

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 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	134,134.59	\$ 44,471.53	44,831.53	391,789.41
Misc Inc - Oper & Admin	0.00	572.14	0.00	572.14	(572.14)
Interest Income	15.00	2.63	0.89	0.87	12.37
LIF Loan Principal	121,077.00	26,225.67	8,138.89	10,398.23	94,851.33
Leasehold Interest	5,401.00	1,645.82	526.91	577.00	3,755.18
Total Revenues	652,417.00	162,580.85	53,138.22	56,379.77	489,836.15
Expenses					
Marketing	10,000.00	8,728.63	0.00	948.17	1,271.37
Salaries	106,849.00	30,532.61	10,812.76	11,831.91	76,316.39
FICA-Medicare Tax Expense	8,021.00	2,314.57	820.82	896.25	5,706.43
Health Ins.	4,857.00	1,280.37	433.67	407.35	3,576.63
Dental Ins	774.00	190.82	(10.52)	211.86	583.18
Vision Ins.	202.00	46.84	(2.74)	52.32	155.16
Comp Ins.	2,900.00	903.23	314.15	356.22	1,996.77
Retirement Expense	7,339.00	2,678.71	974.43	1,152.14	4,660.29
NYS Unemployment	444.00	54.28	0.00	54.28	389.72
NYS Re-Emp Service	21.00	0.00	0.00	0.00	21.00
Vehicle Allowance	1,800.00	450.00	0.00	300.00	1,350.00
Disability	1,051.00	(95.01)	(60.06)	10.17	1,146.01
Paychex Processing	4,287.00	903.62	296.54	444.81	3,383.38
Life Ins.	0.00	24.75	0.00	24.75	(24.75)
Office Expenses	20,910.00	6,165.70	3,085.02	1,917.14	14,744.30
Depreciation	155,808.00	39,556.44	13,185.48	13,185.48	116,251.56
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	15,700.97	4,860.63	4,860.67	45,294.03
Legal General	5,000.00	1,100.00	0.00	375.00	3,900.00
Accounting and Auditing	5,950.00	6,000.00	6,000.00	0.00	(50.00)
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	5,838.18	2,369.84	2,435.23	7,661.82
Maintenance - Building Repairs	21,800.00	3,219.55	275.06	860.60	18,580.45
Maintenance - Materials	5,000.00	1,326.52	624.60	152.90	3,673.48
Maintenance - Grounds	24,400.00	253.74	0.00	0.00	24,146.26
Maintenance - Equipment/Tools	18,750.00	1,959.83	529.83	1,430.00	16,790.17
Waste Removal	6,636.00	3,048.48	614.74	887.40	3,587.52
Property Taxes	30,000.00	11,900.01	0.00	0.00	18,099.99
Water	8,580.00	1,942.55	707.88	707.88	6,637.45
Electric	48,317.00	12,771.23	3,740.01	5,574.55	35,545.77
Gas	31,161.00	2,847.65	171.92	2,504.31	28,313.35
Interest Expense-Roof Project	5,751.00	1,496.32	494.48	498.78	4,254.68
Interest Expense-JCLDC Project	3,841.00	1,106.14	357.99	368.72	2,734.86
Interest Expense-JAIN PROJEC	1,291.00	457.60	142.58	152.54	833.40
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	164,704.33	50,739.11	52,601.43	479,730.67
Total Revenue	652,417.00	162,580.85	53,138.22	56,379.77	489,836.15
Total Expenses	644,435.00	164,704.33	50,739.11	52,601.43	479,730.67
Net Income Over Expenditure	\$ 7,982.00	(2,123.48)	\$ 2,399.11	3,778.34	10,105.48

