

Watertown Industrial Center LDC**Income Statement for the Two Month Period Ending August 31, 2021**

Prepared by Staff, September 24, 2021

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | Balance Remaining |
|------------------------------------|------------------------|-----------------------|--------------------|--------------------|----------------------|
| Revenues | | | | | |
| Lease Revenue | \$ 497,479.00 | 81,999.10 | \$ 40,999.55 | 40,999.55 | 415,479.90 |
| Interest Income | 15.00 | 1.67 | 0.84 | 0.83 | 13.33 |
| LIF Loan Principal | 117,967.00 | 17,575.27 | 7,861.07 | 9,714.20 | 100,391.73 |
| Leasehold Interest | 8,512.00 | 1,630.42 | 804.73 | 825.69 | 6,881.58 |
| Total Revenues | 623,973.00 | 101,206.46 | 49,666.19 | 51,540.27 | 522,766.54 |
| Expenses | | | | | |
| Marketing | 11,000.00 | 5,686.45 | 1,421.00 | 4,265.45 | 5,313.55 |
| Salaries | 101,679.00 | 15,564.58 | 7,887.94 | 7,676.64 | 86,114.42 |
| FICA-Medicare Tax Expense | 0.00 | 1,181.29 | 597.50 | 583.79 | (1,181.29) |
| Health Ins. | 4,590.00 | 828.70 | 398.35 | 430.35 | 3,761.30 |
| Dental Ins | 774.00 | 206.60 | 217.12 | (10.52) | 567.40 |
| Vision Ins. | 202.00 | 53.92 | 56.66 | (2.74) | 148.08 |
| Comp Ins. | 3,200.00 | 482.51 | 242.02 | 240.49 | 2,717.49 |
| Retirement Expense | 8,978.00 | 1,089.50 | 552.14 | 537.36 | 7,888.50 |
| 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 | 300.00 | 150.00 | 150.00 | 1,500.00 |
| Disability | 1,031.00 | (11.30) | 32.73 | (44.03) | 1,042.30 |
| Paychex Processing | 3,531.00 | 717.86 | 422.46 | 295.40 | 2,813.14 |
| Life Ins. | 0.00 | 24.75 | 24.75 | 0.00 | (24.75) |
| Office Expenses | 19,478.00 | 2,348.05 | 1,971.10 | 376.95 | 17,129.95 |
| Depreciation | 155,445.00 | 25,907.56 | 12,953.78 | 12,953.78 | 129,537.44 |
| Dues/Publ/Training/Seminars | 9,000.00 | 0.00 | 0.00 | 0.00 | 9,000.00 |
| Insurance | 58,794.00 | 10,360.34 | 4,623.67 | 5,736.67 | 48,433.66 |
| Legal General | 5,000.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Accounting and Auditing | 5,500.00 | 5,000.00 | 5,000.00 | 0.00 | 500.00 |
| Engineering/Design/Consulting | 6,000.00 | 255.00 | 255.00 | 0.00 | 5,745.00 |
| Maintenance - Improvements | 13,700.00 | 2,967.00 | 1,333.75 | 1,633.25 | 10,733.00 |
| Tenant Incentive Improvements | 16,600.00 | 0.00 | 0.00 | 0.00 | 16,600.00 |
| Maintenance - Common Area | 0.00 | 4,467.24 | 2,118.17 | 2,349.07 | (4,467.24) |
| Maintenance - Building Repairs | 18,300.00 | 5,477.00 | 841.00 | 4,636.00 | 12,823.00 |
| Maintenance - Materials | 5,000.00 | 1,219.54 | 178.92 | 1,040.62 | 3,780.46 |
| Maintenance - Grounds | 24,400.00 | 0.00 | 0.00 | 0.00 | 24,400.00 |
| Maintenance - Equipment/Tools | 14,750.00 | 2,472.03 | 470.00 | 2,002.03 | 12,277.97 |
| Waste Removal | 6,200.00 | 1,105.77 | 1,105.77 | 0.00 | 5,094.23 |
| Property Taxes | 37,000.00 | 11,744.13 | 0.00 | 11,744.13 | 25,255.87 |
| Water | 5,438.00 | 1,415.76 | 707.88 | 707.88 | 4,022.24 |
| Electric | 45,965.00 | 8,481.04 | 3,386.99 | 5,094.05 | 37,483.96 |
| Gas | 20,472.00 | 460.94 | 207.56 | 253.38 | 20,011.06 |
| Interest Expense-Roof Project | 6,367.00 | 1,107.39 | 549.54 | 557.85 | 5,259.61 |
| Interest Expense-JCLDC Project | 5,379.00 | 1,001.29 | 495.45 | 505.84 | 4,377.71 |
| Interest Expense-JAIN PROJEC | 2,714.00 | 549.33 | 269.87 | 279.46 | 2,164.67 |
| 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 | 618,750.00 | 112,464.27 | 48,471.12 | 63,993.15 | 506,285.73 |
| Total Revenue | 623,973.00 | 101,206.46 | 49,666.19 | 51,540.27 | 522,766.54 |
| Total Expenses | 618,750.00 | 112,464.27 | 48,471.12 | 63,993.15 | 506,285.73 |
| Net Income Over Expenditure | \$ 5,223.00 | (11,257.81) | \$ 1,195.07 | (12,452.88) | 16,480.81 |

