467.64)</u>	<u>49,897.83</u>
Total Capital	1,887,660.22	1,894,518.56	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,771,215.17</u>	<u>\$ 2,758,863.30</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Nov 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
CONVERSE LABORATORIES IN							
DigiCollect LLC	6469	12/1/21	-300.00				-300.00
DigiCollect LLC			-300.00				-300.00
STEVEN ELLIOT							
Erie Boulevard Hydropower L.P.							
FERGUSON ENTERPRISES, INC.	3332	8/1/09				-28.00	-28.00
	3438	12/1/09				-100.00	-100.00
	5034	10/1/15				-3,973.53	-3,973.53
FERGUSON ENTERPRISES, INC.						-4,101.53	-4,101.53
Jain Irrigation Inc.							
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	6475	11/1/21	4,304.15				4,304.15
MODERN MOVING AND STORAG			4,304.15				4,304.15
NEW YORK AIR BRAKE	6594	11/1/21	1,373.32				1,373.32
NEW YORK AIR BRAKE			1,373.32				1,373.32
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
WESTELCOM	6602	11/1/21	495.60				495.60
WESTELCOM			495.60				495.60
			5,873.07			-4,107.24	1,765.83

Watertown Industrial Center LDC
Aged Receivables
As of Nov 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 PICK N GO PROPERTY W 3157834122	PicnGo Wall Dam				1,048.96	1,048.96
PICNGO PICK N GO PROPERTY W					1,048.96	1,048.96
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					1,133.27	1,133.27

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2021 to Nov 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
11/12/21	141000 100000	0057945141	Invoice: 6499 Ampersand New York Operations Co. LLC.	895.60	895.60
11/12/21	141000 100000	VV662	Invoice: 6591 Certapro Painters	720.17	720.17
11/12/21	141000 100000	11000	Invoice: 6599 SERV-PRO	2,248.54	2,248.54
11/12/21	141000 100000	5836	Invoice: 6593 JEFFERSON COUNTY LDC	1,496.58	1,496.58
11/12/21	141000 100000	10638	Invoice: 6527 Nytric Electrical Contractors, LLC.	3,621.25	3,621.25
11/12/21	125000 125000 141000 100000	2553	Invoice: PicnGo Wall Damage Invoice: 6589 Invoice: 6595 PICK N GO PROPERTY WASTE SERVICES	2,692.33	1,048.92 85.45 1,557.96
11/12/21	141000 100000	1554	Invoice: 6600 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
11/12/21	141000 100000	458691	Invoice: 6522 NEW YORK AIR BRAKE	1,324.51	1,324.51
11/12/21	125000 100000	033288	Invoice: 6588 MODERN MOVING AND STORAGE	510.65	510.65
11/12/21	141000 100000	747975	Invoice: 6597 W.B. Mason Co, Inc.	1,039.94	1,039.94
11/12/21	141000 100000	92519	Invoice: 6596 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
11/30/21	141000 100000	1279	Invoice: 6598 LAURENCE WOLLUM	306.81	306.81
11/30/21	141000 100000	1229	Invoice: 6542 STEVEN ELLIOT	495.88	495.88
11/30/21	141000 100000	14327	Invoice: 6592 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
11/30/21	141000 100000	161160	Invoice: 6244 Jain Irrigation Inc.	6,464.80	6,464.80
11/30/21	141000 100000	1873	Invoice: 6548 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
				37,036.22	37,036.22

Watertown Industrial Center LDC
Aged Payables
As of Nov 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 ABJ FIRE PROTECTION	92032858	679.75				679.75
ABJ ABJ FIRE PROTECTION		679.75				679.75
ACE NOBEL ACE HDWE 315-782-5964	11213/11-21	272.85				272.85
ACE NOBEL ACE HDWE		272.85				272.85
BOWERS BOWERS & COMPANY BRIE 315-788-7690	204855	500.00				500.00
BOWERS BOWERS & COMPANY		500.00				500.00
BURRVILLE BURRVILLE POWER EQ 315-786-3468	614038 614040 614039	221.54 99.26 196.71				221.54 99.26 196.71
BURRVILLE BURRVILLE POWER EQ		517.51				517.51
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-11/21 0002012-11/21	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTROLLER		707.88				707.88
DE DIRECT ENERGY	213360047536 213340047515 213350047522 213350047522 213350047522 213350047522 213350047522	116.12 93.06 727.30 369.57 216.22 264.35 55.28				116.12 93.06 727.30 369.57 216.22 264.35 55.28