Watertown Industrial Center LDC
Income Statement for the Three Month Period Ending September 30, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	134,134.59	\$ 44,471.53	44,831.53	25.50
Misc Inc - Oper & Admin	0.00	572.14	0.00	572.14	0.00
Interest Income	15.00	2.63	0.89	0.87	17.53
Total Revenues	525,939.00	134,709.36	44,472.42	45,404.54	25.61
Expenses					
Marketing	10,000.00	8,728.63	0.00	948.17	87.29
Salaries	106,849.00	30,532.61	10,812.76	11,831.91	28.58
Benefits	27,409.00	7,848.56	2,469.75	3,465.34	28.63
Paychex Processing	4,287.00	903.62	296.54	444.81	21.08
Office Expenses	20,910.00	6,165.70	3,085.02	1,917.14	29.49
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	15,700.97	4,860.63	4,860.67	25.74
Professional Consultants	23,650.00	7,100.00	6,000.00	375.00	30.02
Maintenance Expenses	93,950.00	12,597.82	3,799.33	4,878.73	13.41
Utilities Taxes & Rent	124,694.00	32,509.92	5,234.55	9,674.14	26.07
Interest Expense-JCLDC Project	3,841.00	1,106.14	357.99	368.72	28.80
Interest Expense-JAIN PROJEC	1,291.00	457.60	142.58	152.54	35.45
Interest Exp Roof Project	5,751.00	1,496.32	494.48	498.78	26.02
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	125,147.89	37,553.63	39,415.95	25.61
Total Revenue	525,939.00	134,709.36	44,472.42	45,404.54	25.61
Total Expenses	488,627.00	125,147.89	37,553.63	39,415.95	25.61
Net Income Over Expenditure	\$ 37,312.00	9,561.47	\$ 6,918.79	5,988.59	25.63

Watertown Industrial Center LDC
Balance Sheet
September 30, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	72,977.68
Capital Reserve		112,390.99
Leasehold Improvement Fund		160,040.49
Accounts Receivable		1,814.97
Acc. Rec. LHI		217,164.64
Rents Receivable		18,247.61
		<hr/>
Total Current Assets		582,636.38
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,812.10)
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		(4,207,690.85)
		<hr/>
Total Property and Equipment		2,018,614.08
Other Assets		
Work In Process-Variou		14,979.72
		<hr/>
Total Other Assets		14,979.72
		<hr/>
Total Assets	\$	<u><u>2,616,230.18</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	21,373.13
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		14.40
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		138,898.01
DEFERRED LIAB. BACK OF A PROJ		45,458.49
Due WIC LHI		50.72
Deferred Revenue		32,808.86
		<hr/>
Total Current Liabilities		241,104.79
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		138,893.01
BACK A RENOVATION LOAN		45,458.32
Roof Replacement Loan		196,071.11
		<hr/>
Total Long-Term Liabilities		380,422.44
		<hr/>
Total Liabilities		621,527.23
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
September 30, 2022

Net Income	<u>(2,123.48)</u>	
Total Capital		<u>1,994,702.95</u>
Total Liabilities & Capital	\$	<u><u>2,616,230.18</u></u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 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
DigiCollect LLC	6799	10/1/22	-304.50				-304.50
	6800	11/1/22	-304.50				-304.50
	6801	12/1/22	-304.50				-304.50
	6821	1/1/23	-10.00				-10.00
DigiCollect LLC			-923.50				-923.50
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.	6513	8/1/22		6,464.80			6,464.80
	6514	9/1/22	6,464.80				6,464.80
Jain Irrigation Inc.			6,464.80	6,464.80			12,929.60
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	6810	9/1/22	4,340.99				4,340.99
MODERN MOVING AND STORAG			4,340.99				4,340.99
NEW YORK AIR BRAKE	6811	9/1/22	1,013.32				1,013.32
NEW YORK AIR BRAKE			1,013.32				1,013.32
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
	6813	9/1/22	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01		-0.03
WESTELCOM	6793	8/1/22		510.47			510.47
	6814	9/1/22	510.47				510.47
WESTELCOM			510.47	510.47			1,020.94
			11,406.07	6,975.26	-0.01	-4,107.24	14,274.08

Watertown Industrial Center LDC Aged Receivables As of Sep 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	6866		649.75			649.75
MODERN MOVING AND S	6867	538.00				538.00
	6868	542.91				542.91
315-225-9279						
MODERN MOVING MODERN MOVING AND S		1,080.91	649.75			1,730.66
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO SERV-PRO					84.32	84.32
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		1,080.91	649.75		84.31	1,814.97

