

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2022**

Prepared by Staff, February 18, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	289,705.50	\$ 42,149.57	41,777.69	211,638.50
Interest Income	15.00	5.79	0.83	0.84	9.21
LIF Loan Principal	117,967.00	64,693.56	9,840.87	7,945.53	53,273.44
Leasehold Interest	8,512.00	5,337.49	699.02	720.27	3,174.51
Total Revenues	627,838.00	359,742.34	52,690.29	50,444.33	268,095.66
Expenses					
Marketing	11,000.00	8,225.45	0.00	423.00	2,774.55
Salaries	101,679.00	58,948.25	7,887.94	7,887.94	42,730.75
FICA-Medicare Tax Expense	7,574.00	4,467.54	597.50	597.50	3,106.46
Health Ins.	4,590.00	2,788.45	398.35	514.43	1,801.55
Dental Ins	774.00	376.38	(10.52)	(10.52)	397.62
Vision Ins.	202.00	98.25	(2.74)	(2.74)	103.75
Comp Ins.	3,200.00	1,829.65	242.02	246.60	1,370.35
Retirement Expense	8,978.00	4,726.27	552.14	552.14	4,251.73
NYS Unemployment	443.00	159.74	159.74	0.00	283.26
NYS Re-Emp Service	20.00	5.92	5.92	0.00	14.08
Vehicle Allowance	1,800.00	900.00	0.00	150.00	900.00
Disability	1,031.00	539.04	675.23	(44.82)	491.96
Paychex Processing	3,531.00	2,269.46	408.12	282.62	1,261.54
Life Ins.	0.00	49.50	0.00	0.00	(49.50)
Office Expenses	19,478.00	11,665.47	2,172.42	1,152.38	7,812.53
Depreciation	155,445.00	90,888.00	12,984.00	12,984.00	64,557.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	34,426.65	4,860.67	4,860.67	24,367.35
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	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	0.00	9,112.50
Maintenance - Common Area	16,600.00	10,121.38	2,091.87	1,345.71	6,478.62
Maintenance - Building Repairs	18,300.00	15,651.11	3,141.55	3,954.49	2,648.89
Maintenance - Materials	5,000.00	3,378.00	1,500.00	0.00	1,622.00
Maintenance - Grounds	24,400.00	5,000.00	0.00	0.00	19,400.00
Maintenance - Equipment/Tools	14,750.00	11,924.13	2,225.13	3,095.00	2,825.87
Waste Removal	6,200.00	3,777.88	571.14	564.95	2,422.12
Property Taxes	37,000.00	26,207.45	0.00	0.00	10,792.55
Water	5,438.00	4,686.27	438.99	707.88	751.73
Electric	45,965.00	28,028.26	6,920.64	3,765.82	17,936.74
Gas	20,472.00	14,330.42	6,770.50	4,190.96	6,141.58
Interest Expense-Roof Project	6,367.00	3,792.27	528.57	532.78	2,574.73
Interest Expense-JCLDC Project	5,379.00	3,321.77	443.11	453.63	2,057.23
Interest Expense-JAIN PROJEC	2,714.00	1,753.79	221.48	231.21	960.21
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	365,031.75	55,783.77	48,435.63	261,292.25
Total Revenue	627,838.00	359,742.34	52,690.29	50,444.33	268,095.66
Total Expenses	626,324.00	365,031.75	55,783.77	48,435.63	261,292.25
Net Income Over Expenditure	\$ 1,514.00	(5,289.41)	\$ (3,093.48)	2,008.70	6,803.41

