

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 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	247,555.93	\$ 41,777.69	41,737.00	253,788.07
Interest Income	15.00	4.96	0.84	0.81	10.04
LIF Loan Principal	117,967.00	54,852.69	7,945.53	9,798.42	63,114.31
Leasehold Interest	8,512.00	4,638.47	720.27	741.47	3,873.53
Total Revenues	627,838.00	307,052.05	50,444.33	52,277.70	320,785.95
Expenses					
Marketing	11,000.00	8,225.45	423.00	1,284.00	2,774.55
Salaries	101,679.00	51,060.31	7,887.94	7,887.94	50,618.69
FICA-Medicare Tax Expense	7,574.00	3,870.04	597.50	597.50	3,703.96
Health Ins.	4,590.00	2,390.10	514.43	282.27	2,199.90
Dental Ins	774.00	386.90	(10.52)	217.12	387.10
Vision Ins.	202.00	100.99	(2.74)	56.66	101.01
Comp Ins.	3,200.00	1,587.63	246.60	246.60	1,612.37
Retirement Expense	8,978.00	4,174.13	552.14	1,152.14	4,803.87
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	900.00	150.00	150.00	900.00
Disability	1,031.00	(136.19)	(44.82)	32.73	1,167.19
Paychex Processing	3,531.00	1,861.34	282.62	282.62	1,669.66
Life Ins.	0.00	49.50	0.00	24.75	(49.50)
Office Expenses	19,478.00	9,493.05	1,152.38	2,019.33	9,984.95
Depreciation	155,445.00	77,904.00	12,984.00	12,984.00	77,541.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	29,565.98	4,860.67	4,860.67	29,228.02
Legal General	5,000.00	352.50	0.00	0.00	4,647.50
Accounting and Auditing	5,500.00	5,500.00	0.00	500.00	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	0.00	9,112.50
Maintenance - Common Area	16,600.00	8,029.51	1,345.71	37.00	8,570.49
Maintenance - Building Repairs	18,300.00	12,509.56	3,954.49	1,023.40	5,790.44
Maintenance - Materials	5,000.00	1,878.00	0.00	272.85	3,122.00
Maintenance - Grounds	24,400.00	5,000.00	0.00	0.00	19,400.00
Maintenance - Equipment/Tools	14,750.00	9,699.00	3,095.00	2,474.51	5,051.00
Waste Removal	6,200.00	3,206.74	564.95	543.13	2,993.26
Property Taxes	37,000.00	26,207.45	0.00	0.00	10,792.55
Water	5,438.00	4,247.28	707.88	707.88	1,190.72
Electric	45,965.00	23,174.00	4,686.56	4,067.94	22,791.00
Gas	20,472.00	8,035.81	4,549.48	2,472.29	12,436.19
Interest Expense-Roof Project	6,367.00	3,263.70	532.78	536.99	3,103.30
Interest Expense-JCLDC Project	5,379.00	2,878.66	453.63	464.12	2,500.34
Interest Expense-JAIN PROJEC	2,714.00	1,532.31	231.21	240.92	1,181.69
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	311,790.25	49,714.89	45,419.36	314,533.75
Total Revenue	627,838.00	307,052.05	50,444.33	52,277.70	320,785.95
Total Expenses	626,324.00	311,790.25	49,714.89	45,419.36	314,533.75
Net Income Over Expenditure	\$ 1,514.00	(4,738.20)	\$ 729.44	6,858.34	6,252.20

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	247,555.93	\$ 41,777.69	41,737.00	49.38
Interest Income	15.00	4.96	0.84	0.81	33.07
Total Revenues	501,359.00	247,560.89	41,778.53	41,737.81	49.38
Expenses					
Marketing	11,000.00	8,225.45	423.00	1,284.00	74.78
Salaries	101,679.00	51,060.31	7,887.94	7,887.94	50.22
Benefits	28,612.00	13,323.10	2,002.59	2,759.77	46.56
Paychex Processing	3,531.00	1,861.34	282.62	282.62	52.71
Office Expenses	19,478.00	9,493.05	1,152.38	2,019.33	48.74
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	29,565.98	4,860.67	4,860.67	50.29
Professional Consultants	16,500.00	6,107.50	0.00	500.00	37.02
Maintenance Expenses	92,750.00	41,703.57	8,395.20	3,807.76	44.96
Utilities Taxes & Rent	115,075.00	64,871.28	10,508.87	7,791.24	56.37
Interest Expense-JCLDC Project	5,379.00	2,878.66	453.63	464.12	53.52
Interest Expense-JAIN PROJEC	2,714.00	1,532.31	231.21	240.92	56.46
Interest Exp Roof Project	6,367.00	3,263.70	532.78	536.99	51.26
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	470,879.00	233,886.25	36,730.89	32,435.36	49.67
Total Revenue	501,359.00	247,560.89	41,778.53	41,737.81	49.38
Total Expenses	470,879.00	233,886.25	36,730.89	32,435.36	49.67
Net Income Over Expenditure	\$ 30,480.00	13,674.64	\$ 5,047.64	9,302.45	44.86

