

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 2021**

Prepared by Staff, October 21, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	122,998.65	\$ 40,999.55	40,999.55	378,345.35
Interest Income	15.00	2.48	0.81	0.84	12.52
LIF Loan Principal	117,967.00	27,331.46	9,756.19	7,861.07	90,635.54
Leasehold Interest	8,512.00	2,414.12	783.70	804.73	6,097.88
Total Revenues	627,838.00	152,746.71	51,540.25	49,666.19	475,091.29
Expenses					
Marketing	11,000.00	6,109.45	423.00	1,421.00	4,890.55
Salaries	101,679.00	27,396.49	11,831.91	7,887.94	74,282.51
FICA-Medicare Tax Expense	7,574.00	2,077.54	896.25	597.50	5,496.46
Health Ins.	4,590.00	1,195.05	366.35	398.35	3,394.95
Dental Ins	774.00	190.82	(15.78)	217.12	583.18
Vision Ins.	202.00	49.81	(4.11)	56.66	152.19
Comp Ins.	3,200.00	847.83	365.32	242.02	2,352.17
Retirement Expense	8,978.00	1,641.64	552.14	552.14	7,336.36
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	450.00	150.00	150.00	1,350.00
Disability	1,031.00	(78.98)	(67.68)	32.73	1,109.98
Paychex Processing	3,531.00	999.98	282.12	422.46	2,531.02
Life Ins.	0.00	24.75	0.00	24.75	(24.75)
Office Expenses	19,478.00	4,852.71	2,504.66	1,971.10	14,625.29
Depreciation	155,445.00	38,952.00	12,984.00	12,984.00	116,493.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	14,983.97	4,623.63	4,623.67	43,810.03
Legal General	5,000.00	282.00	282.00	0.00	4,718.00
Accounting and Auditing	5,500.00	5,000.00	0.00	5,000.00	500.00
Engineering/Design/Consulting	6,000.00	255.00	0.00	255.00	5,745.00
Maintenance - Improvements	13,700.00	2,967.00	0.00	1,333.75	10,733.00
Tenant Incentive Improvements	16,600.00	0.00	0.00	0.00	16,600.00
Maintenance - Common Area	0.00	4,912.98	445.74	2,118.17	(4,912.98)
Maintenance - Building Repairs	18,300.00	5,697.00	220.00	841.00	12,603.00
Maintenance - Materials	5,000.00	1,219.54	0.00	178.92	3,780.46
Maintenance - Grounds	24,400.00	0.00	0.00	0.00	24,400.00
Maintenance - Equipment/Tools	14,750.00	3,361.69	889.66	470.00	11,388.31
Waste Removal	6,200.00	1,559.54	453.77	1,105.77	4,640.46
Property Taxes	37,000.00	11,744.13	0.00	0.00	25,255.87
Water	5,438.00	2,123.64	707.88	707.88	3,314.36
Electric	45,965.00	11,160.34	2,679.30	3,386.99	34,804.66
Gas	20,472.00	654.29	193.35	207.56	19,817.71
Interest Expense-Roof Project	6,367.00	1,652.75	545.36	549.54	4,714.25
Interest Expense-JCLDC Project	5,379.00	1,486.32	485.03	495.45	3,892.68
Interest Expense-JAIN PROJEC	2,714.00	809.58	260.25	269.87	1,904.42
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	154,578.86	42,054.15	48,501.34	471,745.14
Total Revenue	627,838.00	152,746.71	51,540.25	49,666.19	475,091.29
Total Expenses	626,324.00	154,578.86	42,054.15	48,501.34	471,745.14
Net Income Over Expenditure	\$ 1,514.00	(1,832.15)	\$ 9,486.10	1,164.85	3,346.15

Watertown Industrial Center LDC
Income Statement for the Three Month Period Ending September 30, 2021

