

Watertown Industrial Center LDC**Income Statement for the Two Month Period Ending August 31, 2022**

Prepared by Staff, January 23, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 525,924.00	89,663.06	\$ 44,831.53	44,831.53	436,260.94
Misc Inc - Oper & Admin	0.00	572.14	572.14	0.00	(572.14)
Interest Income	15.00	1.74	0.87	0.87	13.26
LIF Loan Principal	121,077.00	18,086.78	10,398.23	7,688.55	102,990.22
Leasehold Interest	5,401.00	1,118.91	577.00	541.91	4,282.09
Total Revenues	652,417.00	109,442.63	56,379.77	53,062.86	542,974.37
Expenses					
Marketing	10,000.00	8,728.63	948.17	7,780.46	1,271.37
Salaries	106,849.00	19,719.85	11,831.91	7,887.94	87,129.15
FICA-Medicare Tax Expense	8,021.00	1,493.75	896.25	597.50	6,527.25
Health Ins.	4,857.00	846.70	407.35	439.35	4,010.30
Dental Ins	774.00	201.34	211.86	(10.52)	572.66
Vision Ins.	202.00	49.58	52.32	(2.74)	152.42
Comp Ins.	2,900.00	589.08	356.22	232.86	2,310.92
Retirement Expense	7,339.00	1,704.28	1,152.14	552.14	5,634.72
NYS Unemployment	444.00	54.28	54.28	0.00	389.72
NYS Re-Emp Service	21.00	0.00	0.00	0.00	21.00
Vehicle Allowance	1,800.00	450.00	300.00	150.00	1,350.00
Disability	1,051.00	(34.95)	10.17	(45.12)	1,085.95
Paychex Processing	4,287.00	607.08	444.81	162.27	3,679.92
Life Ins.	0.00	24.75	24.75	0.00	(24.75)
Office Expenses	20,910.00	3,080.68	1,917.14	1,163.54	17,829.32
Depreciation	155,808.00	26,370.96	13,185.48	13,185.48	129,437.04
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	10,840.34	4,860.67	5,979.67	50,154.66
Legal General	5,000.00	1,100.00	375.00	725.00	3,900.00
Accounting and Auditing	5,950.00	0.00	0.00	0.00	5,950.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	10,500.00
Maintenance - Common Area	13,500.00	3,468.34	2,435.23	1,033.11	10,031.66
Maintenance - Building Repairs	21,800.00	2,944.49	860.60	2,083.89	18,855.51
Maintenance - Materials	5,000.00	701.92	152.90	549.02	4,298.08
Maintenance - Grounds	24,400.00	253.74	0.00	253.74	24,146.26
Maintenance - Equipment/Tools	18,750.00	1,430.00	1,430.00	0.00	17,320.00
Waste Removal	6,636.00	2,433.74	887.40	1,546.34	4,202.26
Property Taxes	30,000.00	11,900.01	0.00	11,900.01	18,099.99
Water	8,580.00	1,234.67	707.88	526.79	7,345.33
Electric	48,317.00	9,031.22	5,574.55	3,456.67	39,285.78
Gas	31,161.00	2,675.73	2,504.31	171.42	28,485.27
Interest Expense-Roof Project	5,751.00	1,001.84	498.78	503.06	4,749.16
Interest Expense-JCLDC Project	3,841.00	748.15	368.72	379.43	3,092.85
Interest Expense-JAIN PROJEC	1,291.00	315.02	152.54	162.48	975.98
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	644,435.00	113,965.22	52,601.43	61,363.79	530,469.78
Total Revenue	652,417.00	109,442.63	56,379.77	53,062.86	542,974.37
Total Expenses	644,435.00	113,965.22	52,601.43	61,363.79	530,469.78
Net Income Over Expenditure	\$ 7,982.00	(4,522.59)	\$ 3,778.34	(8,300.93)	12,504.59

