

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2022**

Prepared by Staff, May 20, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	416,741.44	\$ 42,802.80	42,083.57	84,602.56
Misc Inc - Oper & Admin	0.00	2,825.24	2,825.24	0.00	(2,825.24)
Interest Income	15.00	8.19	0.80	0.84	6.81
LIF Loan Principal	117,967.00	96,217.35	9,904.97	11,756.64	21,749.65
Leasehold Interest	8,512.00	7,307.47	634.92	657.35	1,204.53
Total Revenues	627,838.00	523,099.69	56,168.73	54,498.40	104,738.31
Expenses					
Marketing	11,000.00	11,905.45	698.00	2,234.00	(905.45)
Salaries	101,679.00	88,556.04	7,887.94	13,831.91	13,122.96
FICA-Medicare Tax Expense	7,574.00	6,711.79	597.50	1,049.25	862.21
Health Ins.	4,590.00	3,951.50	398.35	366.35	638.50
Dental Ins	774.00	567.20	(10.52)	(15.78)	206.80
Vision Ins.	202.00	148.06	(2.74)	(4.11)	53.94
Comp Ins.	3,200.00	2,737.01	237.40	423.36	462.99
Retirement Expense	8,978.00	7,208.76	1,378.21	552.14	1,769.24
NYS Unemployment	443.00	431.78	39.70	72.60	11.22
NYS Re-Emp Service	20.00	16.03	1.48	2.71	3.97
Vehicle Allowance	1,800.00	1,350.00	150.00	150.00	450.00
Disability	1,031.00	446.34	(45.12)	(80.31)	584.66
Paychex Processing	3,531.00	3,271.08	296.12	282.12	259.92
Life Ins.	0.00	74.25	0.00	0.00	(74.25)
Office Expenses	19,478.00	16,032.10	1,228.62	2,113.33	3,445.90
Depreciation	155,445.00	129,840.00	12,984.00	12,984.00	25,605.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	49,008.66	4,860.67	4,860.67	9,785.34
Legal General	5,000.00	1,352.50	150.00	725.00	3,647.50
Accounting and Auditing	5,500.00	5,675.00	0.00	0.00	(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	12,566.59	997.41	581.34	4,033.41
Maintenance - Building Repairs	18,300.00	22,262.63	1,667.59	1,415.34	(3,962.63)
Maintenance - Materials	5,000.00	6,272.39	1,998.06	14.67	(1,272.39)
Maintenance - Grounds	24,400.00	21,638.53	6,850.00	0.00	2,761.47
Maintenance - Equipment/Tools	14,750.00	18,624.91	0.00	3,593.83	(3,874.91)
Waste Removal	6,200.00	5,595.60	618.03	617.89	604.40
Property Taxes	37,000.00	27,304.32	0.00	0.00	9,695.68
Water	5,438.00	6,003.24	438.99	438.99	(565.24)
Electric	45,965.00	40,076.53	4,549.14	3,810.49	5,888.47
Gas	20,472.00	24,968.89	2,056.40	3,567.22	(4,496.89)
Interest Expense-Roof Project	6,367.00	5,352.60	515.87	520.11	1,014.40
Interest Expense-JCLDC Project	5,379.00	4,587.71	411.39	421.99	791.29
Interest Expense-JAIN PROJEC	2,714.00	2,359.55	192.11	201.93	354.45
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	531,739.54	51,144.60	54,731.04	94,584.46
Total Revenue	627,838.00	523,099.69	56,168.73	54,498.40	104,738.31
Total Expenses	626,324.00	531,739.54	51,144.60	54,731.04	94,584.46
Net Income Over Expenditure	\$ 1,514.00	(8,639.85)	\$ 5,024.13	(232.64)	10,153.85

