

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2022**

Prepared by Staff, January 20, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 525,924.00	178,712.30	\$ 44,577.71	44,471.53	347,211.70
Misc Inc - Oper & Admin	0.00	572.14	0.00	0.00	(572.14)
Interest Income	15.00	3.59	0.96	0.89	11.41
LIF Loan Principal	121,077.00	38,545.55	12,319.88	8,138.89	82,531.45
Leasehold Interest	5,401.00	2,175.26	529.44	526.91	3,225.74
Total Revenues	652,417.00	220,008.84	57,427.99	53,138.22	432,408.16
Expenses					
Marketing	10,000.00	5,454.01	569.84	0.00	4,545.99
Salaries	106,849.00	39,395.49	8,862.88	10,812.76	67,453.51
FICA-Medicare Tax Expense	8,021.00	2,986.21	671.64	820.82	5,034.79
Health Ins.	4,857.00	1,714.04	433.67	433.67	3,142.96
Dental Ins	774.00	180.30	(10.52)	(10.52)	593.70
Vision Ins.	202.00	44.10	(2.74)	(2.74)	157.90
Comp Ins.	2,900.00	1,167.79	264.56	314.15	1,732.21
Retirement Expense	7,339.00	3,299.11	620.40	974.43	4,039.89
NYS Unemployment	444.00	54.28	0.00	0.00	389.72
NYS Re-Emp Service	21.00	0.00	0.00	0.00	21.00
Vehicle Allowance	1,800.00	600.00	150.00	0.00	1,200.00
Disability	1,051.00	(145.11)	(50.10)	(60.06)	1,196.11
Paychex Processing	4,287.00	1,214.66	311.04	296.54	3,072.34
Life Ins.	0.00	24.75	0.00	0.00	(24.75)
Office Expenses	20,910.00	7,642.20	1,476.50	3,085.02	13,267.80
Depreciation	155,808.00	52,741.92	13,185.48	13,185.48	103,066.08
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	20,661.64	4,960.67	4,860.63	40,333.36
Legal General	5,000.00	1,400.00	300.00	0.00	3,600.00
Accounting and Auditing	5,950.00	6,000.00	0.00	6,000.00	(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	7,564.54	1,726.36	2,369.84	5,935.46
Maintenance - Building Repairs	21,800.00	3,414.55	195.00	275.06	18,385.45
Maintenance - Materials	5,000.00	2,310.53	984.01	624.60	2,689.47
Maintenance - Grounds	24,400.00	253.74	0.00	0.00	24,146.26
Maintenance - Equipment/Tools	18,750.00	3,038.62	1,078.79	529.83	15,711.38
Waste Removal	6,636.00	3,774.17	725.69	614.74	2,861.83
Property Taxes	30,000.00	34,923.46	23,023.45	0.00	(4,923.46)
Water	8,580.00	2,650.43	707.88	707.88	5,929.57
Electric	48,317.00	15,962.98	3,191.75	3,740.01	32,354.02
Gas	31,161.00	3,026.99	179.34	171.92	28,134.01
Interest Expense-Roof Project	5,751.00	1,986.49	490.17	494.48	3,764.51
Interest Expense-JCLDC Project	3,841.00	1,453.37	347.23	357.99	2,387.63
Interest Expense-JAIN PROJEC	1,291.00	590.19	132.59	142.58	700.81
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	225,385.45	64,525.58	50,739.11	419,049.55
Total Revenue	652,417.00	220,008.84	57,427.99	53,138.22	432,408.16
Total Expenses	644,435.00	225,385.45	64,525.58	50,739.11	419,049.55
Net Income Over Expenditure	\$ 7,982.00	(5,376.61)	\$ (7,097.59)	2,399.11	13,358.61

