

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2023**

Prepared by Staff, March 23, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 525,924.00	317,911.02	\$ 43,652.34	50,964.53	208,012.98
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	17,961.98	(18,921.48)
Interest Income	15.00	6.60	1.04	1.02	8.40
LIF Loan Principal	121,077.00	71,906.86	12,394.88	10,081.58	49,170.14
Leasehold Interest	5,401.00	3,613.73	454.44	458.31	1,787.27
Total Revenues	652,417.00	412,359.69	56,502.70	79,467.42	240,057.31
Expenses					
Marketing	10,000.00	10,526.47	0.00	1,228.00	(526.47)
Salaries	106,849.00	65,984.13	8,862.88	8,862.88	40,864.87
FICA-Medicare Tax Expense	8,021.00	5,001.13	671.64	671.64	3,019.87
Health Ins.	4,857.00	3,015.05	433.67	433.67	1,841.95
Dental Ins	774.00	376.38	(10.52)	(10.52)	397.62
Vision Ins.	202.00	92.31	(2.74)	(2.74)	109.69
Comp Ins.	2,900.00	1,956.89	259.98	264.56	943.11
Retirement Expense	7,339.00	5,160.31	620.40	620.40	2,178.69
NYS Unemployment	444.00	233.76	179.48	0.00	210.24
NYS Re-Emp Service	21.00	6.66	6.66	0.00	14.34
Vehicle Allowance	1,800.00	1,050.00	150.00	150.00	750.00
Disability	1,051.00	548.17	715.63	(50.10)	502.83
Paychex Processing	4,287.00	2,398.99	441.73	445.56	1,888.01
Life Ins.	0.00	49.50	0.00	0.00	(49.50)
Office Expenses	20,910.00	11,416.85	1,556.16	1,171.75	9,493.15
Depreciation	155,808.00	92,298.36	13,185.48	13,185.48	63,509.64
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	36,342.73	5,140.24	5,133.84	24,652.27
Legal General	5,000.00	1,887.00	337.00	0.00	3,113.00
Accounting and Auditing	5,950.00	6,600.00	0.00	600.00	(650.00)
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	10,500.00	570.00	570.00	0.00	9,930.00
Maintenance - Common Area	13,500.00	13,486.76	1,479.37	3,711.69	13.24
Maintenance - Building Repairs	21,800.00	4,049.55	525.00	0.00	17,750.45
Maintenance - Materials	5,000.00	5,241.39	686.77	1,871.55	(241.39)
Maintenance - Grounds	24,400.00	8,816.69	1,462.95	0.00	15,583.31
Maintenance - Equipment/Tools	18,750.00	13,321.23	4,638.01	1,962.00	5,428.77
Waste Removal	6,636.00	5,933.09	722.98	697.85	702.91
Property Taxes	30,000.00	36,438.26	0.00	0.00	(6,438.26)
Water	8,580.00	4,774.07	707.88	707.88	3,805.93
Electric	48,317.00	27,723.70	4,929.05	4,089.02	20,593.30
Gas	31,161.00	12,699.55	3,565.38	4,161.68	18,461.45
Interest Expense-Roof Project	5,751.00	3,431.03	477.17	481.52	2,319.97
Interest Expense-JCLDC Project	3,841.00	2,430.23	314.79	325.63	1,410.77
Interest Expense-JAIN PROJEC	1,291.00	927.70	102.43	112.51	363.30
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	384,787.94	52,729.47	50,825.75	259,647.06
Total Revenue	652,417.00	412,359.69	56,502.70	79,467.42	240,057.31
Total Expenses	644,435.00	384,787.94	52,729.47	50,825.75	259,647.06
Net Income Over Expenditure	\$ 7,982.00	27,571.75	\$ 3,773.23	28,641.67	(19,589.75)

