

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 2022**

Prepared by Staff, June 24, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 501,344.00	459,676.24	\$ 42,934.80	42,802.80	41,667.76
Misc Inc - Oper & Admin	0.00	2,825.24	0.00	2,825.24	(2,825.24)
Interest Income	15.00	9.03	0.84	0.80	5.97
LIF Loan Principal	117,967.00	106,143.81	9,926.46	9,904.97	11,823.19
Leasehold Interest	8,512.00	7,920.90	613.43	634.92	591.10
Total Revenues	627,838.00	576,575.22	53,475.53	56,168.73	51,262.78
Expenses					
Marketing	11,000.00	11,932.11	26.66	698.00	(932.11)
Salaries	101,679.00	96,443.98	7,887.94	7,887.94	5,235.02
FICA-Medicare Tax Expense	7,574.00	7,309.29	597.50	597.50	264.71
Health Ins.	4,590.00	4,349.85	398.35	398.35	240.15
Dental Ins	774.00	784.32	217.12	(10.52)	(10.32)
Vision Ins.	202.00	201.75	53.69	(2.74)	0.25
Comp Ins.	3,200.00	2,974.41	237.40	237.40	225.59
Retirement Expense	8,978.00	7,760.90	552.14	1,378.21	1,217.10
NYS Unemployment	443.00	471.48	39.70	39.70	(28.48)
NYS Re-Emp Service	20.00	17.51	1.48	1.48	2.49
Vehicle Allowance	1,800.00	1,500.00	150.00	150.00	300.00
Disability	1,031.00	479.07	32.73	(45.12)	551.93
Paychex Processing	3,531.00	3,553.20	282.12	296.12	(22.20)
Life Ins.	0.00	99.00	24.75	0.00	(99.00)
Office Expenses	19,478.00	17,056.91	1,024.81	1,228.62	2,421.09
Depreciation	155,445.00	142,824.00	12,984.00	12,984.00	12,621.00
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	58,794.00	53,869.33	4,860.67	4,860.67	4,924.67
Legal General	5,000.00	1,752.50	400.00	150.00	3,247.50
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	13,698.08	1,131.49	997.41	2,901.92
Maintenance - Building Repairs	18,300.00	22,761.43	498.80	1,667.59	(4,461.43)
Maintenance - Materials	5,000.00	6,682.91	410.52	1,998.06	(1,682.91)
Maintenance - Grounds	24,400.00	21,638.53	0.00	6,850.00	2,761.47
Maintenance - Equipment/Tools	14,750.00	19,069.91	445.00	0.00	(4,319.91)
Waste Removal	6,200.00	6,227.07	631.47	618.03	(27.07)
Property Taxes	37,000.00	27,304.32	0.00	0.00	9,695.68
Water	5,438.00	6,486.13	482.89	438.99	(1,048.13)
Electric	45,965.00	43,151.23	3,074.70	4,549.14	2,813.77
Gas	20,472.00	25,549.66	580.77	2,056.40	(5,077.66)
Interest Expense-Roof Project	6,367.00	5,864.21	511.61	515.87	502.79
Interest Expense-JCLDC Project	5,379.00	4,988.47	400.76	411.39	390.53
Interest Expense-JAIN PROJEC	2,714.00	2,541.81	182.26	192.11	172.19
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	569,860.87	38,121.33	51,144.60	56,463.13
Total Revenue	627,838.00	576,575.22	53,475.53	56,168.73	51,262.78
Total Expenses	626,324.00	569,860.87	38,121.33	51,144.60	56,463.13
Net Income Over Expenditure	\$ 1,514.00	6,714.35	\$ 15,354.20	5,024.13	(5,200.35)

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 501,344.00	459,676.24	\$ 42,934.80	42,802.80	91.69
Misc Inc - Oper & Admin	0.00	2,825.24	0.00	2,825.24	0.00
Interest Income	15.00	9.03	0.84	0.80	60.20
Total Revenues	501,359.00	462,510.51	42,935.64	45,628.84	92.25
Expenses					
Marketing	11,000.00	11,932.11	26.66	698.00	108.47
Salaries	101,679.00	96,443.98	7,887.94	7,887.94	94.85
Benefits	28,612.00	25,947.58	2,304.86	2,744.26	90.69
Paychex Processing	3,531.00	3,553.20	282.12	296.12	100.63
Office Expenses	19,478.00	17,056.91	1,024.81	1,228.62	87.57
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	58,794.00	53,869.33	4,860.67	4,860.67	91.62
Professional Consultants	16,500.00	7,682.50	400.00	150.00	46.56
Maintenance Expenses	92,750.00	88,438.36	2,485.81	11,513.06	95.35
Utilities Taxes & Rent	115,075.00	108,718.41	4,769.83	7,662.56	94.48
Interest Expense-JCLDC Project	5,379.00	4,988.47	400.76	411.39	92.74
Interest Expense-JAIN PROJEC	2,714.00	2,541.81	182.26	192.11	93.66
Interest Exp Roof Project	6,367.00	5,864.21	511.61	515.87	92.10
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	427,036.87	25,137.33	38,160.60	90.69
Total Revenue	501,359.00	462,510.51	42,935.64	45,628.84	92.25
Total Expenses	470,879.00	427,036.87	25,137.33	38,160.60	90.69
Net Income Over Expenditure	\$ 30,480.00	35,473.64	\$ 17,798.31	7,468.24	116.38