Watertown Industrial Center LDC
Income Statement for the Two Month Period Ending August 31, 2021

Unrestricted Income

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | % YTD Budget |
|------------------------------------|------------------------|-----------------------|--------------------|--------------------|----------------|
| Revenues | | | | | |
| Lease Revenue | \$ 497,479.00 | 81,999.10 | \$ 40,999.55 | 40,999.55 | 16.48 |
| Interest Income | 15.00 | 1.67 | 0.84 | 0.83 | 11.13 |
| Total Revenues | 497,494.00 | 82,000.77 | 41,000.39 | 41,000.38 | 16.48 |
| Expenses | | | | | |
| Marketing | 11,000.00 | 5,686.45 | 1,421.00 | 4,265.45 | 51.70 |
| Salaries | 101,679.00 | 15,564.58 | 7,887.94 | 7,676.64 | 15.31 |
| Benefits | 21,038.00 | 4,155.97 | 2,271.27 | 1,884.70 | 19.75 |
| Paychex Processing | 3,531.00 | 717.86 | 422.46 | 295.40 | 20.33 |
| Office Expenses | 19,478.00 | 2,348.05 | 1,971.10 | 376.95 | 12.05 |
| Dues/Publ/Training/Seminars | 9,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance | 58,794.00 | 10,360.34 | 4,623.67 | 5,736.67 | 17.62 |
| Professional Consultants | 16,500.00 | 5,255.00 | 5,255.00 | 0.00 | 31.85 |
| Maintenance Expenses | 92,750.00 | 16,602.81 | 4,941.84 | 11,660.97 | 17.90 |
| Utilities Taxes & Rent | 115,075.00 | 23,207.64 | 5,408.20 | 17,799.44 | 20.17 |
| Interest Expense-JCLDC Project | 5,379.00 | 1,001.29 | 495.45 | 505.84 | 18.61 |
| Interest Expense-JAIN PROJEC | 2,714.00 | 549.33 | 269.87 | 279.46 | 20.24 |
| Interest Exp Roof Project | 6,367.00 | 1,107.39 | 549.54 | 557.85 | 17.39 |
| 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 | 463,305.00 | 86,556.71 | 35,517.34 | 51,039.37 | 18.68 |
| Total Revenue | 497,494.00 | 82,000.77 | 41,000.39 | 41,000.38 | 16.48 |
| Total Expenses | 463,305.00 | 86,556.71 | 35,517.34 | 51,039.37 | 18.68 |
| Net Income Over Expenditure | \$ 34,189.00 | (4,555.94) | \$ 5,483.05 | (10,038.99) | (13.33) |

Watertown Industrial Center LDC
Balance Sheet
August 31, 2021

ASSETS

| | | |
|--------------------------------|----|----------------|
| Current Assets | | |
| General Checking - Key Bank | \$ | 128,948.78 |
| Capital Reserve | | 98,443.04 |
| Leasehold Improvement Fund | | 133,762.33 |
| Accounts Receivable | | 4,447.73 |
| Acc. Rec. LHI | | 341,906.86 |
| Rents Receivable | | 1,213.91 |
| | | 708,722.65 |
| Total Current Assets | | |
| | | |
| Property and Equipment | | |
| Furniture/Fixtures/Equipment | | 63,719.05 |
| Allow. for Deprn. - FF&E | | (57,070.87) |
| 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 | | (4,037,344.20) |
| | | 2,102,722.96 |
| Total Property and Equipment | | |
| | | |
| Other Assets | | |
| Work In Process-Variou | | 2,740.04 |
| | | 2,740.04 |
| Total Other Assets | | |
| | | |
| Total Assets | \$ | 2,814,185.65 |