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2022**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	416,741.44	\$ 42,802.80	42,083.57	83.12
Misc Inc - Oper & Admin	0.00	2,825.24	2,825.24	0.00	0.00
Interest Income	15.00	8.19	0.80	0.84	54.60
Total Revenues	501,359.00	419,574.87	45,628.84	42,084.41	83.69
Expenses					
Marketing	11,000.00	11,905.45	698.00	2,234.00	108.23
Salaries	101,679.00	88,556.04	7,887.94	13,831.91	87.09
Benefits	28,612.00	23,642.72	2,744.26	2,516.21	82.63
Paychex Processing	3,531.00	3,271.08	296.12	282.12	92.64
Office Expenses	19,478.00	16,032.10	1,228.62	2,113.33	82.31
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	49,008.66	4,860.67	4,860.67	83.36
Professional Consultants	16,500.00	7,282.50	150.00	725.00	44.14
Maintenance Expenses	92,750.00	85,952.55	11,513.06	5,605.18	92.67
Utilities Taxes & Rent	115,075.00	103,948.58	7,662.56	8,434.59	90.33
Interest Expense-JCLDC Project	5,379.00	4,587.71	411.39	421.99	85.29
Interest Expense-JAIN PROJEC	2,714.00	2,359.55	192.11	201.93	86.94
Interest Exp Roof Project	6,367.00	5,352.60	515.87	520.11	84.07
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	401,899.54	38,160.60	41,747.04	85.35
Total Revenue	501,359.00	419,574.87	45,628.84	42,084.41	83.69
Total Expenses	470,879.00	401,899.54	38,160.60	41,747.04	85.35
Net Income Over Expenditure	\$ 30,480.00	17,675.33	\$ 7,468.24	337.37	57.99

Watertown Industrial Center LDC
Balance Sheet
April 30, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	65,539.47
Capital Reserve		98,449.56
Leasehold Improvement Fund		152,234.94
Accounts Receivable		4,874.07
Acc. Rec. LHI		263,264.78
Rents Receivable		6,067.97
		590,430.79
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,230.87)
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		(4,140,116.64)
		1,998,790.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		66,969.35
		66,969.35
Total Other Assets		
Total Assets	\$	2,656,190.66

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	11,576.91
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		7.83
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		160,310.35
DEFERRED LIAB. BACK OF A PROJ		62,489.20
Due WIC LHI		50.72
Deferred Revenue		40,465.95
Refundable Advance - Back of A		60,000.00
		337,402.14
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		160,305.35
BACK A RENOVATION LOAN		62,489.03
Roof Replacement Loan		204,647.79
		427,442.17
Total Long-Term Liabilities		
Total Liabilities		764,844.31
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
April 30, 2022

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>(8,639.85)</u>	
Total Capital		<u>1,891,346.35</u>
Total Liabilities & Capital	\$	<u><u>2,656,190.66</u></u>

Watertown Industrial Center Compative Balance Sheet for: 3/31/22 - 4/30/22

ASSETS	3/31/2022	4/30/2022	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 71,115.80	\$ 65,539.47	\$ 97,616.15
Capital Reserve	98,448.76	98,449.56	98,441.37
Leasehold Improvement Fund	149,924.28	152,234.94	131,015.32
Accounts Receivable	4,874.07	4,874.07	9,155.69
Acc. Rec. LHI	273,169.75	263,264.78	359,482.13
Rents Receivable	<u>2,373.61</u>	<u>6,067.97</u>	<u>18,327.12</u>
Total Current Assets	599,906.27	590,430.79	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(58,114.87)	(58,230.87)	(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>(4,127,248.64)</u>	<u>(4,140,116.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	2,011,774.52	1,998,790.52	2,128,630.52
Other Assets			
Work In Process-Variou	<u>66,969.35</u>	<u>66,969.35</u>	<u>2,740.04</u>
Total Other Assets	66,969.35	66,969.35	2,740.04
Total Assets	<u>\$ 2,678,650.14</u>	<u>\$ 2,656,190.66</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 19,708.99	\$ 11,576.91	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	6.60	7.83	8.43
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	121.44	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	164,560.83	160,310.35	202,341.34
Deferred Liab.Back of A Project	65,865.68	62,489.20	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	42,743.96	40,465.95	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	355,556.27	337,402.14	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	164,555.83	160,305.35	202,336.34
Back A Renovation Loan	65,865.51	62,489.03	95,815.38
Roof Replacement Loan	<u>206,350.31</u>	<u>204,647.79</u>	<u>221,479.09</u>
Total Long-Term Liabilities	436,771.65	427,442.17	519,630.81
Total Liabilities	792,327.92	764,844.31	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>(13,663.98)</u>	<u>(8,639.85)</u>	<u>49,897.83</u>
Total Capital	1,886,322.22	1,891,346.35	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,678,650.14</u>	<u>\$ 2,656,190.66</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC Tenant Receivables As of Apr 30, 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
BLACK HORSE GROUP, LLC	6700	5/1/22	-1,534.49				-1,534.49
BLACK HORSE GROUP, LLC			-1,534.49				-1,534.49
DigiCollect LLC	6668	5/1/22	-304.50				-304.50
	6669	6/1/22	-304.50				-304.50
DigiCollect LLC			-609.00				-609.00
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	6684	4/1/22	4,340.99				4,340.99
MODERN MOVING AND STORAG			4,340.99				4,340.99
NEW YORK AIR BRAKE	6685	4/1/22	1,373.32				1,373.32
NEW YORK AIR BRAKE			1,373.32				1,373.32
PICK N GO PROPERTY WASTE S	6686	4/1/22	2,135.26				2,135.26
PICK N GO PROPERTY WASTE S			2,135.26				2,135.26
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
WESTELCOM	6627	4/1/22	495.60				495.60
WESTELCOM			495.60				495.60
			6,201.68			-4,107.24	2,094.44