Watertown Industrial Center LDC
Balance Sheet
December 31, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	97,851.46
Capital Reserve		98,446.33
Leasehold Improvement Fund		141,130.57
Accounts Receivable		1,133.27
Acc. Rec. LHI		304,629.44
Rents Receivable		19,914.28
		<hr/>
Total Current Assets		663,105.35
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(57,766.87)
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		(4,088,644.64)
		<hr/>
Total Property and Equipment		2,050,726.52
Other Assets		
Work In Process-Variou		32,702.10
		<hr/>
Total Other Assets		32,702.10
		<hr/>
Total Assets	\$	<u><u>2,746,533.97</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	19,476.25
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		15.28
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		177,248.78
DEFERRED LIAB. BACK OF A PROJ		75,936.32
Due WIC LHI		50.72
Deferred Revenue		51,445.06
Refundable Advance - Back of A		60,000.00
		<hr/>
Total Current Liabilities		386,673.59
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		177,243.78
BACK A RENOVATION LOAN		75,936.15
Roof Replacement Loan		211,432.45
		<hr/>
Total Long-Term Liabilities		464,612.38
		<hr/>
Total Liabilities		851,285.97
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
December 31, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(4,738.20)</u>	
Total Capital		<u>1,895,248.00</u>
Total Liabilities & Capital	\$	<u><u>2,746,533.97</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/21 - 12/31/21

ASSETS	11/30/2021	12/31/2021	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 131,613.12	\$ 97,851.46	\$ 97,616.15
Capital Reserve	98,445.49	98,446.33	98,441.37
Leasehold Improvement Fund	140,694.03	141,130.57	131,015.32
Accounts Receivable	1,133.27	1,133.27	9,155.69
Acc. Rec. LHI	312,574.97	304,629.44	359,482.13
Rents Receivable	<u>5,739.36</u>	<u>19,914.28</u>	<u>18,327.12</u>
Total Current Assets	690,200.24	663,105.35	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,650.87)	(57,766.87)	(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>(4,075,776.64)</u>	<u>(4,088,644.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,063,710.52	2,050,726.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>4,952.54</u>	<u>32,702.10</u>	<u>2,740.04</u>
Total Other Assets	4,952.54	32,702.10	2,740.04
Total Assets	<u>\$ 2,758,863.30</u>	<u>\$ 2,746,533.97</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,359.46	\$ 19,476.25	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	14.08	15.28	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	181,457.02	177,248.78	202,341.34
Deferred Liab.Back of A Project	79,273.70	75,936.32	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	51,844.97	51,445.06	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	390,501.13	386,673.59	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	181,452.02	177,243.78	202,336.34
Back A Renovation Loan	79,273.53	75,936.15	95,815.38
Roof Replacement Loan	<u>213,118.06</u>	<u>211,432.45</u>	<u>221,479.09</u>
Total Long-Term Liabilities	473,843.61	464,612.38	519,630.81
Total Liabilities	864,344.74	851,285.97	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>(5,467.64)</u>	<u>(4,738.20)</u>	<u>49,897.83</u>
Total Capital	1,894,518.56	1,895,248.00	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,758,863.30</u>	<u>\$ 2,746,533.97</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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
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.	6245	12/1/21	6,464.80				6,464.80
Jain Irrigation Inc.			6,464.80				6,464.80
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	6611	12/1/21	306.81				306.81
LAURENCE WOLLUM			306.81			-5.70	301.11
MODERN MOVING AND STORAG	6475	11/1/21		4,304.15			4,304.15
	6476	12/1/21	4,304.15				4,304.15
MODERN MOVING AND STORAG			4,304.15	4,304.15			8,608.30
NEW YORK AIR BRAKE	6606	12/1/21	1,373.32				1,373.32
NEW YORK AIR BRAKE			1,373.32				1,373.32
PICK N GO PROPERTY WASTE S	6609	12/1/21	1,557.96				1,557.96
PICK N GO PROPERTY WASTE S			1,557.96				1,557.96
ROBERT CRANDALL	6618	1/1/22	-75.00				-75.00
	6619	2/1/22	-75.00				-75.00
ROBERT CRANDALL			-150.00				-150.00
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
Ampersand New York Operations C	6500	12/1/21	895.60				895.60
Ampersand New York Operations			895.60				895.60
WESTELCOM	6602	11/1/21		495.60			495.60
	6610	12/1/21	495.60				495.60
WESTELCOM			495.60	495.60			991.20
			15,248.24	4,799.75		-4,107.24	15,940.75