Watertown Industrial Center LDC

Income Statement for the Seven Month Period Ending January 31, 2023

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	317,911.02	\$ 43,652.34	50,964.53	60.45
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	17,961.98	0.00
Interest Income	15.00	6.60	1.04	1.02	44.00
Total Revenues	525,939.00	336,839.10	43,653.38	68,927.53	64.05
Expenses					
Marketing	10,000.00	10,526.47	0.00	1,228.00	105.26
Salaries	106,849.00	65,984.13	8,862.88	8,862.88	61.75
Benefits	27,409.00	17,490.16	3,024.20	2,076.91	63.81
Paychex Processing	4,287.00	2,398.99	441.73	445.56	55.96
Office Expenses	20,910.00	11,416.85	1,556.16	1,171.75	54.60
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	36,342.73	5,140.24	5,133.84	59.58
Professional Consultants	23,650.00	8,487.00	337.00	600.00	35.89
Maintenance Expenses	93,950.00	45,485.62	9,362.10	7,545.24	48.41
Utilities Taxes & Rent	124,694.00	87,568.67	9,925.29	9,656.43	70.23
Interest Expense-JCLDC Project	3,841.00	2,430.23	314.79	325.63	63.27
Interest Expense-JAIN PROJEC	1,291.00	927.70	102.43	112.51	71.86
Interest Exp Roof Project	5,751.00	3,431.03	477.17	481.52	59.66
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	292,489.58	39,543.99	37,640.27	59.86
Total Revenue	525,939.00	336,839.10	43,653.38	68,927.53	64.05
Total Expenses	488,627.00	292,489.58	39,543.99	37,640.27	59.86
Net Income Over Expenditure	\$ 37,312.00	44,349.52	\$ 4,109.39	31,287.26	118.86

Watertown Industrial Center LDC
Balance Sheet
January 31, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	77,897.03
Capital Reserve		126,237.43
Leasehold Improvement Fund		174,773.39
Accounts Receivable		4,175.47
Acc. Rec. LHI		171,483.45
Rents Receivable		19,483.10
		574,049.87
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,277.74)
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		(4,259,967.13)
		1,965,872.16
Total Property and Equipment		
Other Assets		
Work In Process-Variou		21,594.33
		21,594.33
Total Other Assets		
Total Assets	\$	2,561,516.36

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	20,706.13
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		20.04
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		121,574.62
DEFERRED LIAB. BACK OF A PROJ		31,654.23
Due WIC LHI		50.72
Deferred Revenue		18,255.32
		194,762.24
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		121,569.62
BACK A RENOVATION LOAN		31,654.06
Roof Replacement Loan		189,132.26
		342,355.94
Total Long-Term Liabilities		
Total Liabilities		537,118.18
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
January 31, 2023

Net Income	<u>27,571.75</u>	
Total Capital		<u>2,024,398.18</u>
Total Liabilities & Capital	\$	<u><u>2,561,516.36</u></u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/22 - 1/31/23

ASSETS	12/31/2022	1/31/2023	After Adjusting Entries 6/30/2022
Current Assets			
General Checking - Key Bank	\$ 84,791.87	\$ 77,897.03	\$ 90,376.34
Capital Reserve	122,807.05	126,237.43	101,933.81
Leasehold Improvement Fund	170,153.06	174,773.39	156,856.38
Accounts Receivable	8,737.32	4,175.47	1,056.42
Acc. Rec. LHI	183,878.33	171,483.45	243,390.31
Rents Receivable	<u>12,947.28</u>	<u>19,483.10</u>	<u>10,927.66</u>
Total Current Assets	583,314.91	574,049.87	604,540.92
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,161.33)	(59,277.74)	(58,462.87)
Capital Improvements - Cap Imp	4,475,419.58	4,475,419.58	4,475,419.58
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>(4,246,898.06)</u>	<u>(4,259,967.13)</u>	<u>(4,168,483.64)</u>
Total Property and Equipment	1,979,057.64	1,965,872.16	2,058,170.52
Other Assets			
Work In Process-Variou	<u>21,594.33</u>	<u>21,594.33</u>	<u>2,740.05</u>
Total Other Assets	21,594.33	21,594.33	2,740.05
Total Assets	<u>\$ 2,583,966.88</u>	<u>\$ 2,561,516.36</u>	<u>\$ 2,665,451.49</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 24,982.01	\$ 20,706.13	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	18.57	20.04	10.40
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	125,921.70	121,574.62	151,777.48
Deferred Liab.Back of A Project	35,120.39	31,654.23	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>22,836.96</u>	<u>18,255.32</u>	<u>35,906.89</u>
Total Current Liabilities	211,431.53	194,762.24	259,916.13
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	125,916.70	121,569.62	151,772.48
Back A Renovation Loan	35,120.22	31,654.06	55,706.49
Roof Replacement Loan	<u>190,873.48</u>	<u>189,132.26</u>	<u>201,229.96</u>
Total Long-Term Liabilities	351,910.40	342,355.94	408,708.93
Total Liabilities	563,341.93	537,118.18	668,625.06
Capital			
Fund Balance	264,751.54	264,751.54	168,485.31
Capital Improvement Reserve	226,902.82	226,902.82	226,902.82
Fund Balance - Leasehold Impr.	0.24	0.24	0.24
Fund Balance - Capital Reserve	1,505,171.83	1,505,171.83	1,505,171.83
Net Income	<u>23,798.52</u>	<u>27,571.75</u>	<u>96,266.23</u>
Total Capital	2,020,624.95	2,024,398.18	1,996,826.43
Total Liabilities & Capital	<u>\$ 2,583,966.88</u>	<u>\$ 2,561,516.36</u>	<u>\$ 2,665,451.49</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2023

