

Watertown Industrial Center LDC**Income Statement for the Nine Month Period Ending March 31, 2022**

Prepared by Staff, April 21, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	373,938.64	\$ 42,083.57	42,149.57	127,405.36
Interest Income	15.00	7.39	0.84	0.76	7.61
LIF Loan Principal	117,967.00	86,312.38	11,756.64	9,862.18	31,654.62
Leasehold Interest	8,512.00	6,672.55	657.35	677.71	1,839.45
Total Revenues	627,838.00	466,930.96	54,498.40	52,690.22	160,907.04
Expenses					
Marketing	11,000.00	11,207.45	2,234.00	748.00	(207.45)
Salaries	101,679.00	80,668.10	13,831.91	7,887.94	21,010.90
FICA-Medicare Tax Expense	7,574.00	6,114.29	1,049.25	597.50	1,459.71
Health Ins.	4,590.00	3,553.15	366.35	398.35	1,036.85
Dental Ins	774.00	577.72	(15.78)	217.12	196.28
Vision Ins.	202.00	150.80	(4.11)	56.66	51.20
Comp Ins.	3,200.00	2,499.61	423.36	246.60	700.39
Retirement Expense	8,978.00	5,830.55	552.14	552.14	3,147.45
NYS Unemployment	443.00	392.08	72.60	159.74	50.92
NYS Re-Emp Service	20.00	14.55	2.71	5.92	5.45
Vehicle Allowance	1,800.00	1,200.00	150.00	150.00	600.00
Disability	1,031.00	491.46	(80.31)	32.73	539.54
Paychex Processing	3,531.00	2,974.96	282.12	423.38	556.04
Life Ins.	0.00	74.25	0.00	24.75	(74.25)
Office Expenses	19,478.00	14,803.48	2,113.33	1,024.68	4,674.52
Depreciation	155,445.00	116,856.00	12,984.00	12,984.00	38,589.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	44,147.99	4,860.67	4,860.67	14,646.01
Legal General	5,000.00	1,202.50	725.00	125.00	3,797.50
Accounting and Auditing	5,500.00	5,675.00	0.00	175.00	(175.00)
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	11,569.18	581.34	866.46	5,030.82
Maintenance - Building Repairs	18,300.00	20,595.04	1,415.34	3,528.59	(2,295.04)
Maintenance - Materials	5,000.00	4,274.33	14.67	881.66	725.67
Maintenance - Grounds	24,400.00	14,788.53	0.00	9,788.53	9,611.47
Maintenance - Equipment/Tools	14,750.00	18,624.91	3,593.83	3,106.95	(3,874.91)
Waste Removal	6,200.00	4,977.57	617.89	581.80	1,222.43
Property Taxes	37,000.00	27,304.32	0.00	1,096.87	9,695.68
Water	5,438.00	5,564.25	438.99	438.99	(126.25)
Electric	45,965.00	35,527.39	3,810.49	4,939.18	10,437.61
Gas	20,472.00	22,912.49	3,567.22	5,655.81	(2,440.49)
Interest Expense-Roof Project	6,367.00	4,836.73	520.11	524.35	1,530.27
Interest Expense-JCLDC Project	5,379.00	4,176.32	421.99	432.56	1,202.68
Interest Expense-JAIN PROJEC	2,714.00	2,167.44	201.93	211.72	546.56
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	626,324.00	480,594.94	54,731.04	62,723.65	145,729.06
Total Revenue	627,838.00	466,930.96	54,498.40	52,690.22	160,907.04
Total Expenses	626,324.00	480,594.94	54,731.04	62,723.65	145,729.06
Net Income Over Expenditure	\$ 1,514.00	(13,663.98)	\$ (232.64)	(10,033.43)	15,177.98