Watertown Industrial Center LDC
Aged Receivables
As of Dec 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 Dec 1, 2021 to Dec 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
12/14/21	141000	1279	Invoice: 6617		75.00
	141000		Invoice: 6618		75.00
	141000		Invoice: 6619		75.00
	100000		ROBERT CRANDALL	225.00	
12/14/21	141000	5688	Invoice: 6620		75.00
	100000		Tom Barker	75.00	
12/14/21	141000	753311	Invoice: 6608		1,039.94
	100000		W.B. Mason Co, Inc.	1,039.94	
12/14/21	141000	21500	Invoice: 6590		1,012.93
	100000		BLACK HORSE GROUP, LLC	1,012.93	
12/14/21	141000	5878	Invoice: 6605		1,496.58
	100000		JEFFERSON COUNTY LDC	1,496.58	
12/14/21	141000	92610	Invoice: 6607		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
12/14/21	141000	10697	Invoice: 6528		3,621.25
	100000		Nytric Electrical Contractors, LLC.	3,621.25	
12/14/21	141000	1555	Invoice: 6613		350.00
	100000		WATERTOWN MODEL RAILROAD CLUB	350.00	
12/14/21	141000	11056	Invoice: 6612		2,248.54
	100000		SERV-PRO	2,248.54	
12/14/21	141000	458877	Invoice: 6594		1,373.32
	100000		NEW YORK AIR BRAKE	1,373.32	
12/14/21	141000	1911	Invoice: 6549		1,917.61
	100000		CONVERSE LABORATORIES INC.	1,917.61	
12/14/21	141000	VV670	Invoice: 6603		720.17
	100000		Certapro Painters	720.17	
12/14/21	141000	14412	Invoice: 6604		11,825.96
	100000		Erie Boulevard Hydropower L.P.	11,825.96	
12/14/21	141000	1231	Invoice: 6543		495.88
	100000		STEVEN ELLIOT	495.88	
				27,602.77	27,602.77

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
A&C AUBERTINE AND CURRI 315-782-2005	12871	255.00				255.00
A&C AUBERTINE AND CURR		255.00				255.00
CINTAS CINTAS	12666550-11/2 12666550-12/2	677.61 451.74				677.61 451.74
CINTAS CINTAS		1,129.35				1,129.35
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-C-123 0004614-AB-12	268.89 438.99				268.89 438.99
CITYCOMP CITY COMPTROLLER		707.88				707.88
DE DIRECT ENERGY	213640047796 213640047796 213640047796 213640077962 213640047796 213630047784 213630047784	55.27 830.58 409.54 237.99 318.73 158.13 126.01				55.27 830.58 409.54 237.99 318.73 158.13 126.01
DE DIRECT ENERGY		2,136.25				2,136.25
FP FP MAILING SOLUTION	RI05161054	135.45				135.45
FP FP MAILING SOLUTION		135.45				135.45
Great America Great America Financial Matt Burlage 1-866-803-2665	30581394	387.36				387.36