LIABILITIES AND CAPITAL

| | | |
|--------------------------------|----|------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 19,595.99 |
| RETAINAGE PAYABLE | | (0.45) |
| Due HUD - Leasehold Impr. Fund | | 10.67 |
| ACCRUED PAYROLL | | 1,471.00 |
| Retirement Withheld | | 3.13 |
| Due WIC Rent | | 1,027.50 |
| Deferred Liab. Bldg. B Project | | 194,018.89 |
| DEFERRED LIAB. BACK OF A PROJ | | 89,227.70 |
| Due WIC LHI | | 50.72 |
| Deferred Revenue | | 58,660.99 |
| Refundable Advance - Back of A | | 60,000.00 |
| | | 424,066.14 |
| Total Current Liabilities | | |
| | | |
| Long-Term Liabilities | | |
| Bldg. B Renovation Loan-WLDC | | 194,013.89 |
| BACK A RENOVATION LOAN | | 89,227.53 |
| Roof Replacement Loan | | 218,149.70 |
| | | 501,391.12 |
| Total Long-Term Liabilities | | |
| | | |
| Total Liabilities | | 925,457.26 |
| | | |
| 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
August 31, 2021

| | | |
|--------------------------------|--------------------|----------------------------|
| Fund Balance - Capital Reserve | 1,686,158.83 | |
| Net Income | <u>(11,257.81)</u> | |
| Total Capital | | <u>1,888,728.39</u> |
| Total Liabilities & Capital | \$ | <u><u>2,814,185.65</u></u> |

Watertown Industrial Center Compative Balance Sheet for: 7/31/21 - 8/31/21

| ASSETS | 7/31/2021 | 8/31/2021 | After Adjusting Entries 6/30/2021 |
|--|-------------------------------|-------------------------------|--------------------------------------|
| Current Assets | | | |
| General Checking - Key Bank | \$ 113,953.98 | \$ 128,948.78 | \$ 97,616.15 |
| Capital Reserve | 98,442.20 | 98,443.04 | 98,441.37 |
| Leasehold Improvement Fund | 133,325.86 | 133,762.33 | 131,015.32 |
| Accounts Receivable | 5,388.66 | 4,447.73 | 9,155.69 |
| Acc. Rec. LHI | 349,767.93 | 341,906.86 | 359,482.13 |
| Rents Receivable | <u>12,635.41</u> | <u>1,213.91</u> | <u>18,327.12</u> |
| Total Current Assets | 713,514.04 | 708,722.65 | 714,037.78 |
| Property and Equipment | | | |
| Furniture/Fixtures/Equipment | 63,719.05 | 63,719.05 | 63,719.05 |
| Allow. for Deprn. - FF&E | (57,070.87) | (57,070.87) | (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>(4,024,390.42)</u> | <u>(4,037,344.20)</u> | <u>(4,011,436.64)</u> |
| Total Property and Equipment | 2,115,676.74 | 2,102,722.96 | 2,128,630.52 |
| Other Assets | | | |
| Work In Process-Variou | <u>2,740.04</u> | <u>2,740.04</u> | <u>2,740.04</u> |
| Total Other Assets | 2,740.04 | 2,740.04 | 2,740.04 |
| Total Assets | <u>\$ 2,831,930.82</u> | <u>\$ 2,814,185.65</u> | <u>\$ 2,845,408.34</u> |
| LIABILITIES AND CAPITAL | | | |
| Current Liabilities | | | |
| Accounts Payable | \$ 21,542.30 | \$ 19,595.99 | \$ 3,748.15 |
| RETAINAGE PAYABLE | (0.45) | (0.45) | (0.45) |
| Due HUD - Leasehold Impr. Fund | 9.54 | 10.67 | 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 | 198,185.31 | 194,018.89 | 202,341.34 |
| Deferred Liab.Back of A Project | 92,526.42 | 89,227.70 | 95,815.55 |
| Due WIC LHI | 50.72 | 50.72 | 50.72 |
| Deferred Revenue | 59,056.92 | 58,660.99 | 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 | 433,872.39 | 424,066.14 | 425,791.33 |
| Long-Term Liabilities | | | |
| Bldg. B Renovation Loan-WLDC | 198,180.31 | 194,013.89 | 202,336.34 |
| Back A Renovation Loan | 92,526.25 | 89,227.53 | 95,815.38 |
| Roof Replacement Loan | <u>219,818.55</u> | <u>218,149.70</u> | <u>221,479.09</u> |
| Total Long-Term Liabilities | 510,525.11 | 501,391.12 | 519,630.81 |
| Total Liabilities | 944,397.50 | 925,457.26 | 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>(12,452.88)</u> | <u>(11,257.81)</u> | <u>49,897.83</u> |
| Total Capital | 1,887,533.32 | 1,888,728.39 | 1,899,986.20 |
| Total Liabilities & Capital | <u>\$ 2,831,930.82</u> | <u>\$ 2,814,185.65</u> | <u>\$ 2,845,408.34</u> |