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	122,998.65	\$ 40,999.55	40,999.55	24.53
Interest Income	15.00	2.48	0.81	0.84	16.53
Total Revenues	501,359.00	123,001.13	41,000.36	41,000.39	24.53
Expenses					
Marketing	11,000.00	6,109.45	423.00	1,421.00	55.54
Salaries	101,679.00	27,396.49	11,831.91	7,887.94	26.94
Benefits	28,612.00	6,398.46	2,242.49	2,271.27	22.36
Paychex Processing	3,531.00	999.98	282.12	422.46	28.32
Office Expenses	19,478.00	4,852.71	2,504.66	1,971.10	24.91
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	14,983.97	4,623.63	4,623.67	25.49
Professional Consultants	16,500.00	5,537.00	282.00	5,255.00	33.56
Maintenance Expenses	92,750.00	18,158.21	1,555.40	4,941.84	19.58
Utilities Taxes & Rent	115,075.00	27,241.94	4,034.30	5,408.20	23.67
Interest Expense-JCLDC Project	5,379.00	1,486.32	485.03	495.45	27.63
Interest Expense-JAIN PROJEC	2,714.00	809.58	260.25	269.87	29.83
Interest Exp Roof Project	6,367.00	1,652.75	545.36	549.54	25.96
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	470,879.00	115,626.86	29,070.15	35,517.34	24.56
Total Revenue	501,359.00	123,001.13	41,000.36	41,000.39	24.53
Total Expenses	470,879.00	115,626.86	29,070.15	35,517.34	24.56
Net Income Over Expenditure	\$ 30,480.00	7,374.27	\$ 11,930.21	5,483.05	24.19

Watertown Industrial Center LDC
Balance Sheet
September 30, 2021

ASSETS

Current Assets		
General Checking - Key Bank	\$	121,104.46
Capital Reserve		98,443.85
Leasehold Improvement Fund		136,072.87
Accounts Receivable		3,827.21
Acc. Rec. LHI		332,150.67
Rents Receivable		7,190.14
		<hr/>
Total Current Assets		698,789.20
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(57,418.87)
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		(4,050,040.64)
		<hr/>
Total Property and Equipment		2,089,678.52
Other Assets		
Work In Process-Variou		4,440.04
		<hr/>
Total Other Assets		4,440.04
		<hr/>
Total Assets	\$	<u><u>2,792,907.76</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	12,548.09
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		11.78
ACCRUED PAYROLL		1,471.00
Retirement Withheld		121.44
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		189,842.05
DEFERRED LIAB. BACK OF A PROJ		85,919.36
Due WIC LHI		50.72
Deferred Revenue		56,389.98
Refundable Advance - Back of A		60,000.00
		<hr/>
Total Current Liabilities		407,381.47
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		189,837.05
BACK A RENOVATION LOAN		85,919.19
Roof Replacement Loan		216,476.67
		<hr/>
Total Long-Term Liabilities		492,232.91
		<hr/>
Total Liabilities		899,614.38
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
September 30, 2021

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(1,832.15)</u>	
Total Capital		<u>1,893,293.38</u>
Total Liabilities & Capital	\$	<u><u>2,792,907.76</u></u>

Watertown Industrial Center Compative Balance Sheet for: 8/31/21 - 9/30/21

ASSETS	8/31/2021	9/30/2021	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 128,948.78	\$ 121,104.46	\$ 97,616.15
Capital Reserve	98,443.04	98,443.85	98,441.37
Leasehold Improvement Fund	133,762.33	136,072.87	131,015.32
Accounts Receivable	4,447.73	3,827.21	9,155.69
Acc. Rec. LHI	341,906.86	332,150.67	359,482.13
Rents Receivable	<u>1,213.91</u>	<u>7,190.14</u>	<u>18,327.12</u>
Total Current Assets	708,722.65	698,789.20	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,302.87)	(57,418.87)	(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>(4,037,172.64)</u>	<u>(4,050,040.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,102,662.52	2,089,678.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>2,740.04</u>	<u>4,440.04</u>	<u>2,740.04</u>
Total Other Assets	2,740.04	4,440.04	2,740.04
Total Assets	<u>\$ 2,814,125.21</u>	<u>\$ 2,792,907.76</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 24,456.66	\$ 12,548.09	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	10.67	11.78	8.43
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	121.44	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	194,018.89	189,842.05	202,341.34
Deferred Liab.Back of A Project	89,227.70	85,919.36	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	58,660.99	56,389.98	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	428,926.81	407,381.47	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	194,013.89	189,837.05	202,336.34
Back A Renovation Loan	89,227.53	85,919.19	95,815.38
Roof Replacement Loan	<u>218,149.70</u>	<u>216,476.67</u>	<u>221,479.09</u>
Total Long-Term Liabilities	501,391.12	492,232.91	519,630.81
Total Liabilities	930,317.93	899,614.38	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>(11,318.25)</u>	<u>(1,832.15)</u>	<u>49,897.83</u>
Total Capital	1,883,807.28	1,893,293.38	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,814,125.21</u>	<u>\$ 2,792,907.76</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 30, 2021