Watertown Industrial Center LDC
Income Statement for the Seven Month Period Ending January 31, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	289,705.50	\$ 42,149.57	41,777.69	57.79
Interest Income	15.00	5.79	0.83	0.84	38.60
Total Revenues	501,359.00	289,711.29	42,150.40	41,778.53	57.79
Expenses					
Marketing	11,000.00	8,225.45	0.00	423.00	74.78
Salaries	101,679.00	58,948.25	7,887.94	7,887.94	57.97
Benefits	28,612.00	15,940.74	2,617.64	2,002.59	55.71
Paychex Processing	3,531.00	2,269.46	408.12	282.62	64.27
Office Expenses	19,478.00	11,665.47	2,172.42	1,152.38	59.89
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	34,426.65	4,860.67	4,860.67	58.55
Professional Consultants	16,500.00	6,107.50	0.00	0.00	37.02
Maintenance Expenses	92,750.00	50,662.12	8,958.55	8,395.20	54.62
Utilities Taxes & Rent	115,075.00	77,030.28	14,701.27	9,229.61	66.94
Interest Expense-JCLDC Project	5,379.00	3,321.77	443.11	453.63	61.75
Interest Expense-JAIN PROJEC	2,714.00	1,753.79	221.48	231.21	64.62
Interest Exp Roof Project	6,367.00	3,792.27	528.57	532.78	59.56
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	274,143.75	42,799.77	35,451.63	58.22
Total Revenue	501,359.00	289,711.29	42,150.40	41,778.53	57.79
Total Expenses	470,879.00	274,143.75	42,799.77	35,451.63	58.22
Net Income Over Expenditure	\$ 30,480.00	15,567.54	\$ (649.37)	6,326.90	51.07

Balance Sheet
January 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	99,563.38
Capital Reserve		98,447.16
Leasehold Improvement Fund		143,428.96
Accounts Receivable		2,626.62
Acc. Rec. LHI		294,788.57
Rents Receivable		10,057.97
		648,912.66
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(57,882.87)
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		(4,101,512.64)
		2,037,742.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		51,693.65
		51,693.65
Total Other Assets		
Total Assets	\$	2,738,348.83

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	30,949.92
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		4.24
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		173,030.02
DEFERRED LIAB. BACK OF A PROJ		72,589.21
Due WIC LHI		50.72
Deferred Revenue		49,170.06
Refundable Advance - Back of A		60,000.00
		388,295.35
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		173,025.02
BACK A RENOVATION LOAN		72,589.04
Roof Replacement Loan		209,742.63
		455,356.69
Total Long-Term Liabilities		
Total Liabilities		843,652.04
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
January 31, 2022

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(5,289.41)</u>	
Total Capital		<u>1,894,696.79</u>
Total Liabilities & Capital	\$	<u><u>2,738,348.83</u></u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/21 - 1/31/22

ASSETS	12/31/2021	1/31/2022	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 97,851.46	\$ 99,563.38	\$ 97,616.15
Capital Reserve	98,446.33	98,447.16	98,441.37
Leasehold Improvement Fund	141,130.57	143,428.96	131,015.32
Accounts Receivable	3,675.54	2,626.62	9,155.69
Acc. Rec. LHI	304,629.44	294,788.57	359,482.13
Rents Receivable	<u>19,914.28</u>	<u>10,057.97</u>	<u>18,327.12</u>
Total Current Assets	665,647.62	648,912.66	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,766.87)	(57,882.87)	(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>(4,088,644.64)</u>	<u>(4,101,512.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,050,726.52	2,037,742.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>32,702.10</u>	<u>51,693.65</u>	<u>2,740.04</u>
Total Other Assets	32,702.10	51,693.65	2,740.04
Total Assets	<u>\$ 2,749,076.24</u>	<u>\$ 2,738,348.83</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 19,476.25	\$ 30,949.92	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	15.28	4.24	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	177,248.78	173,030.02	202,341.34
Deferred Liab.Back of A Project	75,936.32	72,589.21	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	51,445.06	49,170.06	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	386,673.59	388,295.35	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	177,243.78	173,025.02	202,336.34
Back A Renovation Loan	75,936.15	72,589.04	95,815.38
Roof Replacement Loan	<u>211,432.45</u>	<u>209,742.63</u>	<u>221,479.09</u>
Total Long-Term Liabilities	464,612.38	455,356.69	519,630.81
Total Liabilities	851,285.97	843,652.04	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>(2,195.93)</u>	<u>(5,289.41)</u>	<u>49,897.83</u>
Total Capital	1,897,790.27	1,894,696.79	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,749,076.24</u>	<u>\$ 2,738,348.83</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2022

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	6470	1/1/22	300.00				300.00
DigiCollect LLC			300.00				300.00
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
Jain Irrigation Inc.	6246	1/1/22	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
LAURENCE WOLLUM						-5.70	-5.70
NEW YORK AIR BRAKE	6634	1/1/22	1,373.32				1,373.32
NEW YORK AIR BRAKE			1,373.32				1,373.32
PICK N GO PROPERTY WASTE S	6637	1/1/22	1,557.96				1,557.96
PICK N GO PROPERTY WASTE S			1,557.96				1,557.96
ROBERT CRANDALL	6619	2/1/22	-75.00				-75.00
ROBERT CRANDALL			-75.00				-75.00
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
Tom Barker	6642	1/1/22	75.00				75.00
Tom Barker			75.00				75.00
WESTELCOM	6629	1/1/22	495.60				495.60
WESTELCOM			495.60				495.60
			10,191.68			-4,107.24	6,084.44