Watertown Industrial Center LDC
Balance Sheet
May 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	74,540.50
Capital Reserve		98,450.40
Leasehold Improvement Fund		154,545.67
Accounts Receivable		3,835.39
Acc. Rec. LHI		253,338.32
Rents Receivable		10,608.29
		595,318.57
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,346.87)
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		(4,152,984.64)
		1,985,806.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		66,969.35
		66,969.35
Total Other Assets		
Total Assets	\$	2,648,094.44

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,405.87
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		9.13
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		156,049.24
DEFERRED LIAB. BACK OF A PROJ		59,102.87
Due WIC LHI		50.72
Deferred Revenue		38,186.93
Refundable Advance - Back of A		60,000.00
		323,305.94
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		156,044.24
BACK A RENOVATION LOAN		59,102.70
Roof Replacement Loan		202,941.01
		418,087.95
Total Long-Term Liabilities		
Total Liabilities		741,393.89
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
May 31, 2022

Fund Balance - Capital Reserve	1,686,158.83	
Net Income	<u>6,714.35</u>	
Total Capital		<u>1,906,700.55</u>
Total Liabilities & Capital		<u>\$ 2,648,094.44</u>

Watertown Industrial Center Compative Balance Sheet for: 4/30/22 - 5/31/22

ASSETS	4/30/2022	5/31/2022	After Adjusting Entries 6/30/2021
Current Assets			
General Checking - Key Bank	\$ 65,539.47	\$ 74,540.50	\$ 97,616.15
Capital Reserve	98,449.56	98,450.40	98,441.37
Leasehold Improvement Fund	152,234.94	154,545.67	131,015.32
Accounts Receivable	4,874.07	3,835.39	9,155.69
Acc. Rec. LHI	263,264.78	253,338.32	359,482.13
Rents Receivable	<u>6,067.97</u>	<u>10,608.29</u>	<u>18,327.12</u>
Total Current Assets	590,430.79	595,318.57	714,037.78
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(58,230.87)	(58,346.87)	(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>(4,140,116.64)</u>	<u>(4,152,984.64)</u>	<u>(4,011,436.64)</u>
Total Property and Equipment	1,998,790.52	1,985,806.52	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>\$ 2,656,190.66</u>	<u>\$ 2,648,094.44</u>	<u>\$ 2,845,408.34</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 11,576.91	\$ 7,405.87	\$ 3,748.15
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	7.83	9.13	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	160,310.35	156,049.24	202,341.34
Deferred Liab.Back of A Project	62,489.20	59,102.87	95,815.55
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	40,465.95	38,186.93	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	337,402.14	323,305.94	425,791.33
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	160,305.35	156,044.24	202,336.34
Back A Renovation Loan	62,489.03	59,102.70	95,815.38
Roof Replacement Loan	<u>204,647.79</u>	<u>202,941.01</u>	<u>221,479.09</u>
Total Long-Term Liabilities	427,442.17	418,087.95	519,630.81
Total Liabilities	764,844.31	741,393.89	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>(8,639.85)</u>	<u>6,714.35</u>	<u>49,897.83</u>
Total Capital	1,891,346.35	1,906,700.55	1,899,986.20
Total Liabilities & Capital	<u>\$ 2,656,190.66</u>	<u>\$ 2,648,094.44</u>	<u>\$ 2,845,408.34</u>

Watertown Industrial Center LDC
Tenant Receivables
As of May 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
CONVERSE LABORATORIES IN							
DigiCollect LLC	6669	6/1/22	-304.50				-304.50
DigiCollect LLC			-304.50				-304.50
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.							
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
	6703	5/1/22	4,340.99				4,340.99
MODERN MOVING AND STORAG			4,340.99	4,340.99			8,681.98
NEW YORK AIR BRAKE	6704	5/1/22	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
WESTELCOM	6627	4/1/22		495.60			495.60
	6628	5/1/22	495.60				495.60
WESTELCOM			495.60	495.60			991.20
			5,905.41	4,836.59		-4,107.24	6,634.76

Watertown Industrial Center LDC
Aged Receivables
As of May 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			972.11	1,305.43	1,473.54	3,751.08
MODERN MOVING AND S						
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			972.11	1,305.43	1,557.85	3,835.39