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	178,712.30	\$ 44,577.71	44,471.53	33.98
Misc Inc - Oper & Admin	0.00	572.14	0.00	0.00	0.00
Interest Income	15.00	3.59	0.96	0.89	23.93
Total Revenues	525,939.00	179,288.03	44,578.67	44,472.42	34.09
Expenses					
Marketing	10,000.00	5,454.01	569.84	0.00	54.54
Salaries	106,849.00	39,395.49	8,862.88	10,812.76	36.87
Benefits	27,409.00	9,925.47	2,076.91	2,469.75	36.21
Paychex Processing	4,287.00	1,214.66	311.04	296.54	28.33
Office Expenses	20,910.00	7,642.20	1,476.50	3,085.02	36.55
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	20,661.64	4,960.67	4,860.63	33.87
Professional Consultants	23,650.00	7,400.00	300.00	6,000.00	31.29
Maintenance Expenses	93,950.00	16,581.98	3,984.16	3,799.33	17.65
Utilities Taxes & Rent	124,694.00	60,338.03	27,828.11	5,234.55	48.39
Interest Expense-JCLDC Project	3,841.00	1,453.37	347.23	357.99	37.84
Interest Expense-JAIN PROJEC	1,291.00	590.19	132.59	142.58	45.72
Interest Exp Roof Project	5,751.00	1,986.49	490.17	494.48	34.54
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	172,643.53	51,340.10	37,553.63	35.33
Total Revenue	525,939.00	179,288.03	44,578.67	44,472.42	34.09
Total Expenses	488,627.00	172,643.53	51,340.10	37,553.63	35.33
Net Income Over Expenditure	\$ 37,312.00	6,644.50	\$ (6,761.43)	6,918.79	17.81

Watertown Industrial Center LDC
Balance Sheet
October 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	70,081.27
Capital Reserve		115,884.71
Leasehold Improvement Fund		164,660.73
Accounts Receivable		2,316.31
Acc. Rec. LHI		204,844.76
Rents Receivable		7,746.31
		565,534.09
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(58,928.51)
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		(4,220,759.92)
		2,005,428.60
Total Property and Equipment		
Other Assets		
Work In Process-Variou		19,349.13
		19,349.13
Total Other Assets		
Total Assets	\$	2,590,311.82

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	20,505.26
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		15.78
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		134,583.37
DEFERRED LIAB. BACK OF A PROJ		42,022.49
Due WIC LHI		50.72
Deferred Revenue		28,239.62
		227,918.42
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		134,578.37
BACK A RENOVATION LOAN		42,022.32
Roof Replacement Loan		194,342.89
		370,943.58
Total Long-Term Liabilities		
Total Liabilities		598,862.00
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
October 31, 2022

Net Income	<u>(5,376.61)</u>	
Total Capital		<u>1,991,449.82</u>
Total Liabilities & Capital	\$	<u><u>2,590,311.82</u></u>

Watertown Industrial Center Compative Balance Sheet for: 9/30/22 - 10/31/22

ASSETS	9/30/2022	10/31/2022	After Adjusting Entries 6/30/2022
Current Assets			
General Checking - Key Bank	\$ 72,977.68	\$ 70,081.27	\$ 90,376.34
Capital Reserve	112,390.99	115,884.71	101,933.81
Leasehold Improvement Fund	160,040.49	164,660.73	156,856.38
Accounts Receivable	1,814.97	2,316.31	1,056.42
Acc. Rec. LHI	217,164.64	204,844.76	243,390.31
Rents Receivable	<u>18,247.61</u>	<u>7,746.31</u>	<u>10,927.66</u>
Total Current Assets	582,636.38	565,534.09	604,540.92
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(58,812.10)	(58,928.51)	(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>(4,207,690.85)</u>	<u>(4,220,759.92)</u>	<u>(4,168,483.64)</u>
Total Property and Equipment	2,018,614.08	2,005,428.60	2,058,170.52
Other Assets			
Work In Process-Variou	<u>18,824.18</u>	<u>19,349.13</u>	<u>2,740.05</u>
Total Other Assets	18,824.18	19,349.13	2,740.05
Total Assets	<u>\$ 2,620,074.64</u>	<u>\$ 2,590,311.82</u>	<u>\$ 2,665,451.49</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 21,373.13	\$ 20,505.26	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	14.40	15.78	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	138,898.01	134,583.37	151,777.48
Deferred Liab.Back of A Project	45,458.49	42,022.49	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>32,808.86</u>	<u>28,239.62</u>	<u>35,906.89</u>
Total Current Liabilities	241,104.79	227,918.42	259,916.13
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	138,893.01	134,578.37	151,772.48
Back A Renovation Loan	45,458.32	42,022.32	55,706.49
Roof Replacement Loan	<u>196,071.11</u>	<u>194,342.89</u>	<u>201,229.96</u>
Total Long-Term Liabilities	380,422.44	370,943.58	408,708.93
Total Liabilities	621,527.23	598,862.00	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>1,720.98</u>	<u>(5,376.61)</u>	<u>96,266.23</u>
Total Capital	1,998,547.41	1,991,449.82	1,996,826.43
Total Liabilities & Capital	<u>\$ 2,620,074.64</u>	<u>\$ 2,590,311.82</u>	<u>\$ 2,665,451.49</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 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	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			-619.00				-619.00
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.	6515	10/1/22	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	6826	10/1/22	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
	6828	10/1/22	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.01	-0.04
WESTELCOM	6814	9/1/22		510.47			510.47
	6829	10/1/22	510.47				510.47
WESTELCOM			510.47	510.47			1,020.94
			7,369.58	510.46	-0.01	-4,107.25	3,772.78