Watertown Industrial Center LDC
Income Statement for the Nine Month Period Ending March 31, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	373,938.64	\$ 42,083.57	42,149.57	74.59
Interest Income	15.00	7.39	0.84	0.76	49.27
Total Revenues	501,359.00	373,946.03	42,084.41	42,150.33	74.59
Expenses					
Marketing	11,000.00	11,207.45	2,234.00	748.00	101.89
Salaries	101,679.00	80,668.10	13,831.91	7,887.94	79.34
Benefits	28,612.00	20,898.46	2,516.21	2,441.51	73.04
Paychex Processing	3,531.00	2,974.96	282.12	423.38	84.25
Office Expenses	19,478.00	14,803.48	2,113.33	1,024.68	76.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	44,147.99	4,860.67	4,860.67	75.09
Professional Consultants	16,500.00	7,132.50	725.00	300.00	43.23
Maintenance Expenses	92,750.00	74,439.49	5,605.18	18,172.19	80.26
Utilities Taxes & Rent	115,075.00	96,286.02	8,434.59	12,712.65	83.67
Interest Expense-JCLDC Project	5,379.00	4,176.32	421.99	432.56	77.64
Interest Expense-JAIN PROJEC	2,714.00	2,167.44	201.93	211.72	79.86
Interest Exp Roof Project	6,367.00	4,836.73	520.11	524.35	75.97
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	363,738.94	41,747.04	49,739.65	77.25
Total Revenue	501,359.00	373,946.03	42,084.41	42,150.33	74.59
Total Expenses	470,879.00	363,738.94	41,747.04	49,739.65	77.25
Net Income Over Expenditure	\$ 30,480.00	10,207.09	\$ 337.37	(7,589.32)	33.49

Watertown Industrial Center LDC
Balance Sheet
March 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	71,115.80
Capital Reserve		98,448.76
Leasehold Improvement Fund		149,924.28
Accounts Receivable		4,874.07
Acc. Rec. LHI		273,169.75
Rents Receivable		2,373.61
		599,906.27
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,114.87)
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		(4,127,248.64)
		2,011,774.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		66,969.35
		66,969.35
Total Other Assets		
Total Assets	\$	2,678,650.14

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	19,708.99
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		6.60
ACCRUED PAYROLL		1,471.00
Retirement Withheld		121.44
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		164,560.83
DEFERRED LIAB. BACK OF A PROJ		65,865.68
Due WIC LHI		50.72
Deferred Revenue		42,743.96
Refundable Advance - Back of A		60,000.00
		355,556.27
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		164,555.83
BACK A RENOVATION LOAN		65,865.51
Roof Replacement Loan		206,350.31
		436,771.65
Total Long-Term Liabilities		
Total Liabilities		792,327.92
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
March 31, 2022

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(13,663.98)</u>	
Total Capital		<u>1,886,322.22</u>
Total Liabilities & Capital		<u>\$ 2,678,650.14</u>

Watertown Industrial Center Compative Balance Sheet for: 2/28/22 - 3/31/22

ASSETS	2/28/2022	3/1/2022	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 61,404.69	\$ 71,115.80	\$ 97,616.15
Capital Reserve	98,447.92	98,448.76	98,441.37
Leasehold Improvement Fund	145,739.50	149,924.28	131,015.32
Accounts Receivable	6,139.60	4,874.07	9,155.69
Acc. Rec. LHI	284,926.39	273,169.75	359,482.13
Rents Receivable	<u>17,225.33</u>	<u>2,373.61</u>	<u>18,327.12</u>
Total Current Assets	613,883.43	599,906.27	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(57,998.87)	(58,114.87)	(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>(4,114,380.64)</u>	<u>(4,127,248.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,024,758.52	2,011,774.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>64,901.60</u>	<u>66,969.35</u>	<u>2,740.04</u>
Total Other Assets	64,901.60	66,969.35	2,740.04
Total Assets	<u>\$ 2,703,543.55</u>	<u>\$ 2,678,650.14</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 23,427.86	\$ 19,708.99	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	5.35	6.60	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	168,800.71	164,560.83	202,341.34
Deferred Liab.Back of A Project	69,232.34	65,865.68	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	46,894.06	42,743.96	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	370,912.22	355,556.27	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	168,795.71	164,555.83	202,336.34
Back A Renovation Loan	69,232.17	65,865.51	95,815.38
Roof Replacement Loan	<u>208,048.59</u>	<u>206,350.31</u>	<u>221,479.09</u>
Total Long-Term Liabilities	446,076.47	436,771.65	519,630.81
Total Liabilities	816,988.69	792,327.92	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>(13,431.34)</u>	<u>(13,663.98)</u>	<u>49,897.83</u>
Total Capital	1,886,554.86	1,886,322.22	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,703,543.55</u>	<u>\$ 2,678,650.14</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC Tenant Receivables As of Mar 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
	6651	2/1/22		300.00			300.00
	6666	3/1/22	309.00				309.00
DigiCollect LLC			309.00	300.00	300.00		909.00
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
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG							
NEW YORK AIR BRAKE	6673	3/1/22	1,373.32				1,373.32
NEW YORK AIR BRAKE			1,373.32				1,373.32
PICK N GO PROPERTY WASTE S							
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
	6622	2/1/22		75.00			75.00
	6623	3/1/22	75.00				75.00
Tom Barker			75.00	75.00	75.00		225.00
WESTELCOM							
			1,757.32	375.00	375.00	-4,107.24	-1,599.92