Watertown Industrial Center LDC
Aged Receivables
As of Apr 30, 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		972.11	1,305.43	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		304.67	316.05	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		1,276.78	1,621.48	1,891.50	84.31	4,874.07

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Apr 1, 2022 to Apr 30, 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
4/15/22	141000	140621168	Invoice: 6470		300.00
	141000		Invoice: 6651		300.00
	141000		Invoice: 6666		309.00
	141000		Invoice: 6667		304.50
	141000		Invoice: 6668		304.50
	141000		Invoice: 6669		304.50
	100000		DigiCollect LLC	1,822.50	
4/15/22	141000	21742	Invoice: 6681		1,534.49
	100000		BLACK HORSE GROUP, LLC	1,534.49	
4/15/22	141000	1559	Invoice: 6693		375.00
	100000		WATERTOWN MODEL RAILROAD CLUB	375.00	
4/15/22	141000	776602	Invoice: 6688		1,039.94
	100000		W.B. Mason Co, Inc.	1,039.94	
4/15/22	141000	459434	Invoice: 6673		1,373.32
	100000		NEW YORK AIR BRAKE	1,373.32	
4/15/22	141000	11262	Invoice: 6692		2,248.54
	100000		SERV-PRO	2,248.54	
4/15/22	141000	6061	Invoice: 6683		1,496.58
	100000		JEFFERSON COUNTY LDC	1,496.58	
4/15/22	141000	5704	Invoice: 6642		75.00
	141000		Invoice: 6622		75.00
	141000		Invoice: 6623		75.00
	141000		Invoice: 6689		75.00
	100000		Tom Barker	300.00	
4/15/22	141000	92960	Invoice: 6687		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
4/15/22	141000	0061921479	Invoice: 6504		895.60
	100000		Ampersand New York Operations Co. LLC.	895.60	
4/15/22	141000	1237	Invoice: 6690		505.79
	100000		STEVEN ELLIOT	505.79	
4/15/22	141000	VV693	Invoice: 6682		720.17
	100000		Certapro Painters	720.17	
4/15/22	141000	10912	Invoice: 6532		3,621.25
	100000		Nytric Electrical Contractors, LLC.	3,621.25	
4/15/22	141000	0000080577	Invoice: 6691		306.81
	100000		LAURENCE WOLLUM	306.81	
4/15/22	141000	14900	Invoice: 6654		11,825.96
	100000		Erie Boulevard Hydropower L.P.	11,825.96	
4/29/22	141000	21812	Invoice: 6700		1,534.49
	100000		BLACK HORSE GROUP, LLC	1,534.49	
4/29/22	141000	162408	Invoice: 6461		6,464.80
	100000		Jain Irrigation Inc.	6,464.80	
4/29/22	141000	2080	Invoice: 6553		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
4/29/22	405501	1680599	ELECTRICAL REIMBURSEMENT 2021 SSD'S SYSTEMS		2,825.24

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Apr 1, 2022 to Apr 30, 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
	100000		Golder Associates	2,825.24	
				<u>41,933.68</u>	<u>41,933.68</u>