Watertown Industrial Center LDC
Tenant Receivables
As of Aug 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. | 6242 | 9/1/21 | -20.00 | | | | -20.00 |
| Jain Irrigation Inc. | | | -20.00 | | | | -20.00 |
| LAURENCE WOLLUM | 4163 | 3/1/12 | | | | -5.70 | -5.70 |
| | 6567 | 8/1/21 | 2.31 | | | | 2.31 |
| LAURENCE WOLLUM | | | 2.31 | | | -5.70 | -3.39 |
| NEW YORK AIR BRAKE | 6520 | 8/1/21 | 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 |
| W.B. Mason Co, Inc. | 6566 | 8/1/21 | 40.80 | | | | 40.80 |
| W.B. Mason Co, Inc. | | | 40.80 | | | | 40.80 |
| | | | 1,347.62 | | | -4,107.24 | -2,759.62 |

Watertown Industrial Center LDC
Aged Receivables
As of Aug 31, 2021

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

| Customer ID Customer Bill To Contact Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 day | Amount Due |
|---|--|---------------|---------|---------|--------------------|------------------------------|
| PICNGO PICK N GO PROPERTY W 3157834122 | BFP DOOR 2020 PicnGo Wall Dam 6577 | 167.70 | | | 471.86 3,723.86 | 471.86 3,723.86 167.70 |
| PICNGO PICK N GO PROPERTY W | | 167.70 | | | 4,195.72 | 4,363.42 |
| 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 | | 167.70 | | | 4,280.03 | 4,447.73 |