Watertown Industrial Center LDC
Income Statement for the Two Month Period Ending August 31, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	89,663.06	\$ 44,831.53	44,831.53	17.05
Misc Inc - Oper & Admin	0.00	572.14	572.14	0.00	0.00
Interest Income	15.00	1.74	0.87	0.87	11.60
Total Revenues	525,939.00	90,236.94	45,404.54	44,832.40	17.16
Expenses					
Marketing	10,000.00	8,728.63	948.17	7,780.46	87.29
Salaries	106,849.00	19,719.85	11,831.91	7,887.94	18.46
Benefits	27,409.00	5,378.81	3,465.34	1,913.47	19.62
Paychex Processing	4,287.00	607.08	444.81	162.27	14.16
Office Expenses	20,910.00	3,080.68	1,917.14	1,163.54	14.73
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	10,840.34	4,860.67	5,979.67	17.77
Professional Consultants	23,650.00	1,100.00	375.00	725.00	4.65
Maintenance Expenses	93,950.00	8,798.49	4,878.73	3,919.76	9.37
Utilities Taxes & Rent	124,694.00	27,275.37	9,674.14	17,601.23	21.87
Interest Expense-JCLDC Project	3,841.00	748.15	368.72	379.43	19.48
Interest Expense-JAIN PROJEC	1,291.00	315.02	152.54	162.48	24.40
Interest Exp Roof Project	5,751.00	1,001.84	498.78	503.06	17.42
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	488,627.00	87,594.26	39,415.95	48,178.31	17.93
Total Revenue	525,939.00	90,236.94	45,404.54	44,832.40	17.16
Total Expenses	488,627.00	87,594.26	39,415.95	48,178.31	17.93
Net Income Over Expenditure	\$ 37,312.00	2,642.68	\$ 5,988.59	(3,345.91)	7.08

Watertown Industrial Center LDC
Balance Sheet
August 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	82,066.89
Capital Reserve		105,420.40
Leasehold Improvement Fund		159,603.83
Accounts Receivable		1,272.06
Acc. Rec. LHI		225,303.53
Rents Receivable		8,678.48
		582,345.19
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,695.69)
Capital Improvements - Cap Imp		4,475,419.58
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		(4,194,621.78)
		2,031,799.56
Total Property and Equipment		
Other Assets		
Work In Process-Variou		11,059.53
		11,059.53
Total Other Assets		
		11,059.53
Total Assets		\$ 2,625,204.28

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	15,036.66
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		13.08
ACCRUED PAYROLL		1,471.00
Retirement Withheld		121.44
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		143,201.89
DEFERRED LIAB. BACK OF A PROJ		48,884.50
Due WIC LHI		50.72
Deferred Revenue		33,217.86
		243,024.20
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		143,196.89
BACK A RENOVATION LOAN		48,884.33
Roof Replacement Loan		197,795.02
		389,876.24
Total Long-Term Liabilities		
		632,900.44
Total Liabilities		
Capital		
Fund Balance		264,751.54
Capital Improvement Reserve		226,902.82
Fund Balance - Leasehold Impr.		0.24
Fund Balance - Capital Reserve		1,505,171.83

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
August 31, 2022

Net Income	<u>(4,522.59)</u>	
Total Capital		<u>1,992,303.84</u>
Total Liabilities & Capital	\$	<u><u>2,625,204.28</u></u>

Watertown Industrial Center LDC
Tenant Receivables
As of Aug 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							
CURRENT APPLICATIONS, INC.	6794	8/1/22	207.00				207.00
CURRENT APPLICATIONS, INC.			207.00				207.00
DigiCollect LLC	6796	7/1/22		304.50			304.50
	6797	8/1/22	304.50				304.50
DigiCollect LLC			304.50	304.50			609.00
STEVEN ELLIOT							
Erie Boulevard Hydropower L.P.							
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.	6513	8/1/22	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							
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
SERV-PRO						-0.01	-0.01
W.B. Mason Co, Inc.	6767	7/1/22		-0.01			-0.01
	6792	8/1/22	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01			-0.02
WESTELCOM	6720	6/1/22			510.47		510.47
	6779	7/1/22		510.47			510.47
	6793	8/1/22	510.47				510.47
WESTELCOM			510.47	510.47	510.47		1,531.41
			7,486.76	814.96	510.47	-4,107.24	4,704.95