Watertown Industrial Center LDC Aged Receivables As of Oct 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
	6868	542.91				542.91
315-225-9279	6869	501.34				501.34
MODERN MOVING MODERN MOVING AND S		1,044.25	538.00	649.75		2,232.00
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		1,044.25	538.00	649.75	84.31	2,316.31

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2022 to Oct 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
10/12/22	141000 100000	2939	Invoice: 6830 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
10/12/22	141000 100000	11217	Invoice: 6757 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
10/12/22	141000 100000	018765	Invoice: 6823 CURRENT APPLICATIONS, INC.	207.00	207.00
10/12/22	141000 141000 100000	164514	Invoice: 6513 Invoice: 6514 Jain Irrigation Inc.	12,929.60	6,464.80 6,464.80
10/12/22	141000 100000	93556	Invoice: 6827 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
10/12/22	141000 100000	810600	Invoice: 6828 W.B. Mason Co, Inc.	1,060.74	1,060.74
10/12/22	141000 100000	6317	Invoice: 6824 JEFFERSON COUNTY LDC	1,516.82	1,516.82
10/12/22	141000 100000	1571	Invoice: 6834 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
10/12/22	141000 100000	026643	Invoice: 6793 WESTELCOM	510.47	510.47
10/12/22	141000 141000 100000	033380	Invoice: 6810 Invoice: 6825 MODERN MOVING AND STORAGE	8,681.98	4,340.99 4,340.99
10/12/22	141000 100000	VV750	Invoice: 6822 Certapro Painters	720.17	720.17
10/12/22	141000 100000	0000080614	Invoice: 6832 LAURENCE WOLLUM	306.81	306.81
10/12/22	141000 100000	22299	Invoice: 6770 BLACK HORSE GROUP, LLC	1,534.49	1,534.49
10/12/22	141000 100000	0066162233	Invoice: 6740 Ampersand New York Operations Co. LLC.	919.17	919.17
10/12/22	141000 100000	460272	Invoice: 6811 NEW YORK AIR BRAKE	1,013.32	1,013.32
10/12/22	141000 100000	11529	Invoice: 6833 SERV-PRO	2,334.48	2,334.48
10/31/22	141000 100000	2343	Invoice: 6835 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
10/31/22	141000 100000	15535	Invoice: 6733 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
10/31/22	141000 100000	1250	Invoice: 6831 STEVEN ELLIOT	505.79	505.79
				55,079.01	55,079.01