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2021 to Aug 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 |
|---------|------------|----------------|--|------------|-------------|
| 8/18/21 | 125000 | 2469 | Invoice: BFP DOOR 2020 | | 524.46 |
| | 125000 | | Invoice: PicnGo Wall Damage | | 524.46 |
| | 100000 | | PICK N GO PROPERTY WASTE SERVICES | 1,048.92 | |
| 8/18/21 | 125000 | 2467 | Invoice: 6562 | | 59.71 |
| | 141000 | | Invoice: 6565 | | 1,557.96 |
| | 100000 | | PICK N GO PROPERTY WASTE SERVICES | 1,617.67 | |
| 8/18/21 | 141000 | 13960 | Invoice: 6447 | | 11,574.21 |
| | 100000 | | Erie Boulevard Hydropower L.P. | 11,574.21 | |
| 8/18/21 | 141000 | 160461 | Invoice: 6241 | | 6,464.80 |
| | 141000 | | Invoice: 6242 | | 20.00 |
| | 100000 | | Jain Irrigation Inc. | 6,484.80 | |
| 8/18/21 | 141000 | 1222 | Invoice: 6539 | | 495.88 |
| | 100000 | | STEVEN ELLIOT | 495.88 | |
| 8/18/21 | 141000 | 1722 | Invoice: 6545 | | 1,842.61 |
| | 100000 | | CONVERSE LABORATORIES INC. | 1,842.61 | |
| 8/18/21 | 141000 | VV632 | Invoice: 6564 | | 720.17 |
| | 100000 | | Certapro Painters | 720.17 | |
| 8/18/21 | 141000 | 10503 | Invoice: 6524 | | 3,621.25 |
| | 100000 | | Nytric Electrical Contractors, LLC. | 3,621.25 | |
| 8/18/21 | 141000 | 1273 | Invoice: 6567 | | 304.50 |
| | 100000 | | LAURENCE WOLLUM | 304.50 | |
| 8/18/21 | 141000 | 10888 | Invoice: 6558 | | 2,222.71 |
| | 100000 | | SERV-PRO | 2,222.71 | |
| 8/18/21 | 141000 | 458231 | Invoice: 6519 | | 1,324.51 |
| | 100000 | | NEW YORK AIR BRAKE | 1,324.51 | |
| 8/18/21 | 141000 | 5703 | Invoice: 6517 | | 1,479.37 |
| | 100000 | | JEFFERSON COUNTY LDC | 1,479.37 | |
| 8/18/21 | 141000 | 1542 | Invoice: 6568 | | 350.00 |
| | 100000 | | WATERTOWN MODEL RAILROAD CLUB | 350.00 | |
| 8/18/21 | 141000 | 21203 | Invoice: 6563 | | 1,197.24 |
| | 100000 | | BLACK HORSE GROUP, LLC | 1,197.24 | |
| 8/18/21 | 141000 | 730104 | Invoice: 6537 | | 20.40 |
| | 141000 | | Invoice: 6566 | | 999.14 |
| | 100000 | | W.B. Mason Co, Inc. | 1,019.54 | |
| 8/18/21 | 141000 | 92206 | Invoice: 6569 | | 1,200.59 |
| | 100000 | | UPSTATE CONSTRUCTION SERVICES, INC. | 1,200.59 | |
| 8/18/21 | 141000 | 0055646901 | Invoice: 6496 | | 895.60 |
| | 100000 | | Ampersand New York Operations Co. LLC. | 895.60 | |
| 8/18/21 | 141000 | 033255 | Invoice: 6472 | | 4,304.15 |
| | 100000 | | MODERN MOVING AND STORAGE | 4,304.15 | |
| 8/27/21 | 141000 | 13980 | Invoice: 6510 | | 11,825.96 |
| | 100000 | | Erie Boulevard Hydropower L.P. | 11,825.96 | |

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2021 to Aug 31, 2021

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

| Date | Account ID | Transaction Re | Line Description | Debit Amnt | Credit Amnt |
|-------------|-------------------|-----------------------|-------------------------|-------------------|--------------------|
| | | | | <u>53,529.68</u> | <u>53,529.68</u> |

Watertown Industrial Center LDC
Aged Payables
As of Aug 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 | 12586 | 255.00 | | | | 255.00 |
| A&C AUBERTINE AND CURR | | 255.00 | | | | 255.00 |
| ABC ABC SUPPLY CO., INC. | 18499155 | 1,333.75 | | | | 1,333.75 |
| ABC ABC SUPPLY CO., INC. | | 1,333.75 | | | | 1,333.75 |
| ABJ ABJ FIRE PROTECTION | 92030921 | 666.50 | | | | 666.50 |
| ABJ ABJ FIRE PROTECTION | | 666.50 | | | | 666.50 |
| ACE NOBEL ACE HDWE 315-782-5964 | 11213 | 178.92 | | | | 178.92 |
| ACE NOBEL ACE HDWE | | 178.92 | | | | 178.92 |
| BOWERS BOWERS & COMPANY BRIE 315-788-7690 | 203469 | 5,000.00 | | | | 5,000.00 |
| BOWERS BOWERS & COMPANY | | 5,000.00 | | | | 5,000.00 |
| CINTAS CINTAS | 1266650-8/21 | 439.74 | | | | 439.74 |
| CINTAS CINTAS | | 439.74 | | | | 439.74 |