Watertown Industrial Center LDC
Aged Receivables
As of Mar 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	6696		1,473.54			1,473.54
MODERN MOVING AND S	6694	1,305.43				1,305.43
	6699	972.11				972.11
315-225-9279						
MODERN MOVING		2,277.54	1,473.54			3,751.08
MODERN MOVING AND S						
PICNGO	6697		417.96			417.96
PICK N GO PROPERTY W	6695	316.05				316.05
	6698	304.67				304.67
3157834122						
PICNGO		620.72	417.96			1,038.68
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		2,898.26	1,891.50		84.31	4,874.07

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2022 to Mar 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
3/3/22	141000 100000	161847	Invoice: 6247 Jain Irrigation Inc.	6,464.80	6,464.80
3/3/22	141000 100000	2026	Invoice: 6551 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
3/3/22	141000 100000	2025	Invoice: 6552 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
3/3/22	125000 125000 125000 125000 141000 100000	2668	Invoice: PichGo Wall Damage Invoice: 6643 Invoice: 6644 Invoice: 6645 Invoice: 6659 PICK N GO PROPERTY WASTE SERVICES	2,094.79	0.04 82.10 150.44 304.25 1,557.96
3/3/22	141000 100000	21684	Invoice: 6670 BLACK HORSE GROUP, LLC	1,349.90	1,349.90
3/3/22	141000 100000	459258	Invoice: 6658 NEW YORK AIR BRAKE	1,373.32	1,373.32
3/10/22	141000 100000	10856	Invoice: 6531 Nytric Electrical Contractors, LLC.	3,621.25	3,621.25
3/10/22	141000 100000	0060967839	Invoice: 6503 Ampersand New York Operations Co. LLC.	895.60	895.60
3/10/22	141000 100000	11205	Invoice: 6679 SERV-PRO	2,248.54	2,248.54
3/10/22	141000 100000	771812	Invoice: 6676 W.B. Mason Co, Inc.	1,039.94	1,039.94
3/10/22	141000 100000	1236	Invoice: 6677 STEVEN ELLIOT	505.79	505.79
3/10/22	141000 100000	025773	Invoice: 6629 WESTELCOM	495.60	495.60
3/10/22	141000 100000	92851	Invoice: 6675 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
3/10/22	141000 100000	6011	Invoice: 6672 JEFFERSON COUNTY LDC	1,496.58	1,496.58
3/10/22	141000 100000	vv687	Invoice: 6671 Certapro Painters	720.17	720.17
3/25/22	141000 100000	025841	Invoice: 6625 WESTELCOM	495.60	495.60
3/25/22	141000 100000	162158	Invoice: 6248 Jain Irrigation Inc.	6,464.80	6,464.80
3/25/22	141000 100000	14795	Invoice: 6653 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
3/25/22	125000 125000 125000 141000 100000	033328	Invoice: 6646 Invoice: 6647 Invoice: 6648 Invoice: 6478 MODERN MOVING AND STORAGE	6,309.63	454.81 575.66 975.01 4,304.15

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2022 to Mar 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
3/25/22	141000 100000	1285	Invoice: 6678 LAURENCE WOLLUM	306.81	306.81
3/25/22	141000 100000	1558	Invoice: 6680 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
3/31/22	141000 100000	3/31/22	Invoice: 6674 PICK N GO PROPERTY WASTE SERVICES	1,557.96	1,557.96
3/31/22	141000 100000	033331	Invoice: 6479 MODERN MOVING AND STORAGE	4,304.15	4,304.15
3/31/22	141000 100000	025881	Invoice: 6626 WESTELCOM	495.60	495.60
				59,477.60	59,477.60