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2022 to May 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
5/16/22	125000	2800	Invoice: 6697		417.96
	125000		Invoice: 6695		316.05
	125000		Invoice: 6698		304.67
	141000		Invoice: 6686		2,135.26
	100000		PICK N GO PROPERTY WASTE SERVICES	3,173.94	
5/16/22	141000	14998	Invoice: 6655		11,825.96
	100000		Erie Boulevard Hydropower L.P.	11,825.96	
5/16/22	141000	VV703	Invoice: 6701		720.17
	100000		Certapro Painters	720.17	
5/16/22	141000	1239	Invoice: 6708		505.79
	100000		STEVEN ELLIOT	505.79	
5/16/22	141000	006263903	Invoice: 6505		895.60
	100000		Ampersand New York Operations Co. LLC.	895.60	
5/16/22	141000	1560	Invoice: 6711		375.00
	100000		WATERTOWN MODEL RAILROAD CLUB	375.00	
5/16/22	141000	6098	Invoice: 6702		1,496.58
	100000		JEFFERSON COUNTY LDC	1,496.58	
5/16/22	141000	11301	Invoice: 6710		2,248.54
	100000		SERV-PRO	2,248.54	
5/16/22	141000	0000080585	Invoice: 6709		306.81
	100000		LAURENCE WOLLUM	306.81	
5/16/22	141000	783552	Invoice: 6706		1,039.94
	100000		W.B. Mason Co, Inc.	1,039.94	
5/16/22	141000	459566	Invoice: 6685		1,373.32
	100000		NEW YORK AIR BRAKE	1,373.32	
5/16/22	141000	017871	Invoice: 6712		207.00
	100000		CURRENT APPLICATIONS, INC.	207.00	
5/16/22	141000	93038	Invoice: 6705		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
5/16/22	141000	10954	Invoice: 6533		3,621.25
	100000		Nytric Electrical Contractors, LLC.	3,621.25	
5/31/22	141000	163668	Invoice: 6462		6,464.80
	100000		Jain Irrigation Inc.	6,464.80	
5/31/22	141000	2823	Invoice: 6707		2,135.26
	100000		PICK N GO PROPERTY WASTE SERVICES	2,135.26	
5/31/22	141000	2112	Invoice: 6554		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
				39,433.16	39,433.16

Watertown Industrial Center LDC
Aged Payables
As of May 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
ACE NOBEL ACE HDWE 315-782-5964	5/21 - 11213	359.15				359.15
ACE NOBEL ACE HDWE		359.15				359.15
CINTAS CINTAS	12666550-5312	451.74				451.74
CINTAS CINTAS		451.74				451.74
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-5/22	482.89				482.89
CITYCOMP CITY COMPTROLLER		482.89				482.89
DE DIRECT ENERGY	221530049221 221530049221 221530049221 221510049204 221510049204 221520049208	375.38 282.25 230.52 66.11 81.37 55.27				375.38 282.25 230.52 66.11 81.37 55.27
DE DIRECT ENERGY		1,090.90				1,090.90
NG NATIONAL GRID	1118719155-52 0958937132-52 0498937125-52 9678936125-52 2017080029-52 2853006034-52 4083010042-52 0058937125-52 0038937138-52 0338937134-52 5874117053-52 1078719124-52 0538786113-52 0918937121-52 0498786119-52 0518786126-52	215.38 252.70 151.49 28.58 76.17 306.49 124.27 221.20 306.20 26.66 114.16 321.02 29.59 29.95 229.67 157.70				215.38 252.70 151.49 28.58 76.17 306.49 124.27 221.20 306.20 26.66 114.16 321.02 29.59 29.95 229.67 157.70

Watertown Industrial Center LDC
Aged Payables
As of May 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
NG NATIONAL GRID		2,591.23				2,591.23
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
OVERHEAD DOOR CO OVERHEAD DOOR CO	46968	181.00				181.00
OVERHEAD DOOR CO OVERHEAD DOOR CO		181.00				181.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-5/22	400.00				400.00
SCHWERZMANN SCHWERZMANN & WIS		400.00				400.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-53122	445.00				445.00
SEAWAY RENTAL SEAWAY RENTAL COR		445.00				445.00
Time Warner Charter Communications	144093601052	267.74				267.74
Time Warner Charter Communication		267.74				267.74

Watertown Industrial Center LDC
Aged Payables
As of May 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	338435804483	631.47				631.47
WASTE M WASTE MANAGEMENT		631.47				631.47
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		6,901.12			272.00	7,173.12