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
Great America Great America Financial		387.36				387.36
NG NATIONAL GRID	5874117053-12	450.39				450.39
	1078719124-12	759.00				759.00
	0918937121-12	216.01				216.01
	2017080029-12	178.20				178.20
	2853006034-12	275.44				275.44
	9678936125-12	342.17				342.17
	0958937132-12	278.81				278.81
	0058937125-12	890.03				890.03
	0338937134-12	24.52				24.52
	1118719155-12	1,136.13				1,136.13
	0498937125-12	1,115.72				1,115.72
	0038937138-12	449.93				449.93
	4083010042-12	832.45				832.45
	0518786126-12	150.99				150.99
NG NATIONAL GRID		7,099.79				7,099.79
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	162162-21	423.00				423.00
OCBM OSWEGO COUNTY BUS		423.00				423.00
P&M P&M CONSTRUCTION	2915	2,498.00				2,498.00
P&M P&M CONSTRUCTION		2,498.00				2,498.00
RSI ROOFING, INC.	4373608	601.99				601.99

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
RSI ROOFING, INC.						
RSI ROOFING, INC. RSI ROOFING, INC.		601.99				601.99
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-12/21	2,677.00				2,677.00
SEAWAY RENTAL SEAWAY RENTAL COR		2,677.00				2,677.00
Time Warner Time Warner Cable	852930501122	255.81				255.81
Time Warner Time Warner Cable		255.81				255.81
WASTE M WASTE MANAGEMENT 315-773-5696	3376994-0448-	564.95				564.95
WASTE M WASTE MANAGEMENT		564.95				564.95
WEST WESTELCOM	20227	99.67				99.67
WEST WESTELCOM		99.67				99.67
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

Watertown Industrial Center LDC
Aged Payables
As of Dec 31, 2021

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Vendor						
Contact						
Telephone 1						
Report Total		18,971.50			272.00	19,243.50

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2021 to Dec 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
12/1/21	11388	200000 100000	Invoice: 92032858 ABJ FIRE PROTECTION CO.	679.75	679.75
12/1/21	11389	200000 100000	Invoice: 12/21 INS Central Insurance Companies	4,860.67	4,860.67
12/1/21	11390	200000 100000	Invoice: 000030025393 EXCELLUS HEALTH PLAN	578.43	578.43
12/1/21	11391	200000 100000	Invoice: 6150 PROSHRED	37.00	37.00
12/1/21	11392	200000 200000 200000 100000	Invoice: 43248 Invoice: 43247 Invoice: 43246 RAYNOR OVERHEAD DOOR SALES, IN	140.00 170.40 162.00	472.40
12/1/21	11393	200000 100000	Invoice: STMT42078191 W.B. MASON COMPANY, INC.	430.15	430.15
12/1/21	11394	200000 100000	Invoice: 18391 WESTELCOM	106.00	106.00
12/1/21	11395	200000 100000	Invoice: 12/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
12/10/21	11396	200000 100000	Invoice: 1118719155-112321 Invoice: 00589337125-11232 1 Invoice: 0338937134-112321 Invoice: 0038937138-112321 Invoice: 2017080029-112321 Invoice: 4083010042-112321 Invoice: 0498937125-112321 Invoice: 0918937121-112321 Invoice: 0958937132-112321 Invoice: 2853006034-112321 Invoice: 1078719124-112321 Invoice: 9678936125-112321 Invoice: 5874117053-112321 Invoice: 0518786126-112921 NATIONAL GRID	671.99 690.86 24.52 419.29 104.08 486.36 515.96 27.22 272.88 318.98 548.44 257.82 207.83 152.10	4,698.33