Watertown Industrial Center LDC
Aged Payables
As of Mar 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
ANSWER ANSWER WATERTOWN 18003085544	W6115110220	129.60				129.60
ANSWER ANSWER WATERTOWN		129.60				129.60
CINTAS CINTAS	1266650-33122	451.74				451.74
CINTAS CINTAS		451.74				451.74
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-3/22	438.99				438.99
CITYCOMP CITY COMPTROLLER		438.99				438.99
DE DIRECT ENERGY	220900048654 220900048654 220900048654 220900048654 220900048654 220900048654 220900048654	133.92 364.51 293.89 382.79 828.72 55.28 107.00				133.92 364.51 293.89 382.79 828.72 55.28 107.00
DE DIRECT ENERGY		2,166.11				2,166.11
DIVAL DIVAL SAFETY & SUPPL 800-343-1354	3067296	232.62				232.62
DIVAL DIVAL SAFETY & SUPP		232.62				232.62
FP FP MAILING SOLUTION	RI105253766 RI105260205	219.86 135.45				219.86 135.45

**Watertown Industrial Center LDC
Aged Payables
As of Mar 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
FP FP MAILING SOLUTION		355.31				355.31
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14003	85.00				85.00
MITTAG MITTAG'S LOCK & KEY		85.00				85.00
NG NATIONAL GRID	0498937125-32 5874117053-32 2017080029-32 2853006034-32 1118719155-32 9678936125-32 0958937132-32 0038937138-32 0338937134-32 0058937125-32 1078719124-32 0918937121-32 4083010042-32 0518786126-32	1,041.48 458.00 235.08 326.52 1,102.29 270.91 272.66 412.69 26.26 673.28 791.34 180.77 542.98 154.12				1,041.48 458.00 235.08 326.52 1,102.29 270.91 272.66 412.69 26.26 673.28 791.34 180.77 542.98 154.12
NG NATIONAL GRID		6,488.38				6,488.38
NORTHERN C NORTHERN COMPUTE 315-779-1385	18098 18136	180.00 156.60				180.00 156.60
NORTHERN C NORTHERN COMPUTE		336.60				336.60
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
P&M	2940	400.00				400.00

Watertown Industrial Center LDC
Aged Payables
As of Mar 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
P&M CONSTRUCTION	2929	1,530.00				1,530.00
	2925	225.00				225.00
P&M P&M CONSTRUCTION		2,155.00				2,155.00
RAYNOR RAYNOR OVERHEAD D	43800	140.00				140.00
RAYNOR RAYNOR OVERHEAD D		140.00				140.00
SCHWERZMANN SCHWERZMANN & WIS	007572-2/22 007572-3/22	725.00	125.00			125.00 725.00
315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		725.00	125.00			850.00
SEAWAY RENTAL SEAWAY RENTAL COR	19868-3/22	3,107.60				3,107.60
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		3,107.60				3,107.60
SECURITY SUPPLY SECURITY SUPPLY CO	00592-000420-	470.34				470.34
518-757-2226						
SECURITY SUPPLY SECURITY SUPPLY CO		470.34				470.34
Time Warner Time Warner Cable	852930501032	267.75				267.75
Time Warner Time Warner Cable		267.75				267.75

Watertown Industrial Center LDC
Aged Payables
As of Mar 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
WASTE M WASTE MANAGEMENT 315-773-5696	3381508-0448-	617.89				617.89
WASTE M WASTE MANAGEMENT		617.89				617.89
WEST WESTELCOM	23807	105.28				105.28
WEST WESTELCOM		105.28				105.28
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-3/22	806.03				806.03
WHITE'S G.W. WHITE & SON INC		806.03				806.03
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		19,079.24	125.00		272.00	19,476.24