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

Customer	Invoic	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Certapro Painters	6878	1/1/23	720.17				720.17
Certapro Painters			720.17				720.17
CONVERSE LABORATORIES INC							
DigiCollect LLC	6821	1/1/23	294.50				294.50
DigiCollect LLC			294.50				294.50
Erie Boulevard Hydropower L.P.	6736	1/1/23	11,825.96				11,825.96
Erie Boulevard Hydropower L.P.			11,825.96				11,825.96
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
JOHN BUZYNISKI	6901	12/1/22		75.00			75.00
	6902	1/1/23	75.00				75.00
JOHN BUZYNISKI			75.00	75.00			150.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	6873	1/1/23	4,340.99				4,340.99
MODERN MOVING AND STORAG			4,340.99				4,340.99
PICK N GO PROPERTY WASTE S	6877	1/1/23	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
Tom Barker	6899	12/1/22		75.00			75.00
	6900	1/1/23	75.00				75.00
Tom Barker			75.00	75.00			150.00
Ampersand New York Operations							
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
	6828	10/1/22				-0.01	-0.01
	6842	11/1/22			-0.01		-0.01
	6856	12/1/22		-0.01			-0.01
	6875	1/1/23	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.04	-0.07

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2023

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
		<u>19,466.87</u>	<u>149.99</u>	<u>-0.01</u>	<u>-4,107.28</u>	<u>15,509.57</u>

Watertown Industrial Center LDC Aged Receivables As of Jan 31, 2023

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	6869			501.34		501.34
	6870		431.92			431.92
	6905	725.79				725.79
	6906	701.45				701.45
MODERN MOVING MODERN MOVING AND S		1,427.24	431.92	501.34	1,730.66	4,091.16
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
WESTELCOM WESTELCOM						
Report Total		1,427.24	431.92	501.34	1,814.97	4,175.47

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2023 to Jan 31, 2023

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
1/13/23	141000	165022	Invoice: 6615		6,464.80
	141000		Invoice: 6616		6,464.80
	100000		Jain Irrigation Inc.	12,929.60	
1/13/23	125000	027054	Invoice: 16210 - ELEC PROJECT		2,600.00
	100000		WESTELCOM	2,600.00	
1/13/23	141000	11343	Invoice: 6760		5,458.75
	100000		Nytric Electrical Contractors, LLC.	5,458.75	
1/13/23	141000	93860	Invoice: 6874		1,200.59
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	
1/13/23	141000	019354	Invoice: 6871		211.14
	100000		CURRENT APPLICATIONS, INC.	211.14	
1/13/23	141000	033402	Invoice: 6853		4,340.99
	100000		MODERN MOVING AND STORAGE	4,340.99	
1/13/23	141000	6483	Invoice: 6872		1,516.82
	100000		JEFFERSON COUNTY LDC	1,516.82	
1/13/23	141000	819584	Invoice: 6875		1,060.74
	100000		W.B. Mason Co, Inc.	1,060.74	
1/13/23	141000	0000080638	Invoice: 6880		306.81
	100000		LAURENCE WOLLUM	306.81	
1/13/23	141000	22647	Invoice: 6773		1,368.89
	100000		BLACK HORSE GROUP, LLC	1,368.89	
1/13/23	141000	2986	Invoice: 6858		2,135.26
	100000		PICK N GO PROPERTY WASTE SERVICES	2,135.26	
1/13/23	141000	11659	Invoice: 6881		2,334.48
	100000		SERV-PRO	2,334.48	
1/13/23	141000	027033	Invoice: 6876		510.47
	100000		WESTELCOM	510.47	
1/13/23	141000	1256	Invoice: 6883		530.20
	100000		STEVEN ELLIOT	530.20	
1/13/23	141000	1579	Invoice: 6882		375.00
	100000		WATERTOWN MODEL RAILROAD CLUB	375.00	
1/31/23	141000	2472	Invoice: 6879		1,917.61
	100000		CONVERSE LABORATORIES INC.	1,917.61	
1/31/23	125000	027070	Invoice: 16210 - ELEC PROJECT		2,663.30
	100000		WESTELCOM	2,663.30	
1/31/23	141000	0068418146	Invoice: 6743		919.17
	100000		Ampersand New York Operations Co. LLC.	919.17	
				42,379.82	42,379.82