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2021 to Dec 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
12/10/21	11397	100000	VOID		
12/10/21	11397	200000 100000	Invoice: 11213/11-21 NOBEL ACE HDWE	272.85	272.85
12/10/21	11398	200000 100000	Invoice: 204855 BOWERS & COMPANY CPA's	500.00	500.00
12/10/21	11399	200000 200000 200000 100000	Invoice: 614040 Invoice: 614038 Invoice: 614039 BURRVILLE POWER EQUIPMENT	99.26 221.54 196.71	517.51
12/10/21	11400	200000 200000 100000	Invoice: 0004614-11/21 Invoice: 0002012-11/21 CITY COMPTROLLER	438.99 268.89	707.88
12/10/21	11401	200000 100000	Invoice: A12-DRAIN-1 CONTINENTAL CONSTRUCTION, LLC	27,494.56	27,494.56
12/10/21	11402	200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 213350047522260 Invoice: 213350047522259 Invoice: 213350047522261 Invoice: 213340047515232 Invoice: 213360047536372 Invoice: 213350047522262 Invoice: 213350047522258 DIRECT ENERGY	369.57 727.30 216.22 93.06 116.12 264.35 55.28	1,841.90
12/10/21	11403	200000 100000	Invoice: 19793-12321 HANES SUPPLY, INC.	418.00	418.00
12/10/21	11404	200000 100000	Invoice: 134113-11/21 MCQUADE & BANNIGAN	525.00	525.00
12/10/21	11405	200000 100000	Invoice: 16425 NYTRIC ELECTRICAL CONTRACTORS, LLC	854.50	854.50
12/10/21	11406	200000 100000	Invoice: BG171346-22 OSWEGO COUNTY BUSINESS MAGAZINE	759.00	759.00
12/10/21	11407	200000 100000	Invoice: 45805 OVERHEAD DOOR	317.00	317.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2021 to Dec 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
			CO		
12/10/21	11408	200000 100000	Invoice: 43315 RAYNOR OVERHEAD DOOR SALES, IN	234.00	234.00
12/10/21	11409	200000 100000	Invoice: 19868-11/21 SEAWAY RENTAL CORP.	1,957.00	1,957.00
12/10/21	11410	200000 100000	Invoice: 852930501112221 Time Warner Cable	255.81	255.81
12/10/21	11411	200000 100000	Invoice: 9894105062 VERIZON WIRELESS	259.20	259.20
12/10/21	11412	200000 100000	Invoice: 3375290-0448-9 WASTE MANAGEMENT OF NEW YORK	543.13	543.13
12/10/21	11413	200000 100000	Invoice: STMT42544376 W.B. MASON COMPANY, INC.	231.25	231.25
	Total			51,769.71	51,769.71

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 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	53,945.54	\$ 9,011.28	9,011.28	49.12
Total Revenues	<u>109,833.00</u>	<u>53,945.54</u>	<u>9,011.28</u>	<u>9,011.28</u>	49.12
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	0.00	33.49
Maintenance - Building Repairs	18,300.00	12,509.56	3,954.49	1,023.40	68.36
Maintenance - Common Area	16,600.00	8,029.51	1,345.71	37.00	48.37
Maintenance - Grounds	24,400.00	5,000.00	0.00	0.00	20.49
Maintenance - Equipment/Tools	14,750.00	9,699.00	3,095.00	2,474.51	65.76
Maintenance - Materials	5,000.00	1,878.00	0.00	272.85	37.56
Total Operations	<u>92,750.00</u>	<u>41,703.57</u>	<u>8,395.20</u>	<u>3,807.76</u>	44.96
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>12,241.97</u>	\$ <u>616.08</u>	<u>5,203.52</u>	71.66

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	528.15	61.96	232.32	-	-	67.76	37.74	85.00	\$ 1,012.93	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	-	-	17.34	33.45	-	\$ 495.88	Ok	Ok
Converse Labs	11	12/31/2025	None	-	3,700.00	-	1,118.03	123.33	462.50	-	-	138.75	-	75.00	\$ 1,917.61	Ok	Ok
All Sail Lifts - Larry Wollum	1	Monthly	-	7/1/2022	288.00	-	188.70	8.64	32.44	-	-	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	\$ 1,496.58	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	-	-	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	5/31/2022	6/1/2022	6/1/2022	1,680.00	-	495.60	-	-	-	-	-	-	-	\$ 495.60	Ok	Ok
Dave Crandall	0	2/28/2022	3/1/2022	3/1/2022	250.00	-	75.00	-	-	-	-	-	-	-	\$ 75.00	Ok	Ok
Tom Barker	0	4/30/2022	5/1/2022	5/1/2022	250.00	-	75.00	-	-	-	-	-	-	-	\$ 75.00	Ok	Ok
Total	146				108,821.00	3,273.00	\$ 23,819.68	\$ 3,107.50	\$ 9,011.28	\$ 290.42	\$ 356.99	\$ 3,471.42	\$ 436.45	\$ 1,283.95	\$ 41,777.69		

Yard Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Leased					Sq. ft. Leased	112,094.00											
					W/C/LDC	88.00											
					Total	112,182.00											
Per Proposed Pilot	Office	Flex	Subpar														
Leased Sq. ft.	20,035.00	91,250.00	897.00														
Leasable Sq. ft.	22,126.00	95,633.00	63,914.00														
% Occupied	91%	95%	1%														

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

	Additional
Tenant Billing	41,777.69
Total Billing	\$ 41,777.69

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

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