Watertown Industrial Center LDC
Aged Payables
As of Oct 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	92042401	693.25				693.25
ABJ ABJ FIRE PROTECTION		693.25				693.25
ACE NOBEL ACE HDWE	11213-9/22 11213/10/22	504.83	511.12			511.12 504.83
315-782-5964						
ACE NOBEL ACE HDWE		504.83	511.12			1,015.95
CINTAS CINTAS	12666550-1031	487.44				487.44
CINTAS CINTAS		487.44				487.44
CITYCOMP CITY COMPTROLLER	0004614-10312 0002012-10312	438.99 268.89				438.99 268.89
315-785-7757						
CITYCOMP CITY COMPTROLLER		707.88				707.88
COOPER COOPER ELECTRIC	348751-103122	544.99				544.99
COOPER COOPER ELECTRIC		544.99				544.99
DE DIRECT ENERGY	223060050328 223040050311 223060050328 223040050311	526.97 91.17 253.00 55.28				526.97 91.17 253.00 55.28
DE DIRECT ENERGY		926.42				926.42

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
HANES HANES SUPPLY, INC.	8022446-00	633.79				633.79
HANES HANES SUPPLY, INC.		633.79				633.79
JCIDA JEFFERSON COUNTY I 315-782-9277	3774	9,454.17				9,454.17
JCIDA JEFFERSON COUNTY I		9,454.17				9,454.17
MCQUADE MCQUADE & BANNIGAN 3157882612	134113-10312	130.84				130.84
MCQUADE MCQUADE & BANNIGA		130.84				130.84
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14050	195.00				195.00
MITTAG MITTAG'S LOCK & KEY		195.00				195.00
NG NATIONAL GRID	0038937138-10	395.73				395.73
	2017080029-10	86.94				86.94
	0338937134-10	26.66				26.66
	9678936125-10	35.93				35.93
	0058937125-10	199.01				199.01
	0918937121-10	31.06				31.06
	0538786113-10	29.60				29.60
	1078719124-10	469.74				469.74
	0498786119-10	322.63				322.63
	0438937172-10	887.13				887.13
	0898937178-10	162.34				162.34
	4083010042-10	135.23				135.23
	0518786126-10	164.01				164.01

Watertown Industrial Center LDC
Aged Payables
As of Oct 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		2,946.01				2,946.01
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
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-10/22	300.00				300.00
SCHWERZMANN SCHWERZMANN & WIS		300.00				300.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	167221-103122	445.00				445.00
SEAWAY RENTAL SEAWAY RENTAL COR		445.00				445.00
SECURITY SUPPLY SECURITY SUPPLY CO 518-757-2226	00592-000420-	216.22				216.22
SECURITY SUPPLY SECURITY SUPPLY CO		216.22				216.22
TRAVELERS TRAVELERS HAYLOR FREYER & CO	233v4230	100.00				100.00
TRAVELERS TRAVELERS		100.00				100.00
WASTE M	3392329-0448-	725.69				725.69

Watertown Industrial Center LDC
Aged Payables
As of Oct 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 MANAGEMENT						
315-773-5696						
WASTE M WASTE MANAGEMENT		725.69				725.69
WB MASON W.B. MASON COMPANY	STMT4993139	234.94				234.94
WB MASON W.B. MASON COMPAN		234.94				234.94
WHITE'S G.W. WHITE & SON INC	105092-103122	242.92				242.92
315-788-6200						
WHITE'S G.W. WHITE & SON INC		242.92				242.92
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		19,489.39	511.12		272.00	20,272.51

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2022 to Oct 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
10/1/22	11637	200000 100000	Invoice: 92040983 ABJ FIRE PROTECTION CO.	679.75	679.75
10/1/22	11638	200000 100000	Invoice: 10/22 INS Central Insurance Companies	4,860.67	4,860.67
10/1/22	11639	200000 100000	Invoice: 000032904713 EXCELLUS HEALTH PLAN	503.35	503.35
10/1/22	11640	200000 100000	Invoice: 3770 JEFFERSON COUNTY INDUSTRIAL	13,569.28	13,569.28
10/1/22	11641	200000 100000	Invoice: 44437 RAYNOR OVERHEAD DOOR SALES, IN	170.00	170.00
10/1/22	11642	200000 100000	Invoice: 007572-8/22 SCHWERZMANN & WISE, PC	375.00	375.00
10/1/22	11643	200000 200000 100000	Invoice: 03800601 Invoice: 03837301 SECURITY SUPPLY CORPORATION	3,549.60 105.06	3,654.66
10/1/22	11644	200000 100000	Invoice: 32400 WESTELCOM	105.05	105.05
10/1/22	11645	200000 100000	Invoice: 10/22 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
10/19/22	11646	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 0338937134-92322 Invoice: 0038937138-92322 Invoice: 0918937121-92322 Invoice: 0498786119-92322 Invoice: 0898937178-92322 Invoice: 2017080029-92322 Invoice: 0438937172-92322 Invoice: 0538786113-92322 Invoice: 1078719124-92322 Invoice: 0058937125-92322 4083010042-92322 Invoice: 9678936125-92322 Invoice: 0518786126-92722 NATIONAL GRID	26.66 329.59 29.60 324.19 29.49 89.12 1,497.71 29.60 513.31 187.43 122.30 26.68 161.15	3,366.83