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
DigiCollect LLC	6466	9/1/21	150.00				150.00
DigiCollect LLC			150.00				150.00
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
JEFFERSON COUNTY LDC	6518	9/1/21	1,479.37				1,479.37
JEFFERSON COUNTY LDC			1,479.37				1,479.37
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	6567	8/1/21		2.31			2.31
	6575	9/1/21	2.31				2.31
LAURENCE WOLLUM			2.31	2.31		-5.70	-1.08
MODERN MOVING AND STORAG	6473	9/1/21	4,304.15				4,304.15
MODERN MOVING AND STORAG			4,304.15				4,304.15
NEW YORK AIR BRAKE	6521	9/1/21	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
	6574	9/1/21	20.40				20.40
W.B. Mason Co, Inc.			20.40	40.80			61.20
			7,280.74	43.11		-4,107.24	3,216.61

Watertown Industrial Center LDC
Aged Receivables
As of Sep 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
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			3,146.80	3,146.80 85.45
PICNGO PICK N GO PROPERTY W		85.45			3,146.80	3,232.25
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			3,231.11	3,827.21

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2021 to Sep 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
9/22/21	125000	2496	Invoice: BFP DOOR 2020		471.86
	125000		Invoice: PicnGo Wall Damage		577.06
	125000		Invoice: 6577		167.70
	141000		Invoice: 6572		1,557.96
	100000		PICK N GO PROPERTY WASTE SERVICES	2,774.58	
9/22/21	141000	160728	Invoice: 6242		6,444.80
	100000		Jain Irrigation Inc.	6,444.80	
9/22/21	141000	1788	Invoice: 6546		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
9/22/21	141000	10549	Invoice: 6525		3,621.25
	100000		Nytric Electrical Contractors, LLC.	3,621.25	
9/22/21	141000	92301	Invoice: 6573		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
9/22/21	141000	736543	Invoice: 6574		1,019.54
	100000		W.B. Mason Co, Inc.	1,019.54	
9/22/21	141000	21262	Invoice: 6570		1,197.24
	100000		BLACK HORSE GROUP, LLC	1,197.24	
9/22/21	141000	458384	Invoice: 6520		1,324.51
	100000		NEW YORK AIR BRAKE	1,324.51	
9/22/21	141000	14059	Invoice: 6511		11,825.96
	100000		Erie Boulevard Hydropower L.P.	11,825.96	
9/22/21	141000	10927	Invoice: 6559		2,222.71
	100000		SERV-PRO	2,222.71	
9/22/21	141000	0056372513	Invoice: 6497		895.60
	100000		Ampersand New York Operations Co. LLC.	895.60	
9/22/21	141000	VV640	Invoice: 6571		720.17
	100000		Certapro Painters	720.17	
9/22/21	141000	1274	Invoice: 6575		304.50
	100000		LAURENCE WOLLUM	304.50	
9/22/21	141000	1545	Invoice: 6576		350.00
	100000		WATERTOWN MODEL RAILROAD CLUB	350.00	
9/22/21	141000	1224	Invoice: 6540		495.88
	100000		STEVEN ELLIOT	495.88	
				36,239.94	36,239.94