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 Sep 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
ABJ ABJ FIRE PROTECTION	92040983	679.75				679.75
ABJ ABJ FIRE PROTECTION		679.75				679.75
ACE NOBEL ACE HDWE 315-782-5964	11213-9/22	511.12				511.12
ACE NOBEL ACE HDWE		511.12				511.12
BOWERS BOWERS & COMPANY BRIE 315-788-7690	211994	6,000.00				6,000.00
BOWERS BOWERS & COMPANY		6,000.00				6,000.00
BURRVILLE BURRVILLE POWER EQ 315-786-3468	9/22 STMNT	59.83				59.83
BURRVILLE BURRVILLE POWER EQ		59.83				59.83
CINTAS CINTAS	12666550-9/22	487.44				487.44
CINTAS CINTAS		487.44				487.44
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-93022 0002012-93022	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTRROLLER		707.88				707.88

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
COOPER COOPER ELECTRIC	348751-9/30 S	95.59				95.59
COOPER COOPER ELECTRIC		95.59				95.59
DE DIRECT ENERGY	222720050080 222720050080 222710050074 222730050095	281.42 670.13 81.19 55.27				281.42 670.13 81.19 55.27
DE DIRECT ENERGY		1,088.01				1,088.01
FP FP MAILING SOLUTION	RI105490042	135.45				135.45
FP FP MAILING SOLUTION		135.45				135.45
NG NATIONAL GRID	2017080029-92 0898937178-92 0438937172-92 0498786119-92 0538786113-92 0918937121-92 1078719124-92 0038937138-92 0058937125-92 0338937134-92 4083010042-92 9678936125-92 0518786126-92	89.12 29.49 1,497.71 324.19 29.60 29.60 513.31 329.59 187.43 26.66 122.30 26.68 161.15				89.12 29.49 1,497.71 324.19 29.60 29.60 513.31 329.59 187.43 26.66 122.30 26.68 161.15
NG NATIONAL GRID		3,366.83				3,366.83
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
NYS DEPT OF LABOR NYS DEPT OF LABOR					275.00	275.00
RAYNOR RAYNOR OVERHEAD D	44437	170.00				170.00
RAYNOR RAYNOR OVERHEAD D		170.00				170.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-8/22	375.00				375.00
SCHWERZMANN SCHWERZMANN & WIS		375.00				375.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	9/22 STMNT	470.00				470.00
SEAWAY RENTAL SEAWAY RENTAL COR		470.00				470.00
SECURITY SUPPLY SECURITY SUPPLY CO 518-757-2226	03800601 03837301	3,549.60 105.06				3,549.60 105.06
SECURITY SUPPLY SECURITY SUPPLY CO		3,654.66				3,654.66
THYSSENKRUPP TK ELEVATOR CORP 315-437-7541	159164	1,882.40				1,882.40
THYSSENKRUPP TK ELEVATOR CORP		1,882.40				1,882.40
WASTE M	339087904480	614.74				614.74

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
WASTE MANAGEMENT						
315-773-5696						
WASTE M WASTE MANAGEMENT		614.74				614.74
WB MASON W.B. MASON COMPANY	STMT4934857	351.15				351.15
WB MASON W.B. MASON COMPAN		351.15				351.15
WEST WESTELCOM	32400	105.05				105.05
WEST WESTELCOM		105.05				105.05
WHITE'S G.W. WHITE & SON INC	105092-9/22	113.48				113.48
315-788-6200						
WHITE'S G.W. WHITE & SON INC		113.48				113.48
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		20,868.38			272.00	21,140.38