Watertown Industrial Center LDC
Aged Payables
As of Nov 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
DE DIRECT ENERGY		1,841.90				1,841.90
MCQUADE MCQUADE & BANNIGAN 3157882612	134113-11/21	525.00				525.00
MCQUADE MCQUADE & BANNIGA		525.00				525.00
NG NATIONAL GRID	2017080029-11 4083010042-11 0038937138-11 0498937125-11 0338937134-11 0918937121-11 00589337125-1 0958937132-11 1118719155-11 2853006034-11 9678936125-11 1078719124-11 5874117053-11 0518786126-11	104.08 486.36 419.29 515.96 24.52 27.22 690.86 272.88 671.99 318.98 257.82 548.44 207.83 152.10				104.08 486.36 419.29 515.96 24.52 27.22 690.86 272.88 671.99 318.98 257.82 548.44 207.83 152.10
NG NATIONAL GRID		4,698.33				4,698.33
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
OCBM OSWEGO COUNTY BUS PEGGY KAIN 315-342-8020	BG171346-22	759.00				759.00
OCBM OSWEGO COUNTY BUS		759.00				759.00
OVERHEAD DOOR CO	45805	317.00				317.00

Watertown Industrial Center LDC
Aged Payables
As of Nov 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
OVERHEAD DOOR CO						
		317.00				317.00
OVERHEAD DOOR CO						
OVERHEAD DOOR CO						
PROSHRED PROSHRED	6150	37.00				37.00
315-251-2936						
PROSHRED		37.00				37.00
PROSHRED						
RAYNOR RAYNOR OVERHEAD D	43248 43247 43246 43315	140.00 170.40 162.00 234.00				140.00 170.40 162.00 234.00
RAYNOR		706.40				706.40
RAYNOR OVERHEAD D						
SEAWAY RENTAL SEAWAY RENTAL COR	19868-11/21	1,957.00				1,957.00
3157884700						
SEAWAY RENTAL		1,957.00				1,957.00
SEAWAY RENTAL COR						
Time Warner Time Warner Cable	852930501112	255.81				255.81
Time Warner		255.81				255.81
Time Warner Cable						
WASTE M WASTE MANAGEMENT	3375290-0448-	543.13				543.13
315-773-5696						
WASTE M		543.13				543.13
WASTE MANAGEMENT						

Watertown Industrial Center LDC
Aged Payables
As of Nov 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 COMPANY	STMT4207819	430.15				430.15
WB MASON W.B. MASON COMPAN		430.15				430.15
WEST WESTELCOM	18391	106.00				106.00
WEST WESTELCOM		106.00				106.00
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		14,854.71			272.00	15,126.71

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2021 to Nov 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
11/1/21	11366	200000 100000	Invoice: 11/21 INS Central Insurance Companies	4,860.67	4,860.67
11/1/21	11367	200000 200000 100000	Invoice: 000029455296 Invoice: 000029739415 EXCELLUS HEALTH PLAN	462.35 346.27	808.62
11/1/21	11368	200000 100000	Invoice: 11/21 - 1/22 Guardian Life Ins Co	389.64	389.64
11/1/21	11369	200000 100000	Invoice: 16237 NYTRIC ELECTRICAL CONTRACTORS, LLC	507.60	507.60
11/1/21	11370	200000 100000	Invoice: 11/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
11/12/21	11371	200000 100000	Invoice: 1118719155-102521 Invoice: 2853006034-102521 Invoice: 4083010042-102521 Invoice: 0038937138-102521 Invoice: 0338937134-102521 Invoice: 0958937132-102521 Invoice: 1078719124-102521 Invoice: 2017080029-102521 Invoice: 0918937121-102521 Invoice: 5874117053-102521 Invoice: 0498937125-102521 Invoice: 0058937125-102521 Invoice: 9678936125-102521 Invoice: 0518786126-102721 NATIONAL GRID	59.46 251.67 127.49 306.28 24.52 257.09 427.59 79.97 27.22 104.59 50.74 250.31 63.76 151.73	2,182.42
11/12/21	11372	100000	VOID		
11/12/21	11372	200000 100000	Invoice: 20580976 ABC SUPPLY CO., INC.	723.00	723.00
11/12/21	11373	200000 100000	Invoice: 11213-10/21 NOBEL ACE HDWE	385.61	385.61
11/12/21	11374	200000 100000	Invoice: 12666550-10/21 CINTAS	451.74	451.74

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2021 to Nov 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
11/12/21	11375	200000	Invoice: 0004614-10/21	438.99	
		200000	Invoice: 0002012-10/21	268.89	
		100000	CITY COMPTRROLLER		707.88
11/12/21	11376	200000	Invoice: 213010047219959	82.32	
		200000	Invoice: 213020047233793	302.29	
		200000	Invoice: 213020047233795	254.49	
		200000	Invoice: 213020047233794	219.87	
		200000	Invoice: 213020047233792	462.63	
		200000	Invoice: 213010047219960	59.62	
		200000	Invoice: 231020047233791	55.27	
		100000	DIRECT ENERGY		1,436.49
11/12/21	11377	200000	Invoice: 30387386	387.36	
		100000	Great America Financial Services		387.36
11/12/21	11378	200000	Invoice: CHAR500FEE2021	275.00	
		100000	NY STATE DEPARTMENT OF LAW		275.00
11/12/21	11379	200000	Invoice: 7/20 - 6/21	600.00	
		100000	OMEGA, INC.		600.00
11/12/21	11380	200000	Invoice: 2021-54	150.00	
		100000	P.S.G.		150.00
11/12/21	11381	200000	Invoice: 007572-10/21	70.50	
		100000	SCHWERZMANN & WISE, PC		70.50
11/12/21	11382	200000	Invoice: 19868-10/21	587.29	
		100000	SEAWAY RENTAL CORP.		587.29
11/12/21	11383	200000	Invoice: 1419	5,000.00	
		100000	SWBG WHOLESALE INC.		5,000.00
11/12/21	11384	200000	Invoice: 852930501102221	255.81	
		100000	Time Warner Cable		255.81
11/12/21	11385	200000	Invoice: 9891884996	259.20	
		100000	VERIZON WIRELESS		259.20
11/12/21	11386	200000	Invoice: 3373611-0448-8	539.12	
		100000	WASTE MANAGEMENT OF NEW YORK		539.12