Watertown Industrial Center LDC
Aged Receivables
As of Jan 31, 2022

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	6646			454.81		454.81
MODERN MOVING AND S	6647		575.66			575.66
	6648	975.01				975.01
315-225-9279						
MODERN MOVING		975.01	575.66	454.81		2,005.48
MODERN MOVING AND S						
PICNGO	PicnGo Wall Dam				0.04	0.04
PICK N GO PROPERTY W	6643			82.10		82.10
	6644		150.44			150.44
3157834122	6645	304.25				304.25
PICNGO		304.25	150.44	82.10	0.04	536.83
PICK N GO PROPERTY W						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO					84.32	84.32
SERV-PRO						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI					-0.01	-0.01
BILLY SOLURI						
Report Total		1,279.26	726.10	536.91	84.35	2,626.62

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2022 to Jan 31, 2022

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
1/5/22	141000 100000	21554	Invoice: 6630 BLACK HORSE GROUP, LLC	1,349.90	1,349.90
1/5/22	141000 100000	760224	Invoice: 6636 W.B. Mason Co, Inc.	1,039.94	1,039.94
1/5/22	141000 141000 100000	033308	Invoice: 6475 Invoice: 6476 MODERN MOVING AND STORAGE	8,608.30	4,304.15 4,304.15
1/5/22	141000 100000	0058860277	Invoice: 6500 Ampersand New York Operations Co. LLC.	895.60	895.60
1/5/22	125000 141000 100000	2601	Invoice: PicnGo Wall Damage Invoice: 6609 PICK N GO PROPERTY WASTE SERVICES	2,606.88	1,048.92 1,557.96
1/5/22	141000 100000	1281	Invoice: 6611 LAURENCE WOLLUM	306.81	306.81
1/5/22	141000 100000	458987	Invoice: 6606 NEW YORK AIR BRAKE	1,373.32	1,373.32
1/14/22	141000 100000	VV676	Invoice: 6631 Certapro Painters	720.17	720.17
1/14/22	141000 100000	92703	Invoice: 6635 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
1/14/22	141000 100000	11100	Invoice: 6640 SERV-PRO	2,248.54	2,248.54
1/14/22	141000 100000	1948	Invoice: 6550 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
1/14/22	141000 100000	1234	Invoice: 6638 STEVEN ELLIOT	505.79	505.79
1/14/22	141000 100000	10759	Invoice: 6529 Nytric Electrical Contractors, LLC.	3,621.25	3,621.25
1/14/22	141000 100000	161521	Invoice: 6245 Jain Irrigation Inc.	6,464.80	6,464.80
1/14/22	141000 100000	5930	Invoice: 6633 JEFFERSON COUNTY LDC	1,496.58	1,496.58
1/14/22	141000 100000	1282	Invoice: 6639 LAURENCE WOLLUM	306.81	306.81
1/14/22	141000 100000	0059482712	Invoice: 6501 Ampersand New York Operations Co. LLC.	895.60	895.60
1/27/22	141000 100000	1556	Invoice: 6641 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
1/27/22	141000 100000	033315	Invoice: 6477 MODERN MOVING AND STORAGE	4,304.15	4,304.15
1/27/22	141000 100000	14545	Invoice: 6632 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2022 to Jan 31, 2022

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
1/27/22	141000	025555	Invoice: 6602		495.60
	141000		Invoice: 6610		495.60
	100000		WESTELCOM	991.20	
				<u>991.20</u>	<u>991.20</u>
				<u>53,054.80</u>	<u>53,054.80</u>

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2022

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 CURR 315-782-2005	12971	737.50				737.50
A&C AUBERTINE AND CURR		737.50				737.50
ABJ ABJ FIRE PROTECTION	92034664	679.75				679.75
ABJ ABJ FIRE PROTECTION		679.75				679.75
BURRVILLE BURRVILLE POWER EQ 315-786-3468	615308	54.49				54.49
BURRVILLE BURRVILLE POWER EQ		54.49				54.49
CINTAS CINTAS	12666550-12/2 12666550-1312	451.74	451.74			451.74 451.74
CINTAS CINTAS		451.74	451.74			903.48
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-AB-13	438.99				438.99
CITYCOMP CITY COMPTRROLLER		438.99				438.99
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