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
ACE NOBEL ACE HDWE 315-782-5964	11213-4/22	1,634.04				1,634.04
ACE NOBEL ACE HDWE		1,634.04				1,634.04
CINTAS CINTAS	12666550-4/22	451.74				451.74
CINTAS CINTAS		451.74				451.74
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-4/22	438.99				438.99
CITYCOMP CITY COMPTROLLER		438.99				438.99
DE DIRECT ENERGY	221220048949 221220048949 221240048964 221240048964 221240048964 221240048964 221240048964 221240045964	118.19 102.46 591.52 384.33 246.54 312.74 55.28				118.19 102.46 591.52 384.33 246.54 312.74 55.28
DE DIRECT ENERGY		1,811.06				1,811.06
NG NATIONAL GRID	9678936125-42 4083010042-42 2853006034-42 1118719155-42 5874117053-42 091893712142 1078719124-42 0538786113-42 0498786119-42 2017080029-42 0338937134-42 0038937138-42 0498937125-42 0958937132-42 0058937125-42	109.12 255.33 315.77 771.57 271.22 52.59 467.30 29.15 634.70 82.28 26.65 387.71 620.93 279.54 332.78				109.12 255.33 315.77 771.57 271.22 52.59 467.30 29.15 634.70 82.28 26.65 387.71 620.93 279.54 332.78

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
	0518786126-42	157.84				157.84
NG NATIONAL GRID		4,794.48				4,794.48
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
RSI ROOFING, INC. RSI ROOFING, INC.	1321881	332.59				332.59
RSI ROOFING, INC. RSI ROOFING, INC.		332.59				332.59
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-4/22	150.00				150.00
SCHWERZMANN SCHWERZMANN & WIS		150.00				150.00
Time Warner Charter Communications	144093601042	267.74				267.74
Time Warner Charter Communication		267.74				267.74
WASTE M WASTE MANAGEMENT 315-773-5696	3382894-0448-	618.03				618.03
WASTE M WASTE MANAGEMENT		618.03				618.03

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
WB MASON W.B. MASON COMPANY	STMT4583091	209.47				209.47
WB MASON W.B. MASON COMPAN		209.47				209.47
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-4/22	364.02				364.02
WHITE'S G.W. WHITE & SON INC		364.02				364.02
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		11,072.16			272.00	11,344.16