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
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	12666550-9/21	445.74				445.74
CINTAS CINTAS		445.74				445.74
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-9/21 0002012-9/21	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTROLLER		707.88				707.88
DE DIRECT ENERGY	212720046938 212720046938 212720046938 212720046938 212720046938 212720046938 212730046950	75.64 531.34 234.60 196.82 232.88 64.70 55.27				75.64 531.34 234.60 196.82 232.88 64.70 55.27
DE DIRECT ENERGY		1,391.25				1,391.25
DIVAL DIVAL SAFETY & SUPPL 800-343-1354	2985435	297.12				297.12
DIVAL DIVAL SAFETY & SUPP		297.12				297.12
FP FP MAILING SOLUTION	RI105052599	135.45				135.45

Watertown Industrial Center LDC
Aged Payables
As of Sep 30, 2021

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
FP FP MAILING SOLUTION		135.45				135.45
HANES HANES SUPPLY, INC.	9/30 STMT - 19	342.54				342.54
HANES HANES SUPPLY, INC.		342.54				342.54
NG NATIONAL GRID	2853006034-92	241.47				241.47
	0958937132-92	234.91				234.91
	0038937138-92	349.13				349.13
	4083010042-92	112.86				112.86
	1118719155-92	27.22				27.22
	0338937134-92	24.52				24.52
	2017080029-92	75.14				75.14
	1078719124-92	483.43				483.43
	0918937121-92	27.22				27.22
	9678936125-92	24.52				24.52
	0498937125-92	27.22				27.22
	0058937125-92	193.11				193.11
	5874117053-92	106.20				106.20
	0518786126-92	150.55				150.55
NG NATIONAL GRID		2,077.50				2,077.50
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	162080-21	423.00				423.00
OCBM OSWEGO COUNTY BUS		423.00				423.00
SCHWERZMANN	007572-9/21	282.00				282.00