Watertown Industrial Center LDC Cash Disbursements Journal For the Period From Mar 1, 2022 to Mar 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
3/1/22	11467	200000 100000	Invoice: 3/22 INS Central Insurance Companies	4,860.67	4,860.67
3/1/22	11468	200000 100000	Invoice: 000030908145 EXCELLUS HEALTH PLAN	462.35	462.35
3/1/22	11469	200000 100000	Invoice: 162268-22 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
3/1/22	11470	200000 200000 100000	Invoice: 2933 Invoice: 2932 P&M CONSTRUCTION	900.00 2,250.00	3,150.00
3/1/22	11471	200000 100000	Invoice: 22472 WESTELCOM	105.39	105.39
3/1/22	11472	200000 100000	Invoice: 3/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
3/16/22	11473	200000	Invoice: 0058937125-22322	1,020.85	
		200000	Invoice: 0338937134-22322	25.90	
		200000	Invoice: 0958937132-22322	273.91	
		200000	Invoice: 0918937121-22322	282.23	
		200000	Invoice: 20170880029-22322	209.20	
		200000	Invoice: 9678936125-22322	348.76	
		200000	Invoice: 4083010042-22322	1,197.66	
		200000	Invoice: 5874117053-22322	632.11	
		200000	Invoice: 1078719124-22322	1,023.20	
		200000	Invoice: 0498937125-22322	1,572.92	
		200000	Invoice: 0038937138-22322	454.64	
		200000	Invoice: 1118719155-22322	1,489.82	
		200000	Invoice: 2853006034-22322	325.54	
		200000	Invoice: 0518786126-22522	156.40	
		100000	NATIONAL GRID		9,013.14
3/16/22	11474	100000	VOID		
3/16/22	11474	200000 100000	Invoice: 206393 BOWERS & COMPANY CPA's	175.00	175.00
3/16/22	11475	200000 100000	Invoice: 12666550-22822 CINTAS	451.74	451.74

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Mar 1, 2022 to Mar 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
3/16/22	11476	200000	Invoice: 0004614-AB-32022	438.99	
		100000	CITY COMPTROLLER		438.99
3/16/22	11477	200000	Invoice: 220610048373528	593.88	
		200000	Invoice: 220610048373527	1,558.10	
		200000	Invoice: 220610048373529	463.95	
		200000	Invoice: 220610048373530	536.62	
		200000	Invoice: 220560048333114	50.77	
		200000	Invoice: 22060048365074	0.01	
		100000	DIRECT ENERGY		3,203.33
3/16/22	11478	200000	Invoice: 31156617	429.20	
		100000	Great America Financial Services		429.20
3/16/22	11479	200000	Invoice: 134113-3822	2,234.00	
		100000	MCQUADE & BANNIGAN		2,234.00
3/16/22	11480	200000	Invoice: 13970	95.00	
		100000	MITTAG'S LOCK & KEY		95.00
3/16/22	11481	200000	Invoice: 19868-2-28-22	3,037.00	
		100000	SEAWAY RENTAL CORP.		3,037.00
3/16/22	11482	200000	Invoice: 852930501022222	267.75	
		100000	Time Warner Cable		267.75
3/16/22	11483	200000	Invoice: 9900841279	259.03	
		100000	VERIZON WIRELESS		259.03
3/16/22	11484	200000	Invoice: 3379846-0448-4	581.80	
		100000	WASTE MANAGEMENT OF NEW YORK		581.80
3/16/22	11485	200000	Invoice: STMT444760101	310.16	
		100000	W.B. MASON COMPANY, INC.		310.16
3/16/22	11486	200000	Invoice: 105092-22822	1,950.97	
		100000	G.W. WHITE & SON INC.		1,950.97
	Total			33,666.91	33,666.91

Watertown Industrial Center LDC
Maintenance Report for the Nine Month Period Ending March 31, 2022
 Prepared by WICLDC STAFF, April 21, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	80,996.87	\$ 9,017.11	9,017.11	73.75
Total Revenues	<u>109,833.00</u>	<u>80,996.87</u>	<u>9,017.11</u>	<u>9,017.11</u>	73.75
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	0.00	33.49
Maintenance - Building Repairs	18,300.00	20,595.04	1,415.34	3,528.59	112.54
Maintenance - Common Area	16,600.00	11,569.18	581.34	866.46	69.69
Maintenance - Grounds	24,400.00	14,788.53	0.00	9,788.53	60.61
Maintenance - Equipment/Tools	14,750.00	18,624.91	3,593.83	3,106.95	126.27
Maintenance - Materials	5,000.00	4,274.33	14.67	881.66	85.49
Total Operations	<u>92,750.00</u>	<u>74,439.49</u>	<u>5,605.18</u>	<u>18,172.19</u>	80.26
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>6,557.38</u>	\$ <u>3,411.93</u>	<u>(9,155.08)</u>	38.39

WICLDC
LHI Summary Report
For 3-31-22 Financials
Unaudited

Tenant	Start Date	Original	Remaining	Term	Int. Rate	Status
Jain	7/1/2018	\$ 112,445.12	\$ 29,985.16	5 Years	0%	1 Month Behind
Servpro	10/1/2014	\$ 45,084.71	\$ 12,928.48	10 Years	3%	Current