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2021 to Nov 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
11/12/21	11387	200000	Invoice: 105092-10/21	1,177.07	
		100000	G.W. WHITE & SON INC.		1,177.07
	Total			<u><u>23,973.41</u></u>	<u><u>23,973.41</u></u>

Watertown Industrial Center LDC
Maintenance Report for the Five Month Period Ending November 30, 2021
 Prepared by WICLDC STAFF, January 20, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	44,934.26	\$ 9,011.28	9,000.62	40.91
Total Revenues	<u>109,833.00</u>	<u>44,934.26</u>	<u>9,011.28</u>	<u>9,000.62</u>	40.91
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	1,620.50	33.49
Maintenance - Building Repairs	18,300.00	8,555.07	1,023.40	1,834.67	46.75
Maintenance - Common Area	16,600.00	6,683.80	37.00	1,733.82	40.26
Maintenance - Grounds	24,400.00	5,000.00	0.00	5,000.00	20.49
Maintenance - Equipment/Tools	14,750.00	6,604.00	2,474.51	767.80	44.77
Maintenance - Materials	5,000.00	1,878.00	272.85	385.61	37.56
Total Operations	<u>92,750.00</u>	<u>33,308.37</u>	<u>3,807.76</u>	<u>11,342.40</u>	35.91
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>11,625.89</u>	\$ <u>5,203.52</u>	<u>(2,341.78)</u>	68.06

Tenant	Staff	Expiration	Option	Rate Change	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	712.46	61.96	232.32	-	-	67.76	37.74	85.00	\$ 1,197.24	Ok	Ok
Brookfield Power	38	1/31/2031	2/1/2031	2/1/2022	21,356.00	-	8,032.66	622.88	2,402.55	-	-	711.87	56.00	-	\$ 11,825.96	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	-	\$ 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 Sail Lifts - Larry Wollum	1	Monthly	-	7/1/2022	288.00	-	188.70	8.64	32.44	-	67.57	9.46	-	-	\$ 306.81	Ok	Ok
JCLDC	6	4/30/2025	5/1/2025	10/1/2022	4,616.00	2,000.00	484.68	144.22	540.84	-	-	157.74	35.15	133.95	\$ 2,496.58	Ok	Ok
ServPro of Jefferson County	7	9/30/2024	10/1/2024	10/1/2022	5,480.00	-	1,189.46	173.71	651.40	-	-	189.99	43.98	-	\$ 2,248.54	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	6/30/2022	-	7/1/2022	1,500.00	-	566.96	48.99	183.69	-	-	59.22	36.74	-	\$ 895.60	Ok	Ok
New York Air Brake	0	10/31/2023	-	-	1,920.00	-	668.69	58.30	221.18	-	-	65.15	-	360.00	\$ 1,373.32	Ok	Ok
W.B. Mason	3	Monthly	-	-	1,700.00	-	464.28	48.59	182.21	113.88	138.18	53.14	39.66	-	\$ 1,039.94	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	6/30/2031	7/1/2031	7/1/2023	10,500.00	-	2,588.75	323.75	350.00	-	-	358.75	-	-	\$ 3,621.25	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	-	300.00	-	-	-	-	-	-	-	\$ 300.00	Ok	Ok
Westelcom	3	-	-	-	1,680.00	-	495.60	-	-	-	-	-	-	-	\$ 495.60	Ok	Ok
Total	146	-	-	-	108,321.00	3,273.00	\$ 23,853.99	\$ 3,107.50	\$ 9,011.28	\$ 290.42	\$ 356.99	\$ 3,471.42	\$ 436.45	\$ 1,208.95	\$ 41,737.00		

Yard Space																	
Total Leased					Sq. ft. Leased	111,594.00											
					WICLDC	588.00											
					Total	112,182.00											

New Lease or Executed Option					
Begins	Tenant	Employees	Length	Square Feet	Total Base Rent

Additional	41,737.00
Tenant Billing	41,737.00
Total Billing	\$ 41,737.00

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

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