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2023

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	11213-1/23	460.20				460.20
ACE NOBEL ACE HDWE		460.20				460.20
BURRVILLE BURRVILLE POWER EQ 315-786-3468	1/23 STMNT	2,464.08				2,464.08
BURRVILLE BURRVILLE POWER EQ		2,464.08				2,464.08
CINTAS CINTAS 315-785-7757	12666550-1/23	487.44				487.44
CINTAS CINTAS		487.44				487.44
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-1/23 0002012-1/23	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTRROLLER		707.88				707.88
DE DIRECT ENERGY 315-788-8261	230310050937 230330050953 230330050953 230310050937	174.61 1,217.98 606.46 55.28				174.61 1,217.98 606.46 55.28
DE DIRECT ENERGY		2,054.33				2,054.33
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14076	325.00				325.00
MITTAG MITTAG'S LOCK & KEY		325.00				325.00

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2023

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	0958937132-12	97.16				97.16
NATIONAL GRID	0438937172-12	1,297.95				1,297.95
	0498786119-12	479.32				479.32
	0538786113-12	29.15				29.15
	0918937121-12	124.86				124.86
	1078719124-12	576.59				576.59
	0338937134-12	26.26				26.26
	9678936125-12	344.60				344.60
	0038937138-12	386.61				386.61
	0058937125-12	677.35				677.35
	4083010042-12	891.34				891.34
	0898937178-12	1,838.13				1,838.13
	2017080029-12	218.43				218.43
	0518786126-12	153.80				153.80
NG		7,141.55				7,141.55
NATIONAL GRID						
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
PSG P.S.G.	2023-010	200.00				200.00
3157859553						
PSG P.S.G.		200.00				200.00
SANICO SANICO KELLY 607-773-0321	CUST-0010395	2,026.45				2,026.45
SANICO SANICO		2,026.45				2,026.45
SCHWERZMANN SCHWERZMANN & WIS	007572/1-23	337.00				337.00
315-788-6700						

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2023

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		337.00				337.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-1/23	1,837.00				1,837.00
SEAWAY RENTAL SEAWAY RENTAL COR		1,837.00				1,837.00
SHELTER POINT SHELTER POINT LIFE HAYLOR FREYER & CO	D588589-1/23	760.75				760.75
SHELTER POINT SHELTER POINT LIFE		760.75				760.75
Time Warner Charter Communications	144093601010	267.74				267.74
Time Warner Charter Communication		267.74				267.74
WASTE M WASTE MANAGEMENT 315-773-5696	3396764-0448-	722.98				722.98
WASTE M WASTE MANAGEMENT		722.98				722.98
WB MASON W.B. MASON COMPANY	STMT5133883	302.17				302.17
WB MASON W.B. MASON COMPAN		302.17				302.17

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2023

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
WEST WESTELCOM	38070	106.81				106.81
WEST WESTELCOM		106.81				106.81
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		20,201.38			272.00	20,473.38