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2022 to Apr 30, 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
4/1/22	11489	200000	Invoice: W611511022021	129.60	
		100000	ANSWER WATERTOWN		129.60
4/1/22	11490	200000	Invoice: 4/22 INS	4,860.67	
		100000	Central Insurance Companies		4,860.67
4/1/22	11491	200000	Invoice: 3067296	232.62	
		100000	DIVAL SAFETY & SUPPLIES		232.62
4/1/22	11492	200000	Invoice: 000031192989	462.35	
		100000	EXCELLUS HEALTH PLAN		462.35
4/1/22	11493	200000	Invoice: RI105253766	219.86	
		100000	FP MAILING SOLUTIONS		219.86
4/1/22	11494	200000	Invoice: 18098	180.00	
		200000	Invoice: 18136	156.60	
		100000	NORTHERN COMPUTERS		336.60
4/1/22	11495	200000	Invoice: 401K-OMEGA	550.00	
		100000	OMEGA, INC.		550.00
4/1/22	11496	200000	Invoice: 2940	400.00	
		200000	Invoice: 2929	1,530.00	
		200000	Invoice: 2925	225.00	
		100000	P&M CONSTRUCTION		2,155.00
4/1/22	11497	200000	Invoice: 007572-2/22	125.00	
		100000	SCHWERZMANN & WISE, PC		125.00
4/1/22	11498	200000	Invoice: 2021-2022-ZOF2	6,850.00	
		100000	SWBG WHOLESALE INC.		6,850.00
4/1/22	11499	200000	Invoice: 852930501032222	267.75	
		100000	Charter Communications		267.75
4/1/22	11500	200000	Invoice: 23807	105.28	
		100000	WESTELCOM		105.28
4/1/22	11501	200000	Invoice: 4/22 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
4/19/22	11502	200000	Invoice: 0058937125-32522	673.28	
		200000	Invoice: 9678936125-32522	270.91	
		200000	Invoice: 2017080029-32522	235.08	
		200000	Invoice:	326.52	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2022 to Apr 30, 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	2853006034-32522 Invoice:	1,102.29	
		200000	1118719155-32522 Invoice:	272.66	
		200000	0958937132-32522 Invoice:	412.69	
		200000	0038937138-32522 Invoice:	26.26	
		200000	0338937134-32522 Invoice:	791.34	
		200000	1078719124-32522 Invoice:	180.77	
		200000	0918937121-32522 Invoice:	458.00	
		200000	5874117053-32522 Invoice:	1,041.48	
		200000	0498937125-32522 Invoice:	542.98	
		200000	4083010042-32522 Invoice:	154.12	
		100000	0518786126-32822 NATIONAL GRID		6,488.38
4/19/22	11503	100000	VOID		
4/19/22	11503	200000	Invoice: 1266650-33122	451.74	
		100000	CINTAS		451.74
4/19/22	11504	200000	Invoice: 0004614-3/22	438.99	
		100000	CITY COMPTROLLER		438.99
4/19/22	11505	200000	Invoice: 220900048654596	828.72	
		200000	Invoice: 220900048654593	55.28	
		200000	Invoice: 220900048654597	382.79	
		200000	Invoice: 220900048654595	133.92	
		200000	Invoice: 220900048654599	364.51	
		200000	Invoice: 220900048654598	293.89	
		200000	Invoice: 220900048654594	107.00	
		100000	DIRECT ENERGY		2,166.11
4/19/22	11506	200000	Invoice: RI105260205	135.45	
		100000	FP MAILING SOLUTIONS		135.45
4/19/22	11507	200000	Invoice: 31357762	387.36	
		100000	Great America Financial Services		387.36
4/19/22	11508	200000	Invoice: 56288A	275.00	
		100000	GREATER WATERTOWN CHAMBER OF COMMERCE		275.00
4/19/22	11509	200000	Invoice: 14003	85.00	
		100000	MITTAG'S LOCK &		85.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2022 to Apr 30, 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
			KEY		
4/19/22	11510	200000 100000	Invoice: 162355-22 OSWEGO COUNTY BUSINESS MAGAZINE	423.00	423.00
4/19/22	11511	200000 200000 200000 100000	Invoice: 2022-027 Invoice: 2022-026 Invoice: 2022-028 P.S.G.	100.00 100.00 200.00	400.00
4/19/22	11512	200000 200000 100000	Invoice: 43800 Invoice: 43838 RAYNOR OVERHEAD DOOR SALES, IN	140.00 935.00	1,075.00
4/19/22	11513	200000 100000	Invoice: 007572-3/22 SCHWERZMANN & WISE, PC	725.00	725.00
4/19/22	11514	200000 100000	Invoice: 19868-3/22 SEAWAY RENTAL CORP.	3,107.60	3,107.60
4/19/22	11515	200000 100000	Invoice: 00592-000420-3/22 SECURITY SUPPLY CORPORATION	470.34	470.34
4/19/22	11516	200000 100000	Invoice: 3006522416 TK ELEVATOR CORP	545.67	545.67
4/19/22	11517	200000 100000	Invoice: 9903157732 VERIZON WIRELESS	258.95	258.95
4/19/22	11518	200000 100000	Invoice: 3381508-0448-6 WASTE MANAGEMENT OF NEW YORK	617.89	617.89
4/19/22	11519	200000 100000	Invoice: 25383 WESTELCOM	105.10	105.10
4/19/22	11520	200000 100000	Invoice: 105092-3/22 G.W. WHITE & SON INC.	806.03	806.03
	Total			37,475.73	37,475.73

Watertown Industrial Center LDC
Maintenance Report for the Ten Month Period Ending April 30, 2022
 Prepared by WICLDC STAFF, May 20, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	90,043.40	\$ 9,046.53	9,017.11	81.98
Total Revenues	<u>109,833.00</u>	<u>90,043.40</u>	<u>9,046.53</u>	<u>9,017.11</u>	81.98
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	0.00	33.49
Maintenance - Building Repairs	18,300.00	22,262.63	1,667.59	1,415.34	121.65
Maintenance - Common Area	16,600.00	12,566.59	997.41	581.34	75.70
Maintenance - Grounds	24,400.00	21,638.53	6,850.00	0.00	88.68
Maintenance - Equipment/Tools	14,750.00	18,624.91	0.00	3,593.83	126.27
Maintenance - Materials	5,000.00	6,272.39	1,998.06	14.67	125.45
Total Operations	<u>92,750.00</u>	<u>85,952.55</u>	<u>11,513.06</u>	<u>5,605.18</u>	92.67
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>4,090.85</u>	\$ <u>(2,466.53)</u>	<u>3,411.93</u>	23.95