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2022

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
	220310048083	300.73				300.73
	220310048083	342.73				342.73
	220330048100	1,556.18				1,556.18
	220330048100	686.94				686.94
	220330048100	457.38				457.38
	220330048100	549.46				549.46
	220310048083	110.55				110.55
DE DIRECT ENERGY		4,003.97	2,136.25			6,140.22
Great America Great America Financial Matt Burlage 1-866-803-2665	30775393	429.20				429.20
Great America Great America Financial		429.20				429.20
HANES HANES SUPPLY, INC.	19793-13122	189.71				189.71
HANES HANES SUPPLY, INC.		189.71				189.71
NG NATIONAL GRID	9678936125-12	358.38				358.38
	4083010042-12	1,206.26				1,206.26
	2853006034-12	259.61				259.61
	0958937132-12	268.61				268.61
	1118719155-12	1,601.65				1,601.65
	0498937135-12	1,774.55				1,774.55
	0038937138-12	485.80				485.80
	0058937125-12	1,159.50				1,159.50
	0338937134-12	24.52				24.52
	5874117053-12	693.34				693.34
	1078719124-12	1,108.20				1,108.20
	0918937121-12	365.34				365.34
	2017080029-12	232.58				232.58
	0518786126-12	148.83				148.83
NG NATIONAL GRID		9,687.17				9,687.17
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2022

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
NYS DEPT OF LABOR NYS DEPT OF LABOR					275.00	275.00
PSG P.S.G.	2022-010	1,500.00				1,500.00
3157859553						
PSG P.S.G.		1,500.00				1,500.00
RAYNOR RAYNOR OVERHEAD D	43489 43499 43498	305.00 140.00 1,700.00				305.00 140.00 1,700.00
RAYNOR RAYNOR OVERHEAD D		2,145.00				2,145.00
RSI ROOFING, INC. RSI ROOFING, INC.	0171881	288.00				288.00
RSI ROOFING, INC. RSI ROOFING, INC.		288.00				288.00
SAMPSON GLASS SAMPSON GLASS	1022	250.00				250.00
315-782-6300						
SAMPSON GLASS SAMPSON GLASS		250.00				250.00
SEAWAY RENTAL SEAWAY RENTAL COR	19868-1/22	1,837.00				1,837.00
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		1,837.00				1,837.00
Time Warner	852930501012	255.81				255.81

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2022

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
Time Warner Cable						
Time Warner Time Warner Cable		255.81				255.81
VERIZON WIRELESS VERIZON WIRELESS	9896345972	259.03				259.03
1-800-922-0204						
VERIZON WIRELESS VERIZON WIRELESS		259.03				259.03
WASTE M WASTE MANAGEMENT	3376994-0448- 3378426-0448-	571.14	564.95			564.95 571.14
315-773-5696						
WASTE M WASTE MANAGEMENT		571.14	564.95			1,136.09
WB MASON W.B. MASON COMPANY	STMT4317918	997.30				997.30
WB MASON W.B. MASON COMPAN		997.30				997.30
WEST WESTELCOM	21164	106.28				106.28
WEST WESTELCOM		106.28				106.28
WHITE'S G.W. WHITE & SON INC	105092-13122	2,410.15				2,410.15
315-788-6200						
WHITE'S G.W. WHITE & SON INC		2,410.15				2,410.15

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2022

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
WICLDC	3/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR	04/09-SERVPR				-1.00	-1.00
Billy Soluri 315-782-9277	5/09 LHI SERV				-1.00	-1.00
WICLDC					-3.00	-3.00
WATERTOWN INDUSTR						
Report Total		27,292.23	3,152.94		272.00	30,717.17