Watertown Industrial Center LDC
Aged Receivables
As of Aug 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	6866	649.75				649.75
MODERN MOVING AND S	6867	538.00				538.00
315-225-9279						
MODERN MOVING		1,187.75				1,187.75
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		1,187.75			84.31	1,272.06

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2022 to Aug 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
8/3/22	141000 100000	2882	Invoice: 6781 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
8/3/22	141000 100000	1565	Invoice: 6806 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
8/3/22	141000 100000	026413	Invoice: 6628 WESTELCOM	495.60	495.60
8/3/22	141000 100000	15226	Invoice: 6730 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
8/12/22	141000 100000	2896	Invoice: 6795 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
8/12/22	141000 141000 100000	460004	Invoice: 6717 Invoice: 6753 NEW YORK AIR BRAKE	2,746.64	1,373.32 1,373.32
8/12/22	141000 100000	0000080605	Invoice: 6804 LAURENCE WOLLUM	306.81	306.81
8/12/22	141000 100000	11123	Invoice: 6755 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
8/12/22	125000 141000 141000 141000 141000 100000	033361	Invoice: 6699 Invoice: 6703 Invoice: 6716 Invoice: 6752 Invoice: 6789 MODERN MOVING AND STORAGE	18,336.07	972.11 4,340.99 4,340.99 4,340.99 4,340.99
8/12/22	141000 100000	93361	Invoice: 6791 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
8/12/22	141000 100000	802547	Invoice: 6792 W.B. Mason Co, Inc.	1,060.74	1,060.74
8/12/22	141000 100000	VV738	Invoice: 6787 Certapro Painters	720.17	720.17
8/12/22	141000 100000	22076	Invoice: 6768 BLACK HORSE GROUP, LLC	1,534.49	1,534.49
8/12/22	141000 100000	0064834112	Invoice: 6738 Ampersand New York Operations Co. LLC.	919.17	919.17
8/12/22	141000 100000	164238	Invoice: 6512 Jain Irrigation Inc.	6,464.80	6,464.80
8/12/22	141000 100000	6232	Invoice: 6788 JEFFERSON COUNTY LDC	1,496.58	1,496.58
8/12/22	141000 100000	11454	Invoice: 6805 SERV-PRO	2,248.54	2,248.54
8/31/22	405501 100000	7002288281	REIMBURSEMENT ON NG ACCOUNT 5874117053 National Grid	114.16	114.16
8/31/22	405501	7002288280	REIMBURSEMENT ON NG ACCOUNT 0498937125		151.49

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2022 to Aug 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
	100000		National Grid	151.49	
8/31/22	405501	7002288279	REIMBURSEMENT ON NG ACCOUNT 2853006034		306.49
	100000		National Grid	306.49	
8/31/22	141000 100000	460111	Invoice: 6790 NEW YORK AIR BRAKE	1,373.32	1,373.32
8/31/22	141000 100000	2256	Invoice: 6803 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
8/31/22	141000 100000	15316	Invoice: 6731 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
8/31/22	141000 100000	1246	Invoice: 6802 STEVEN ELLIOT	505.79	505.79
				75,580.25	75,580.25
				75,580.25	75,580.25