Watertown Industrial Center LDC
Aged Payables
As of Aug 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 |
|---|---------------|-----------------|---------------|-----------------|--------------|-----------------|
| CITYCOMP | 0004614-83121 | 438.99 | | | | 438.99 |
| CITY COMPTROLLER | 0002012-83121 | 268.89 | | | | 268.89 |
| 315-785-7757 | | | | | | |
| CITYCOMP | | 707.88 | | | | 707.88 |
| CITY COMPTROLLER | | | | | | |
| DE | 212440046673 | 675.89 | | | | 675.89 |
| DIRECT ENERGY | 212440046673 | 245.04 | | | | 245.04 |
| | 212440046673 | 223.18 | | | | 223.18 |
| | 212440046673 | 253.46 | | | | 253.46 |
| | 212430046664 | 79.40 | | | | 79.40 |
| | 212430046664 | 55.39 | | | | 55.39 |
| | 212440046673 | 55.28 | | | | 55.28 |
| DE | | 1,587.64 | | | | 1,587.64 |
| DIRECT ENERGY | | | | | | |
| MCQUADE | 2196532 | | | 1,812.00 | | 1,812.00 |
| MCQUADE & BANNIGAN | 2199682 | | | 588.00 | | 588.00 |
| | 2205552 | | 643.00 | | | 643.00 |
| 3157882612 | 2213019 | 589.00 | | | | 589.00 |
| MCQUADE | | 589.00 | 643.00 | 2,400.00 | | 3,632.00 |
| MCQUADE & BANNIGA | | | | | | |
| MITTAG | 13909 | 95.00 | | | | 95.00 |
| MITTAG'S LOCK & KEY | | | | | | |
| 315-788-8261 | | | | | | |
| MITTAG | | 95.00 | | | | 95.00 |
| MITTAG'S LOCK & KEY | | | | | | |
| NG | 2853006034-82 | 257.04 | | | | 257.04 |
| NATIONAL GRID | 0038937138-82 | 379.11 | | | | 379.11 |
| | 0958937132-82 | 255.88 | | | | 255.88 |
| | 9678936125-82 | 24.92 | | | | 24.92 |
| | 4083010042-82 | 115.42 | | | | 115.42 |
| | 1118719155-82 | 27.22 | | | | 27.22 |
| | 0338937134-82 | 24.52 | | | | 24.52 |
| | 0498937125-82 | 27.22 | | | | 27.22 |
| | 0058937125-82 | 196.35 | | | | 196.35 |
| | 2017080029-82 | 74.57 | | | | 74.57 |
| | 1078719124-82 | 518.82 | | | | 518.82 |

Watertown Industrial Center LDC
Aged Payables
As of Aug 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 |
|--|-------------------------------|------------------|---------------|---------|---------------|----------------------------|
| | 5874117053-82 | 97.77 | | | | 97.77 |
| | 0918937121-82 | 27.22 | | | | 27.22 |
| | 0518786126-83 | 148.55 | | | | 148.55 |
| NG | | 2,174.61 | | | | 2,174.61 |
| NATIONAL GRID | | | | | | |
| 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 |
| PSG P.S.G. | 2021-26 2021-32 2021-31 | 140.00 271.00 | 406.00 | | | 406.00 140.00 271.00 |
| 3157859553 | | | | | | |
| PSG P.S.G. | | 411.00 | 406.00 | | | 817.00 |
| SEAWAY RENTAL SEAWAY RENTAL COR | 8/31 STMNT | 470.00 | | | | 470.00 |
| 3157884700 | | | | | | |
| SEAWAY RENTAL SEAWAY RENTAL COR | | 470.00 | | | | 470.00 |
| Time Warner Time Warner Cable | 852930501822 | 255.81 | | | | 255.81 |
| Time Warner Time Warner Cable | | 255.81 | | | | 255.81 |
| VICTORY VICTORY PROMOTIONS | S0074192 | 409.00 | | | | 409.00 |
| 315-788-3855 | | | | | | |
| VICTORY VICTORY PROMOTIONS | | 409.00 | | | | 409.00 |

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

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

| Vendor ID Vendor Contact Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 days | Amount Due |
|---|--|------------------|-----------------|-----------------|-------------------------|-------------------------|
| WASTE M WASTE MANAGEMENT 315-773-5696 | 3370328-0448- | 638.17 | | | | 638.17 |
| WASTE M WASTE MANAGEMENT | | 638.17 | | | | 638.17 |
| WB MASON W.B. MASON COMPANY | STMT4021399 | 309.85 | | | | 309.85 |
| WB MASON W.B. MASON COMPAN | | 309.85 | | | | 309.85 |
| WEST WESTELCOM | 14940 | 120.37 | | | | 120.37 |
| WEST WESTELCOM | | 120.37 | | | | 120.37 |
| 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 | | 15,642.24 | 1,049.00 | 2,400.00 | 272.00 | 19,363.24 |