Tenant	SqFt	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
Buckhorn Group	20	12/1/2022	None	4/1/2022	2,233,000	1,500,000	542.12	63.20	239.97	-	-	69.12	38.49	400.00	1,348.90	OK	OK
Broadford Power	38	1/1/2021	2/1/2021	2/1/2021	2,195,000	-	6,032.66	622.88	2,402.95	-	-	711.87	56.00	-	11,879.96	OK	OK
Jan Wagon	2	6/30/2021	7/1/2021	7/1/2021	45,710,000	-	2,350.91	1,011.78	1,994.29	-	-	1,130.82	37.00	-	6,646.80	OK	OK
General Insurance	7	6/30/2022	None	-	522,000	-	301.57	16.17	60.64	37.90	37.90	17.69	34.12	-	5,952.79	OK	OK
Convert Ltd.	11	12/1/2025	None	-	3,208,000	-	1,118.93	123.83	462.90	-	-	136.75	-	75.00	1,971.61	OK	OK
ALCO LITH-CARRY WILSON	6	4/30/2021	5/1/2021	5/1/2021	4,612,000	-	144.32	144.32	540.84	-	-	157.74	35.15	-	1,695.52	OK	OK
College of Jefferson County	6	9/30/2024	10/1/2024	10/1/2022	5,480,000	-	484.68	173.71	651.60	-	-	189.99	43.98	-	2,248.54	OK	OK
University of North Carolina	1	10/1/2021	None	-	1,080,000	-	660.00	56.81	211.01	94.45	81.16	60.06	37.00	-	1,206.59	OK	OK
Urban Transit and Control	2	6/30/2022	-	7/1/2022	1,500,000	-	566.96	48.99	183.69	-	-	59.22	36.74	-	899.60	OK	OK
New York Air Brake	0	10/1/2022	-	-	1,920,000	-	668.69	58.30	221.18	-	-	65.15	36.74	-	1,039.94	OK	OK
W.B. Mason	3	12/1/2024	1/1/2025	7/1/2023	1,700,000	-	464.28	46.59	189.21	113.88	138.18	53.14	39.66	-	374.00	OK	OK
Western Model Railroad Club	-	12/1/2024	4/1/2026	4/1/2026	9,600,000	-	2,162.40	304.56	1,155.56	-	-	340.40	41.23	-	4,304.15	OK	OK
Modern Moving	13	3/31/2021	7/1/2021	7/1/2021	10,500,000	-	2,588.75	323.75	350.00	-	-	358.75	-	-	3,621.25	OK	OK
NTRC	28	6/30/2021	-	-	2,160,000	-	909.79	73.03	273.85	-	32.92	79.87	38.50	-	1,557.96	OK	OK
PAK Mfg. Warehouse Services	5	3/31/2022	-	-	1,076,000	-	315.16	31.10	117.98	44.83	-	31.10	-	-	720.12	OK	OK
Centralio Partners	2	10/1/2022	None	-	400,000	-	154.50	-	-	-	-	-	-	-	304.50	OK	OK
Diachron	3	1/1/2021	6/1/2022	6/1/2022	1,680,000	-	495.60	-	-	-	-	-	-	-	495.60	OK	OK
Tom Sawyer	0	4/30/2022	5/1/2022	5/1/2022	293,000	-	75.00	-	-	-	-	-	-	-	75.00	OK	OK
Ten Lease	146	-	-	-	108,571,000	-	3,876.00	\$ 23,044,006	\$ 3,109,006	\$ 9,017,111	\$ 291,116	\$ 357,773	\$ 3,473,113	\$ 437.87	\$ 42,079,077	OK	OK
Total Space																	
Tenant Billing															42,079.07		
Draft Collect Increase															4.50		
Total Billing															\$ 42,083.57		

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

Office 20,035.00 91,150.00 89,740.00
 Leaseable Sq. Ft. 22,118.00 55,033.00 63,519.00
 % Occupied 93% 99% 1%

Per Proposed Pklt Office Flyer Subpar
 Leaseable Sq. Ft. 20,035.00 91,150.00 89,740.00
 % Occupied 93% 99% 1%

Prospect List

ID	Prospect	Length	Square Ft.	Cost	# of Jobs
A					

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

Tenant Billing	Additional
42,079.07	
Draft Collect Increase	4.50
Total Billing	\$ 42,083.57