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
ABJ ABJ FIRE PROTECTION	92040983	679.75				679.75
ABJ ABJ FIRE PROTECTION		679.75				679.75
ACE NOBEL ACE HDWE	11213-7/22 11213-8/22 ST	152.90	549.02			549.02 152.90
315-782-5964						
ACE NOBEL ACE HDWE		152.90	549.02			701.92
CINTAS CINTAS	12666550-8/22	487.44				487.44
CINTAS CINTAS		487.44				487.44
CITYCOMP CITY COMPTRROLLER	0004614-7/22- 0002012-8/22- 0004164-8/22-	268.89 438.99	526.79			526.79 268.89 438.99
315-785-7757						
CITYCOMP CITY COMPTRROLLER		707.88	526.79			1,234.67
COOPER COOPER ELECTRIC	348751-8/22	160.00				160.00
COOPER COOPER ELECTRIC		160.00				160.00
DE DIRECT ENERGY	222430049886 222430049886 222450049905 222450049905	385.33 1,016.88 83.82 55.28				385.33 1,016.88 83.82 55.28
DE DIRECT ENERGY		1,541.31				1,541.31

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
NETTO	53342	1,218.04				1,218.04
NETTO FIRE EQUIPMEN	33348	50.00				50.00
NETTO		1,268.04				1,268.04
NETTO FIRE EQUIPME						
NG	2017080029-82	107.29				107.29
NATIONAL GRID	0038937138-82	359.90				359.90
	0058937125-82	195.88				195.88
	0338937134-82	26.66				26.66
	4083010042-82	124.02				124.02
	9678936125-82	27.55				27.55
	0438937132-82	1,387.13				1,387.13
	0538786113-82	29.60				29.60
	0498786119-82	277.50				277.50
	1078719124-82	508.40				508.40
	0898937178-82	22.36				22.36
	0918937121-82	29.60				29.60
	0518786126-82	159.66				159.66
NG		3,255.55				3,255.55
NATIONAL GRID						
NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
NYS DEPT OF LABOR						
NYS DEPT OF LABOR					275.00	275.00
NYS DEPT OF LABOR						
OVERHEAD DOOR CO	47540	315.60				315.60
OVERHEAD DOOR CO						
OVERHEAD DOOR CO		315.60				315.60
OVERHEAD DOOR CO						
SCHWERZMANN	007572-8/22	375.00				375.00
SCHWERZMANN & WIS						
315-788-6700						

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
SCHWERZMANN SCHWERZMANN & WIS		375.00				375.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	8/22 STMNT	1,430.00				1,430.00
SEAWAY RENTAL SEAWAY RENTAL COR		1,430.00				1,430.00
WASTE M WASTE MANAGEMENT 315-773-5696	338912104480	887.40				887.40
WASTE M WASTE MANAGEMENT		887.40				887.40
WB MASON W.B. MASON COMPANY	STMT4855897	895.75				895.75
WB MASON W.B. MASON COMPAN		895.75				895.75
WHITE'S G.W. WHITE & SON INC 315-788-6200	1105092-8/22	1,299.48				1,299.48
WHITE'S G.W. WHITE & SON INC		1,299.48				1,299.48
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		13,456.10	1,075.81		272.00	14,803.91

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

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

Vendor ID	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Vendor						
Contact						
Telephone 1						