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2021 to Aug 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 |
|---------|---------|----------------------------|---|--------------------|---------------|
| 8/1/21 | 11288 | 200000 100000 | Invoice: 8/21 INS Central Insurance Companies | 4,623.67 | 4,623.67 |
| 8/1/21 | 11289 | 200000 100000 | Invoice: 000028896214 EXCELLUS HEALTH PLAN | 462.35 | 462.35 |
| 8/1/21 | 11290 | 200000 100000 | Invoice: 8/21 - 10/21 Guardian Life Ins Co | 389.64 | 389.64 |
| 8/1/21 | 11291 | 200000 100000 | Invoice: 0898937150-72021 NATIONAL GRID | 18.38 | 18.38 |
| 8/1/21 | 11292 | 200000 200000 100000 | Invoice: 15970 Invoice: 15969 NYTRIC ELECTRICAL CONTRACTORS, LLC | 378.00 1,232.50 | 1,610.50 |
| 8/1/21 | 11293 | 200000 100000 | Invoice: 2021-25 P.S.G. | 3,172.00 | 3,172.00 |
| 8/1/21 | 11294 | 200000 100000 | Invoice: 007572-6/21 SCHWERZMANN & WISE, PC | 141.00 | 141.00 |
| 8/1/21 | 11295 | 200000 100000 | Invoice: 852930501072221 Time Warner Cable | 255.81 | 255.81 |
| 8/1/21 | 11296 | 200000 100000 | Invoice: 7/21 STMT VICTORY PROMOTIONS, INC. | 1,810.45 | 1,810.45 |
| 8/1/21 | 11297 | 200000 100000 | Invoice: 8/21 LOAN WATERTOWN LOCAL DEVELOPMENT | 2,218.39 | 2,218.39 |
| 8/16/21 | 11298 | 200000 | Invoice: 0438937154-72121 | 540.48 | |
| | | 200000 | Invoice: 1078719124-72721 | 655.16 | |
| | | 200000 | Invoice: 2853006034-72721 | 266.88 | |
| | | 200000 | Invoice: 0958937132-72721 | 237.45 | |
| | | 200000 | Invoice: 0038937138-72721 | 431.85 | |
| | | 200000 | Invoice: 0058937125-72821 | 186.13 | |
| | | 200000 | Invoice: 4083010042-72821 | 126.63 | |
| | | 200000 | Invoice: 2017080029-72821 | 76.45 | |
| | | 200000 | Invoice: 0918937121-72821 | 27.22 | |
| | | 200000 | Invoice: 5874117053-72821 | 102.97 | |
| | | 200000 | Invoice: 9678936125-72821 | 24.93 | |
| | | 200000 | Invoice: 1118719155-72821 | 27.22 | |

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2021 to Aug 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 | Invoice: 0338937134-72821 | 24.52 | |
| | | 200000 | Invoice: 0498937125-72821 | 27.22 | |
| | | 200000 | Invoice: 0518786126-72921 | 148.57 | |
| | | 100000 | NATIONAL GRID | | 2,903.68 |
| 8/16/21 | 11299 | 100000 | VOID | | |
| 8/16/21 | 11299 | 200000 | Invoice: 11213 - 6/21 | 383.90 | |
| | | 200000 | Invoice: 11213-7/21 | 436.74 | |
| | | 100000 | NOBEL ACE HDWE | | 820.64 |
| 8/16/21 | 11300 | 200000 | Invoice: 30765 | 1,381.00 | |
| | | 100000 | ALL PEST, INC. | | 1,381.00 |
| 8/16/21 | 11301 | 200000 | Invoice: 7/31 STMT | 439.74 | |
| | | 100000 | CINTAS | | 439.74 |
| 8/16/21 | 11302 | 200000 | Invoice: 0002012-7/21 | 268.89 | |
| | | 200000 | Invoice: 0004614-7/21 | 438.99 | |
| | | 100000 | CITY COMPTROLLER | | 707.88 |
| 8/16/21 | 11303 | 200000 | Invoice: 7/21 STMT | 15.88 | |
| | | 100000 | COOPER ELECTRIC | | 15.88 |
| 8/16/21 | 11304 | 200000 | Invoice: 212090046340372 | 873.85 | |
| | | 200000 | Invoice: 212160046405135 | 204.63 | |
| | | 200000 | Invoice: 212140046384376 | 90.03 | |
| | | 200000 | Invoice: 212160046405136 | 246.07 | |
| | | 200000 | Invoice: 212160046405134 | 248.32 | |
| | | 200000 | Invoice: 212160046405133 | 647.37 | |
| | | 200000 | Invoice: 212140046384377 | 59.82 | |
| | | 200000 | Invoice: 212140046384375 | 55.28 | |
| | | 100000 | DIRECT ENERGY | | 2,425.37 |
| 8/16/21 | 11305 | 200000 | Invoice: 29816307 | 387.36 | |
| | | 100000 | Great America Financial Services | | 387.36 |
| 8/16/21 | 11306 | 200000 | Invoice: 50631 | 511.93 | |
| | | 100000 | NETTO FIRE EQUIPMENT | | 511.93 |
| 8/16/21 | 11307 | 200000 | Invoice: 161991-21 | 423.00 | |
| | | 100000 | OSWEGO COUNTY BUSINESS MAGAZINE | | 423.00 |
| 8/16/21 | 11308 | 200000 | Invoice: 2021-28 | 155.00 | |
| | | 100000 | P.S.G. | | 155.00 |
| 8/16/21 | 11309 | 200000 | Invoice: 42795 | 140.00 | |
| | | 200000 | Invoice: 42826 | 180.00 | |
| | | 100000 | RAYNOR | | 320.00 |