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2022 to Jan 31, 2022

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/1/22	11414	200000 100000	Invoice: 12871 AUBERTINE AND CURRIER ARCHITECTS	255.00	255.00
1/1/22	11415	200000 100000	Invoice: 1/22 INS Central Insurance Companies	4,860.67	4,860.67
1/1/22	11416	200000 100000	Invoice: 12666550-11/21 CINTAS	677.61	677.61
1/1/22	11417	200000 100000	Invoice: 1192459 DOYLE SECURITY SYSTEMS	414.72	414.72
1/1/22	11418	200000 100000	Invoice: 0000030318860 EXCELLUS HEALTH PLAN	462.35	462.35
1/1/22	11419	200000 100000	Invoice: RI05161054 FP MAILING SOLUTIONS	135.45	135.45
1/1/22	11420	200000 100000	Invoice: 30581394 Great America Financial Services	387.36	387.36
1/1/22	11421	200000 100000	Invoice: 162162-21 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
1/1/22	11422	200000 100000	Invoice: 2915 P&M CONSTRUCTION	2,498.00	2,498.00
1/1/22	11423	200000 100000	Invoice: 4373608 RSI ROOFING, INC.	601.99	601.99
1/1/22	11424	200000 100000	Invoice: D588589-1/22 SHELTER POINT LIFE	720.35	720.35
1/1/22	11425	200000 100000	Invoice: 20227 WESTELCOM	99.67	99.67
1/1/22	11426	200000 100000	Invoice: 1/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/8/22	2024	200000 102000	Invoice: LHI 93021 JEFFERSON COUNTY TREASURER	12.25	12.25
1/14/22	11427	200000 200000 200000	Invoice: 0498937125-122321 Invoice: 1118719155-122321 Invoice: 0058937125-122321	1,115.72 1,136.13 890.03	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2022 to Jan 31, 2022

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: 9678936125-122321	342.17	
		200000	Invoice: 2017080029-122321	178.20	
		200000	Invoice: 1078719124-122321	759.00	
		200000	Invoice: 5874117053-122321	450.39	
		200000	Invoice: 0918937121-122321	216.01	
		200000	Invoice: 2853006034-122321	275.44	
		200000	Invoice: 0958937132-122321	278.81	
		200000	Invoice: 0338937134-122321	24.52	
		200000	Invoice: 0038937138-122321	449.93	
		200000	Invoice: 4083010042-122721	832.45	
		200000	Invoice: 0518786126-122821	150.99	
		100000	NATIONAL GRID		7,099.79
1/14/22	11428	100000	VOID		
1/14/22	11428	200000	Invoice: 0002012-C-123121	268.89	
		200000	Invoice: 0004614-AB-123121	438.99	
		100000	CITY COMPTROLLER		707.88
1/14/22	11429	200000	Invoice: A12-DRAIN-2	16,302.45	
		100000	CONTINENTAL CONSTRUCTION, LLC		16,302.45
1/14/22	11430	200000	Invoice: 19868-12/21	2,677.00	
		100000	SEAWAY RENTAL CORP.		2,677.00
1/14/22	11431	200000	Invoice: 3006354973	545.66	
		100000	TK ELEVATOR CORP		545.66
1/14/22	11432	200000	Invoice: 852930501122221	255.81	
		100000	Time Warner Cable		255.81
	Total			41,355.40	41,355.40

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2022
 Prepared by WICLDC STAFF, February 18, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	62,962.65	\$ 9,017.11	9,011.28	57.33
Total Revenues	<u>109,833.00</u>	<u>62,962.65</u>	<u>9,017.11</u>	<u>9,011.28</u>	57.33
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	0.00	33.49
Maintenance - Building Repairs	18,300.00	15,651.11	3,141.55	3,954.49	85.53
Maintenance - Common Area	16,600.00	10,121.38	2,091.87	1,345.71	60.97
Maintenance - Grounds	24,400.00	5,000.00	0.00	0.00	20.49
Maintenance - Equipment/Tools	14,750.00	11,924.13	2,225.13	3,095.00	80.84
Maintenance - Materials	5,000.00	3,378.00	1,500.00	0.00	67.56
Total Operations	<u>92,750.00</u>	<u>50,662.12</u>	<u>8,958.55</u>	<u>8,395.20</u>	54.62
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>12,300.53</u>	\$ <u>58.56</u>	<u>616.08</u>	72.00

WICLDC
LHI Summary Report
For 1-31-22 Financials
Unaudited

Tenant	Start Date	Original	Remaining	Term	Int. Rate	Status
Jain	7/1/2018	\$ 112,445.12	\$ 33,733.34	5 Years	0%	1 Month Behind
Servpro	10/1/2014	\$ 45,084.71	\$ 13,330.40	10 Years	3%	Current