**Watertown Industrial Center LDC
Aged Payables
As of Sep 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
SCHWERZMANN & WIS 315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		282.00				282.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	9/21 STMNT	250.00				250.00
SEAWAY RENTAL SEAWAY RENTAL COR		250.00				250.00
Time Warner Time Warner Cable	852930501092	255.81				255.81
Time Warner Time Warner Cable		255.81				255.81
WASTE M WASTE MANAGEMENT 315-773-5696	3372125-0448-	453.77				453.77
WASTE M WASTE MANAGEMENT		453.77				453.77
WEST WESTELCOM	15834	120.61				120.61
WEST WESTELCOM		120.61				120.61
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 Sep 30, 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		<u>7,182.67</u>	<u></u>	<u></u>	<u>5,132.67</u>	<u>12,315.34</u>
		<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2021 to Sep 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
9/1/21	11315	200000 100000	Invoice: 12586 AUBERTINE AND CURRIER ARCHITECTS	255.00	255.00
9/1/21	11316	200000 100000	Invoice: 9/21 INS Central Insurance Companies	4,623.63	4,623.63
9/1/21	11317	200000 100000	Invoice: 000029171900 EXCELLUS HEALTH PLAN	462.35	462.35
9/1/21	11318	200000 100000	Invoice: 13909 MITTAG'S LOCK & KEY	95.00	95.00
9/1/21	11319	200000 200000 200000 100000	Invoice: 2021-26 Invoice: 2021-32 Invoice: 2021-31 P.S.G.	406.00 140.00 271.00	817.00
9/1/21	11320	200000 100000	Invoice: 85293050182221 Time Warner Cable	255.81	255.81
9/1/21	11321	200000 100000	Invoice: S0074192 VICTORY PROMOTIONS, INC.	409.00	409.00
9/1/21	11322	200000 100000	Invoice: 3370328-0448-2 WASTE MANAGEMENT OF NEW YORK	638.17	638.17
9/1/21	11323	200000 100000	Invoice: 14940 WESTELCOM	120.37	120.37
9/1/21	11324	200000 100000	Invoice: 9/21 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
9/17/21	11325	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000	Invoice: 0338937134-82621 Invoice: 4083010042-82621 Invoice: 0958937132-82621 Invoice: 2853006034-82621 Invoice: 0038937138-82621 Invoice: 9678936125-82621 Invoice: 1118719155-82621 Invoice: 0498937125-82621 Invoice: 1078719124-82621 Invoice: 0058937125-82621 Invoice: 2017080029-82621	24.52 115.42 255.88 257.04 379.11 24.92 27.22 27.22 518.82 196.35 74.57	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2021 to Sep 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
		200000	Invoice: 5874117053-82621	97.77	
		200000	Invoice: 0918937121-82621	27.22	
		200000	Invoice: 0518786126-83021	148.55	
		100000	NATIONAL GRID		2,174.61
9/17/21	11326	100000	VOID		
9/17/21	11326	200000 100000	Invoice: 12628 AUBERTINE AND CURRIER ARCHITECTS	1,700.00	1,700.00
9/17/21	11327	200000 100000	Invoice: 18499155 ABC SUPPLY CO., INC.	1,333.75	1,333.75
9/17/21	11328	200000 100000	Invoice: 92030921 ABJ FIRE PROTECTION CO.	666.50	666.50
9/17/21	11329	200000 100000	Invoice: 11213 NOBEL ACE HDWE	178.92	178.92
9/17/21	11330	200000 100000	Invoice: 203469 BOWERS & COMPANY CPA's	5,000.00	5,000.00
9/17/21	11331	200000 100000	Invoice: 1266650-8/21 CINTAS	439.74	439.74
9/17/21	11332	200000 200000 100000	Invoice: 0004614-83121 Invoice: 0002012-83121 CITY COMPTRROLLER	438.99 268.89	707.88
9/17/21	11333	200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 212440046673332 Invoice: 212440046673330 Invoice: 212440046673331 Invoice: 212440046673333 Invoice: 212430046664511 Invoice: 212430046664512 Invoice: 212440046673329 DIRECT ENERGY	223.18 675.89 245.04 253.46 79.40 55.39 55.28	1,587.64
9/17/21	11334	200000 100000	Invoice: 30003727 Great America Financial Services	387.36	387.36
9/17/21	11335	200000 200000 200000 200000 100000	Invoice: 2196532 Invoice: 2199682 Invoice: 2205552 Invoice: 2213019 MCQUADE & BANNIGAN	1,812.00 588.00 643.00 589.00	3,632.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2021 to Sep 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
9/17/21	11336	200000 100000	Invoice: 1892 SAMPSON GLASS	220.00	220.00
9/17/21	11337	200000 100000	Invoice: 8/31 STMNT SEAWAY RENTAL CORP.	470.00	470.00
9/17/21	11338	200000 100000	Invoice: 9887501245 VERIZON WIRELESS	259.43	259.43
9/17/21	11339	200000 100000	Invoice: STMT40213993 W.B. MASON COMPANY, INC.	309.85	309.85
Total				28,962.40	28,962.40

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 2021
 Prepared by WICLDC STAFF, October 21, 2021

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	26,922.36	\$ 8,974.12	8,974.12	24.51
Total Revenues	<u>109,833.00</u>	<u>26,922.36</u>	<u>8,974.12</u>	<u>8,974.12</u>	24.51
Expenses					
Maintenance - Improvements	13,700.00	2,967.00	0.00	1,333.75	21.66
Tenant Incentive Improvements	16,600.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	18,300.00	5,697.00	220.00	841.00	31.13
Maintenance - Common Area	0.00	4,912.98	445.74	2,118.17	0.00
Maintenance - Grounds	24,400.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	14,750.00	3,361.69	889.66	470.00	22.79
Maintenance - Materials	5,000.00	1,219.54	0.00	178.92	24.39
Total Operations	<u>92,750.00</u>	<u>18,158.21</u>	<u>1,555.40</u>	<u>4,941.84</u>	19.58
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>8,764.15</u>	\$ <u>7,418.72</u>	<u>4,032.28</u>	51.30

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	\$ 39,355.61	5 Years	0%	Current
Servpro	10/1/2014	\$ 45,084.71	\$ 15,329.96	10 Years	3%	Current