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2022 to May 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
5/1/22	11522	200000 100000	Invoice: 5/22 INS Central Insurance Companies	4,860.67	4,860.67
5/1/22	11523	200000 100000	Invoice: 000031477750 EXCELLUS HEALTH PLAN	462.35	462.35
5/1/22	11524	200000 100000	Invoice: 5/22 - 7/22 Guardian Life Ins Co	386.67	386.67
5/1/22	11525	200000 100000	Invoice: 5/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/18/22	11526	200000	Invoice: 0498937125-42622	620.93	
		200000	Invoice: 0338937134-42622	26.65	
		200000	Invoice: 0498786119-42622	634.70	
		200000	Invoice: 1078719124-42622	467.30	
		200000	Invoice: 5874117053-42622	271.22	
		200000	Invoice: 2853006034-42622	315.77	
		200000	Invoice: 9678936125-42622	109.12	
		200000	Invoice: 4083010042-42622	255.33	
		200000	Invoice: 1118719155-42622	771.57	
		200000	Invoice: 091893712142622	52.59	
		200000	Invoice: 0538786113-42622	29.15	
		200000	Invoice: 2017080029-42622	82.28	
		200000	Invoice: 0038937138-42622	387.71	
		200000	Invoice: 0958937132-42622	279.54	
		200000	Invoice: 0058937125-42622	332.78	
		200000	Invoice: 0518786126-42822	157.84	
		100000	NATIONAL GRID		4,794.48
5/18/22	11527	100000	VOID		
5/18/22	11527	200000 100000	Invoice: 92037807 ABJ FIRE PROTECTION CO.	679.75	679.75
5/18/22	11528	200000 100000	Invoice: 11213-4/22 NOBEL ACE HDWE	1,634.04	1,634.04
5/18/22	11529	200000 100000	Invoice: 12666550-4/22 CINTAS	451.74	451.74
5/18/22	11530	200000 100000	Invoice: 0004614-4/22 CITY	438.99	438.99

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2022 to May 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
			COMPROLLER		
5/18/22	11531	200000	Invoice: 221240048964718	591.52	
		200000	Invoice: 221220048949694	102.46	
		200000	Invoice: 221240048964719	384.33	
		200000	Invoice: 221240048964720	246.54	
		200000	Invoice: 221220048949693	118.19	
		200000	Invoice: 221240048964721	312.74	
		200000	Invoice: 221240045964717	55.28	
		100000	DIRECT ENERGY		1,811.06
5/18/22	11532	200000	Invoice: 31556336	387.36	
		100000	Great America Financial Services		387.36
5/18/22	11533	200000	Invoice: 19793-5/22	51.37	
		100000	HANES SUPPLY, INC.		51.37
5/18/22	11534	200000	Invoice: 2022-038	317.80	
		100000	P.S.G.		317.80
5/18/22	11535	200000	Invoice: 1321881	332.59	
		100000	RSI ROOFING, INC.		332.59
5/18/22	11536	200000	Invoice: 007572-4/22	150.00	
		100000	SCHWERZMANN & WISE, PC		150.00
5/18/22	11537	200000	Invoice: 144093601042222	267.74	
		100000	Charter Communications		267.74
5/18/22	11538	200000	Invoice: 9905487399	266.10	
		100000	VERIZON WIRELESS		266.10
5/18/22	11539	200000	Invoice: 3382894-0448-9	618.03	
		100000	WASTE MANAGEMENT OF NEW YORK		618.03
5/18/22	11540	200000	Invoice: STMT45830913	209.47	
		100000	W.B. MASON COMPANY, INC.		209.47
5/18/22	11541	200000	Invoice: 26826	103.61	
		100000	WESTELCOM		103.61
5/18/22	11542	200000	Invoice: 105092-4/22	364.02	
		100000	G.W. WHITE & SON INC.		364.02
	Total			20,806.23	20,806.23

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2022
 Prepared by WICLDC STAFF, June 24, 2022

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 109,833.00	99,089.93	\$ 9,046.53	9,046.53	90.22
Total Revenues	<u>109,833.00</u>	<u>99,089.93</u>	<u>9,046.53</u>	<u>9,046.53</u>	90.22
Expenses					
Maintenance - Improvements	13,700.00	4,587.50	0.00	0.00	33.49
Maintenance - Building Repairs	18,300.00	22,761.43	498.80	1,667.59	124.38
Maintenance - Common Area	16,600.00	13,698.08	1,131.49	997.41	82.52
Maintenance - Grounds	24,400.00	21,638.53	0.00	6,850.00	88.68
Maintenance - Equipment/Tools	14,750.00	19,069.91	445.00	0.00	129.29
Maintenance - Materials	5,000.00	6,682.91	410.52	1,998.06	133.66
Total Operations	<u>92,750.00</u>	<u>88,438.36</u>	<u>2,485.81</u>	<u>11,513.06</u>	95.35
Net Income Over Expenditure	\$ <u>17,083.00</u>	<u>10,651.57</u>	\$ <u>6,560.72</u>	<u>(2,466.53)</u>	62.35