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2021 to Aug 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 |
|-------------|----------------|-------------------|--|---------------------|----------------------|
| | | | OVERHEAD DOOR SALES, IN | | |
| 8/16/21 | 11310 | 200000 100000 | Invoice: 19868-7/21 SEAWAY RENTAL CORP. | 2,002.03 | 2,002.03 |
| 8/16/21 | 11311 | 200000 100000 | Invoice: 20210811-11 SERV-PRO | 500.00 | 500.00 |
| 8/16/21 | 11312 | 200000 100000 | Invoice: 9885329654 VERIZON WIRELESS | 259.55 | 259.55 |
| 8/16/21 | 11313 | 200000 100000 | Invoice: 336835504489 WASTE MANAGEMENT OF NEW YORK | 467.60 | 467.60 |
| 8/16/21 | 11314 | 200000 100000 | Invoice: STMT39493110 W.B. MASON COMPANY, INC. | 382.35 | 382.35 |
| | Total | | | 28,805.20 | 28,805.20 |

Watertown Industrial Center LDC
Maintenance Report for the Two Month Period Ending August 31, 2021
 Prepared by WICLDC STAFF, September 24, 2021

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | YTD % of Budget |
|------------------------------------|----------------------------|------------------------|---------------------------|--------------------------|--------------------|
| Revenues | | | | | |
| Add'l Rents - Maintenance | \$ 109,833.00 | 17,948.24 | \$ 8,974.12 | 8,974.12 | 16.34 |
| Total Revenues | <u>109,833.00</u> | <u>17,948.24</u> | <u>8,974.12</u> | <u>8,974.12</u> | 16.34 |
| Expenses | | | | | |
| Maintenance - Improvements | 13,700.00 | 2,967.00 | 1,333.75 | 1,633.25 | 21.66 |
| Tenant Incentive Improvements | 16,600.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance - Building Repairs | 18,300.00 | 5,477.00 | 841.00 | 4,636.00 | 29.93 |
| Maintenance - Common Area | 0.00 | 4,467.24 | 2,118.17 | 2,349.07 | 0.00 |
| Maintenance - Grounds | 24,400.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance - Equipment/Tools | 14,750.00 | 2,472.03 | 470.00 | 2,002.03 | 16.76 |
| Maintenance - Materials | 5,000.00 | 1,219.54 | 178.92 | 1,040.62 | 24.39 |
| Total Operations | <u>92,750.00</u> | <u>16,602.81</u> | <u>4,941.84</u> | <u>11,660.97</u> | 17.90 |
| Net Income Over Expenditure | \$ <u>17,083.00</u> | <u>1,345.43</u> | \$ <u>4,032.28</u> | <u>(2,686.85)</u> | 7.88 |

WICLDC
LHI Summary Report
For 8-31-21 Financials
Unaudited

| Tenant | Start Date | Original | Remaining | Term | Int. Rate | Status |
|---------------|-------------------|-----------------|------------------|-------------|------------------|---------------|
| Jain | 7/1/2018 | \$ 112,445.12 | \$ 41,229.70 | 5 Years | 0% | Current |
| Servpro | 10/1/2014 | \$ 45,084.71 | \$ 15,329.96 | 10 Years | 3% | Current |