Tenant	Staff	Expiration	Option	Rate Increase	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
Broadfield Power	38	1/1/2031	2/1/2031	-	21,956.00	-	6,032.66	622.88	2,402.55	-	-	711.87	56.00	-	11,825.96	Ok	Ok
Jan Inflation	2	6/30/2023	7/1/2023	-	35,710.00	-	2,550.91	1,017.78	1,934.29	-	-	1,130.82	37.00	-	6,464.80	Ok	Ok
Colonial Insurance	7	12/31/2021	None	-	3,272.00	-	235.46	15.85	39.46	37.16	37.16	17.34	33.45	-	895.88	Ok	Ok
Concrete Labs	11	12/31/2025	None	-	1,182.00	-	118.70	12.62	31.40	-	-	18.46	-	-	306.51	Ok	Ok
Genesee Valley	1	4/30/2025	5/1/2025	-	4,616.00	2,000.00	484.68	141.40	530.23	-	67.57	154.65	34.46	-	1,479.37	Ok	Ok
GLDC - Larry Wolheim	6	9/30/2024	10/1/2024	-	5,480.00	-	1,189.46	169.47	635.51	-	-	185.36	42.91	-	2,222.71	Ok	Ok
Shovel of Jefferson County	2	3/31/2023	None	-	1,080.00	-	660.00	48.81	211.01	94.55	81.16	60.06	37.00	-	1,200.59	Ok	Ok
Update Training and Control	2	6/30/2022	-	7/1/2022	1,500.00	-	566.96	48.99	59.22	-	-	36.74	-	-	895.60	Ok	Ok
New York Air Brake	0	10/31/2021	11/1/2021	-	1,920.00	-	636.48	55.49	210.62	-	-	62.02	-	-	1,324.51	Ok	Ok
W.B. Watson	3	Monthly	-	-	1,700.00	-	464.28	48.59	182.21	113.88	138.18	53.14	39.66	-	1,039.94	Ok	Ok
Wheaton, Medel Railroad Club	-	12/31/2021	None	-	2,800.00	-	350.00	-	-	-	-	-	-	-	350.00	Ok	Ok
Midtown Moving	19	3/31/2026	4/1/2022	-	9,600.00	-	2,152.40	304.56	1,155.56	-	-	340.40	41.23	-	4,304.15	Ok	Ok
NYTRC	28	6/30/2031	7/1/2031	-	10,500.00	-	909.79	73.03	273.85	-	32.92	358.75	38.50	-	1,557.96	Ok	Ok
PKS KGS Waste Services	5	11/30/2021	-	-	2,160.00	-	315.16	31.10	117.98	44.83	-	31.10	-	-	720.17	Ok	Ok
Cartho Farmers	7	10/31/2022	None	-	1,076.00	376.00	400.00	-	-	-	-	-	-	-	150.00	Ok	Ok
DigiCollect	0	1/1/2022	None	-	400.00	-	150.00	-	-	-	-	-	-	-	150.00	Ok	Ok
Yard Space	146	-	-	-	106,641.00	3,273.00	23,176.18	3,097.63	8,974.12	290.42	356.99	3,460.57	434.69	1,208.95	40,999.55	Ok	Ok
Total					166,641.00	3,273.00	23,176.18	3,097.63	8,974.12	290.42	356.99	3,460.57	434.69	1,208.95	40,999.55		

Stat. Leased	109,914.00
W/C/D/C	2,468.00
Total	112,382.00

Per Proposed Pklt	Office	Flex	Subpar
Leased Sq.Ft.	20,935.00	91,250.00	897.00
Leased Sq.Ft.	22,176.00	95,633.00	63,914.00
% Occupied	91%	99%	7%

Total Available Sq.Ft.	181,673.00
Total Leased Sq.Ft.	112,382.00
% Occupied	62%

Tenant Billing			
Beginis	Tenant	Employees	Length
New Lease or Executed Option			
Square Feet	Total Base Rent		
Total Billing \$ 40,999.55			

Prospect List			
ID	Prospect	Length	Square Ft.
Estimated Move In			
Cost	# of Jobs		
Total Billing \$ 40,999.55			