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Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2022 to Aug 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
8/1/22	11590	200000 100000	Invoice: 8/22 INS Central Insurance Companies	4,860.67	4,860.67
8/1/22	11591	200000 100000	Invoice: 000032330961 EXCELLUS HEALTH PLAN	503.35	503.35
8/1/22	11592	200000 100000	Invoice: 8/22 - 10/22 Guardian Life Ins Co	386.67	386.67
8/1/22	11593	200000 100000	Invoice: 095893713262422 NATIONAL GRID	253.87	253.87
8/1/22	11594	200000 100000	Invoice: 86-07363 7 NYS UNEMPLOYMENT INSURANCE	54.28	54.28
8/1/22	11595	200000 200000 100000	Invoice: 47237 Invoice: 47263 OVERHEAD DOOR CO	285.20 194.85	480.05
8/1/22	11596	200000 100000	Invoice: 144093601072122 Charter Communications	267.74	267.74
8/1/22	11597	200000 100000	Invoice: 8/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
8/19/22	11598	200000 100000	Invoice: 0498786119-72622 Invoice: 0038937138-72622 Invoice: 1078719124-72622 Invoice: 0958937132-72622 Invoice: 4083010042-72822 Invoice: 0518786126-72822 Invoice: 0058937125-72822 Invoice: 9678936125-72822 Invoice: 0538786113-72822 Invoice: 0918937121-72822 Invoice: 0338937134-72822 Invoice: 2017080029-72822 Invoice: 0438937172-8122 Invoice: 0898937178-8122 NATIONAL GRID	247.74 374.08 620.15 235.95 132.38 158.85 210.36 26.68 29.60 29.60 26.66 84.49 2,310.00 1,510.00	5,996.54
8/19/22	11599	100000	VOID		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2022 to Aug 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
8/19/22	11599	200000 100000	Invoice: 13388 AUBERTINE AND CURRIER ARCHITECTS	2,500.00	2,500.00
8/19/22	11600	200000 100000	Invoice: 12666550-7/22 CINTAS	487.44	487.44
8/19/22	11601	200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 222230049742763 Invoice: 222020049593938 Invoice: 222150049685220 Invoice: 222150049685219 Invoice: 22130049670002 Invoice: 222130049670001 DIRECT ENERGY	394.46 156.29 440.28 965.61 89.38 55.28	2,101.30
8/19/22	11602	200000 100000	Invoice: 6295 GLEASON'S SEPTIC DRAIN SERVICE	385.00	385.00
8/19/22	11603	200000 100000	Invoice: 32142178 Great America Financial Services	387.36	387.36
8/19/22	11604	200000 100000	Invoice: 2278845 MCQUADE & BANNIGAN	414.17	414.17
8/19/22	11605	200000 100000	Invoice: 26402 NNY ONLINE	20.00	20.00
8/19/22	11606	200000 100000	Invoice: 162540-22 OSWEGO COUNTY BUSINESS MAGAZINE	439.00	439.00
8/19/22	11607	200000 100000	Invoice: 7/21 - 6/22 OMEGA, INC.	600.00	600.00
8/19/22	11608	200000 200000 100000	Invoice: 2958 Invoice: 2975 P&M CONSTRUCTION	850.00 4,520.00	5,370.00
8/19/22	11609	200000 100000	Invoice: 6651 RIVERSIDE MEDIA GROUP	75.00	75.00
8/19/22	11610	200000 100000	Invoice: 007572-7/22 SCHWERZMANN & WISE, PC	725.00	725.00
8/19/22	11611	200000 100000	Invoice: 9912467194 VERIZON WIRELESS	261.45	261.45
8/19/22	11612	200000 100000	Invoice: 338759004488 WASTE	910.40	910.40

**Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2022 to Aug 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
			MANAGEMENT OF NEW YORK		
8/19/22	11613	200000 100000	Invoice: 31039 WESTELCOM	104.84	104.84
8/19/22	11614	200000 100000	Invoice: 105092-7/22 G.W. WHITE & SON INC.	253.74	253.74
	Total			30,056.26	30,056.26

Watertown Industrial Center LDC
Maintenance Report for the Two Month Period Ending August 31, 2022
 Prepared by WICLDC STAFF, January 23, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 110,036.00	18,107.68	\$ 9,053.84	9,053.84	16.46
Total Revenues	<u>110,036.00</u>	<u>18,107.68</u>	<u>9,053.84</u>	<u>9,053.84</u>	16.46
Expenses					
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	21,800.00	2,944.49	860.60	2,083.89	13.51
Maintenance - Common Area	13,500.00	3,468.34	2,435.23	1,033.11	25.69
Maintenance - Grounds	24,400.00	253.74	0.00	253.74	1.04
Maintenance - Equipment/Tools	18,750.00	1,430.00	1,430.00	0.00	7.63
Maintenance - Materials	5,000.00	701.92	152.90	549.02	14.04
Total Operations	<u>93,950.00</u>	<u>8,798.49</u>	<u>4,878.73</u>	<u>3,919.76</u>	9.37
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>9,309.19</u>	\$ <u>4,175.11</u>	<u>5,134.08</u>	57.87