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2023 to Jan 31, 2023

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/1/23	11711	200000 100000	Invoice: 11213-11/22 NOBEL ACE HDWE	2,474.30	2,474.30
1/1/23	11712	200000 100000	Invoice: 1/23 INS Central Insurance Companies	5,140.24	5,140.24
1/1/23	11713	200000 100000	Invoice: 000033808640 EXCELLUS HEALTH PLAN	503.35	503.35
1/1/23	11714	200000 100000	Invoice: 33069118 Great America Financial Services	356.26	356.26
1/1/23	11715	200000 100000	Invoice: 162717-22 OSWEGO COUNTY BUSINESS MAGAZINE	439.00	439.00
1/1/23	11716	200000 100000	Invoice: 007572-11/22 SCHWERZMANN & WISE, PC	150.00	150.00
1/1/23	11717	200000 100000	Invoice: 60000618596 TK ELEVATOR CORP	3,224.25	3,224.25
1/1/23	11718	200000 100000	Invoice: 144093601120722 Charter Communications	267.74	267.74
1/1/23	11719	200000 100000	Invoice: 3395448-0448-9 WASTE MANAGEMENT OF NEW YORK	697.85	697.85
1/1/23	11720	200000 100000	Invoice: 36680 WESTELCOM	106.15	106.15
1/1/23	11721	200000 100000	Invoice: 1/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/13/23	11722	200000	Invoice: 0498786119-122322	373.54	
		200000	Invoice: 1078719124-122322	547.67	
		200000	Invoice: 0438937172-122322	1,146.73	
		200000	Invoice: 0038937138-122322	391.65	
		200000	Invoice: 0338937134-122822	26.26	
		200000	Invoice: 0918937121-122822	178.12	
		200000	Invoice: 4083010042-122822	1,023.86	
		200000	Invoice: 0518786126-122822	156.79	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2023 to Jan 31, 2023

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	Invoice: 0538786113-122822	29.15	
		200000	Invoice: 2017080029-122822	230.32	
		200000	Invoice: 0058937125-122822	762.59	
		200000	Invoice: 0898937178-122822	2,128.03	
		200000	Invoice: 9678936125-122822	422.86	
		100000	NATIONAL GRID		7,417.57
1/13/23	11723	100000	VOID		
1/13/23	11723	200000	Invoice: 11213/12/22	67.55	
		100000	NOBEL ACE HDWE		67.55
1/13/23	11724	200000	Invoice: 213545	600.00	
		100000	BOWERS & COMPANY CPA's		600.00
1/13/23	11725	200000	Invoice: 12666550-12/22	487.44	
		100000	CINTAS		487.44
1/13/23	11726	200000	Invoice: 0002012-12/22	268.89	
		200000	Invoice: 0004614-12/22	438.99	
		100000	CITY COMPTROLLER		707.88
1/13/23	11727	200000	Invoice: 348751-122522	2,377.16	
		100000	COOPER ELECTRIC		2,377.16
1/13/23	11728	200000	Invoice: 230030050745889	879.28	
		200000	Invoice: 230030050745890	464.63	
		200000	Invoice: 223640050731751	159.74	
		200000	Invoice: 223640050731750	55.27	
		100000	DIRECT ENERGY		1,558.92
1/13/23	11729	200000	Invoice: 1390464	427.16	
		100000	DOYLE SECURITY SYSTEMS		427.16
1/13/23	11730	200000	Invoice: RI105599401	135.45	
		100000	FP MAILING SOLUTIONS		135.45
1/13/23	11731	200000	Invoice: 134113/12/22	1,804.00	
		100000	MCQUADE & BANNIGAN		1,804.00
1/13/23	11732	200000	Invoice: 26707	570.00	
		100000	NNY ONLINE		570.00
1/13/23	11733	200000	Invoice: 19868-12/22	1,962.00	
		100000	SEAWAY RENTAL CORP.		1,962.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2023 to Jan 31, 2023

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/13/23	11734	200000 100000	Invoice: 3007024836 TK ELEVATOR CORP	564.77	564.77
1/13/23	11735	200000 100000	Invoice: 9924304460 VERIZON WIRELESS	198.18	198.18
	Total			34,455.61	34,455.61

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

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 110,036.00	63,048.84	\$ 8,865.71	8,859.75	57.30
Total Revenues	<u>110,036.00</u>	<u>63,048.84</u>	<u>8,865.71</u>	<u>8,859.75</u>	57.30
Expenses					
Maintenance - Improvements	10,500.00	570.00	570.00	0.00	5.43
Maintenance - Building Repairs	21,800.00	4,049.55	525.00	0.00	18.58
Maintenance - Common Area	13,500.00	13,486.76	1,479.37	3,711.69	99.90
Maintenance - Grounds	24,400.00	8,816.69	1,462.95	0.00	36.13
Maintenance - Equipment/Tools	18,750.00	13,321.23	4,638.01	1,962.00	71.05
Maintenance - Materials	5,000.00	5,241.39	686.77	1,871.55	104.83
Total Operations	<u>93,950.00</u>	<u>45,485.62</u>	<u>9,362.10</u>	<u>7,545.24</u>	48.41
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>17,563.22</u>	\$ <u>(496.39)</u>	<u>1,314.51</u>	109.18