WICLDC
LHI Summary Report
For 4-30-22 Financials
Unaudited

Tenant	Start Date	Original	Remaining	Term	Int. Rate	Status
Jain	7/1/2018	\$ 112,445.12	\$ 28,111.07	5 Years	0%	1 Month Behind
Servpro	10/1/2014	\$ 45,084.71	\$ 12,119.63	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	-	2,233.00	1,500.00	726.71	63.20	239.97	-	-	69.12	38.49	400.00	1,534.49	OK	OK
Brookfield Power	38	1/1/2031	2/1/2031	-	2,356.00	-	8,032.66	622.88	2,402.95	-	-	711.87	56.00	-	11,823.96	OK	OK
Jan Wagon	2	6/30/2021	7/1/2021	-	35,710.00	-	2,350.91	1,011.78	1,594.29	-	-	1,130.82	37.00	-	6,466.80	OK	OK
General Insurance	7	6/30/2022	None	-	522.00	-	301.57	16.17	60.64	37.90	37.90	17.69	34.12	-	1,052.79	OK	OK
Convert Ltd.	11	12/1/2025	None	-	3,208.00	-	1,118.93	123.83	462.90	-	-	136.75	-	-	1,842.61	OK	OK
ALCO LITH-CARRY WILSON	6	4/30/2021	5/1/2021	-	4,612.00	-	484.68	144.32	560.84	-	-	157.72	35.15	-	1,498.52	OK	OK
College of Jefferson County	6	9/30/2024	10/1/2024	-	5,480.00	2,000.00	1,189.46	173.71	651.60	-	-	189.99	43.98	-	2,248.52	OK	OK
Urban Construction	1	10/1/2021	None	-	1,080.00	-	660.00	56.81	211.01	94.45	81.16	60.06	37.00	-	1,208.59	OK	OK
Urban Tennis and Control	2	6/30/2022	-	-	1,500.00	-	566.96	48.99	183.69	-	-	59.22	36.74	-	899.60	OK	OK
New York Air Brake	0	8/31/2022	-	-	1,920.00	-	668.69	58.30	221.18	-	-	65.15	36.74	-	1,373.32	OK	OK
W.B. Mason	3	12/1/2024	7/1/2023	-	1,700.00	-	464.28	46.59	189.21	113.88	138.18	53.14	39.66	-	1,039.94	OK	OK
Western Model-Railed Club	-	-	-	-	2,800.00	-	375.00	-	-	-	-	-	-	-	375.00	OK	OK
Modern Motor	13	3/31/2026	4/1/2026	-	9,600.00	-	2,162.40	310.66	1,178.67	-	-	347.21	42.05	-	4,340.99	OK	OK
NTREC	28	6/30/2031	7/1/2031	-	10,500.00	-	350.00	323.75	350.00	-	-	358.75	-	-	3,671.25	OK	OK
PAK M.G. WATER SERVICES	5	3/31/2022	-	-	2,160.00	-	1,019.38	78.78	280.16	-	33.58	82.53	40.83	-	2,135.26	OK	OK
Centralo Partners	2	8/31/2022	11/1/2022	-	1,076.00	-	315.16	31.10	117.98	44.83	-	31.10	-	-	728.12	OK	OK
DICKCROCK	0	1/1/2023	None	-	400.00	-	154.50	-	-	-	-	-	-	-	304.50	OK	OK
Westcom	3	5/1/2022	6/1/2022	-	1,680.00	-	495.60	-	-	-	-	-	-	-	495.60	OK	OK
Tom Sawyer	0	4/30/2022	5/1/2022	-	250.00	-	75.00	-	-	-	-	-	-	-	75.00	OK	OK
Yard Space	146	-	-	-	108,571.00	3,876.00	23,998.24	3,120.91	9,046.53	291.16	358.39	3,482.60	441.02	-	42,802.80	OK	OK
Tenant Billing														Additional	42,802.80		
Per Proposed Pklt	Office	Flow	Subor														
Lease Sq Ft	20,035.00	91,454.00	69,740.00														
Leasable Sq Ft	22,128.00	59,693.00	63,519.00														
% Occupied	91%	99%	1%														
Total Available Sq Ft		181,673.00															
Total Leased Sq Ft		112,182.00															
% Occupied		62%															

ID	Prospect	Length	Square Ft.	Cost	# of Jobs
A					

Prospect List	Estimated Move In
Begins	Tenant
Need Lease or Executed Option	Employees
Length	Square Feet
	Total Base Rent
	Tenant Billing
	Additional
	Total Billing

Prospect List	Estimated Move In

Prospect List	Estimated Move In

Prospect List	Estimated Move In

Prospect List	Estimated Move In