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2022 to Sep 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
9/1/22	11615	200000 100000	Invoice: 11213-7/22 NOBEL ACE HDWE	549.02	549.02
9/1/22	11616	200000 100000	Invoice: 9/22 INS Central Insurance Companies	4,860.63	4,860.63
9/1/22	11617	200000 100000	Invoice: 000032615239 EXCELLUS HEALTH PLAN	503.35	503.35
9/1/22	11618	200000 100000	Invoice: 53342 NETTO FIRE EQUIPMENT	1,218.04	1,218.04
9/1/22	11619	200000 100000	Invoice: 144093601082122 Charter Communications	267.74	267.74
9/1/22	11620	200000 100000	Invoice: 9/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
9/19/22	11621	200000	Invoice: 1078719124-82522	508.40	
		200000	Invoice: 0538786113-82522	29.60	
		200000	Invoice: 9678936125-82522	27.55	
		200000	Invoice: 0338937134-82522	26.66	
		200000	Invoice: 0038937138-82522	359.90	
		200000	Invoice: 2017080029-82522	107.29	
		200000	Invoice: 0058937125-82522	195.88	
		200000	Invoice: 4083010042-82522	124.02	
		200000	Invoice: 0438937132-82522	1,387.13	
		200000	Invoice: 0498786119-82522	277.50	
		200000	Invoice: 0898937178-82522	22.36	
		200000	Invoice: 0918937121-82522	29.60	
		200000	Invoice: 0518786126-82922	159.66	
		100000	NATIONAL GRID		3,255.55
9/19/22	11622	100000	VOID		
9/19/22	11622	200000 100000	Invoice: 11213-8/22 STMNT NOBEL ACE HDWE	152.90	152.90
9/19/22	11623	200000 100000	Invoice: 12666550-8/22 CINTAS	487.44	487.44
9/19/22	11624	200000 200000	Invoice: 0004614-7/22-AB Invoice:	526.79 268.89	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2022 to Sep 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	0002012-8/22-C Invoice:	438.99	
		100000	0004164-8/22-AB CITY COMPROLLER		1,234.67
9/19/22	11625	200000 100000	Invoice: 348751-8/22 COOPER ELECTRIC	160.00	160.00
9/19/22	11626	200000	Invoice:	385.33	
		200000	222430049886356 Invoice:	1,016.88	
		200000	222430049886355 Invoice:	83.82	
		200000	222450049905637 Invoice:	55.28	
		100000	222450049905636 DIRECT ENERGY		1,541.31
9/19/22	11627	200000 100000	Invoice: 32341984 Great America Financial Services	387.36	387.36
9/19/22	11628	200000 100000	Invoice: 33348 NETTO FIRE EQUIPMENT	50.00	50.00
9/19/22	11629	200000 100000	Invoice: 9/22 STMNT NNY ONLINE	114.00	114.00
9/19/22	11630	200000 100000	Invoice: 47540 OVERHEAD DOOR CO	315.60	315.60
9/19/22	11631	200000 100000	Invoice: 2022-064 P.S.G.	275.00	275.00
9/19/22	11632	200000 100000	Invoice: 8/22 STMNT SEAWAY RENTAL CORP.	1,430.00	1,430.00
9/19/22	11633	200000 100000	Invoice: 9914802549 VERIZON WIRELESS	261.27	261.27
9/19/22	11634	200000 100000	Invoice: 338912104480 WASTE MANAGEMENT OF NEW YORK	887.40	887.40
9/19/22	11635	200000 100000	Invoice: STMT48558971 W.B. MASON COMPANY, INC.	895.75	895.75
9/19/22	11636	200000 100000	Invoice: 1105092-8/22 G.W. WHITE & SON INC.	1,299.48	1,299.48
	Total			22,364.90	22,364.90

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 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	27,161.52	\$ 9,053.84	9,053.84	24.68
Total Revenues	<u>110,036.00</u>	<u>27,161.52</u>	<u>9,053.84</u>	<u>9,053.84</u>	24.68
Expenses					
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	21,800.00	3,219.55	275.06	860.60	14.77
Maintenance - Common Area	13,500.00	5,838.18	2,369.84	2,435.23	43.25
Maintenance - Grounds	24,400.00	253.74	0.00	0.00	1.04
Maintenance - Equipment/Tools	18,750.00	1,959.83	529.83	1,430.00	10.45
Maintenance - Materials	5,000.00	1,326.52	624.60	152.90	26.53
Total Operations	<u>93,950.00</u>	<u>12,597.82</u>	<u>3,799.33</u>	<u>4,878.73</u>	13.41
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>14,563.70</u>	\$ <u>5,254.51</u>	<u>4,175.11</u>	90.54