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2022 to Oct 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
10/19/22	11647	100000	VOID		
10/19/22	11647	200000 100000	Invoice: 211994 BOWERS & COMPANY CPA's	6,000.00	6,000.00
10/19/22	11648	200000 100000	Invoice: 9/22 STMNT BURRVILLE POWER EQUIPMENT	59.83	59.83
10/19/22	11649	200000 100000	Invoice: 12666550-9/22 STMNT CINTAS	487.44	487.44
10/19/22	11650	200000 200000 100000	Invoice: 0004614-93022-AB Invoice: 0002012-93022-C CITY COMPTROLLER	438.99 268.89	707.88
10/19/22	11651	200000 100000	Invoice: 348751-9/30 STMNT COOPER ELECTRIC	95.59	95.59
10/19/22	11652	200000 200000 200000 200000 100000	Invoice: 222720050080338 Invoice: 222720050080337 Invoice: 222710050074770 Invoice: 222730050095109 DIRECT ENERGY	281.42 670.13 81.19 55.27	1,088.01
10/19/22	11653	200000 100000	Invoice: RI105490042 FP MAILING SOLUTIONS	135.45	135.45
10/19/22	11654	200000 100000	Invoice: 32541184 Great America Financial Services	387.36	387.36
10/19/22	11655	200000 100000	Invoice: 162627-22 OSWEGO COUNTY BUSINESS MAGAZINE	439.00	439.00
10/19/22	11656	200000 100000	Invoice: 9/22 STMNT SEAWAY RENTAL CORP.	470.00	470.00
10/19/22	11657	200000 200000 100000	Invoice: 159164 Invoice: 3006857407 TK ELEVATOR CORP	1,882.40 545.67	2,428.07
10/19/22	11658	200000 100000	Invoice: 144093601100722 Charter Communications	437.30	437.30
10/19/22	11659	200000 100000	Invoice: 9917162709 VERIZON	261.06	261.06

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2022 to Oct 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
			WIRELESS		
10/19/22	11660	200000	Invoice: 339087904480	614.74	
		100000	WASTE MANAGEMENT OF NEW YORK		614.74
10/19/22	11661	200000	Invoice: STMT49348576	351.15	
		100000	W.B. MASON COMPANY, INC.		351.15
10/19/22	11662	200000	Invoice: 33873	105.84	
		100000	WESTELCOM		105.84
10/19/22	11663	200000	Invoice: 105092-9/22	113.48	
		100000	G.W. WHITE & SON INC.		113.48
	Total			43,685.18	43,685.18

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2022
 Prepared by WICLDC STAFF, January 20, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 110,036.00	36,242.45	\$ 9,080.93	9,053.84	32.94
Total Revenues	<u>110,036.00</u>	<u>36,242.45</u>	<u>9,080.93</u>	<u>9,053.84</u>	32.94
Expenses					
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	21,800.00	3,414.55	195.00	275.06	15.66
Maintenance - Common Area	13,500.00	7,564.54	1,726.36	2,369.84	56.03
Maintenance - Grounds	24,400.00	253.74	0.00	0.00	1.04
Maintenance - Equipment/Tools	18,750.00	3,038.62	1,078.79	529.83	16.21
Maintenance - Materials	5,000.00	2,310.53	984.01	624.60	46.21
Total Operations	<u>93,950.00</u>	<u>16,581.98</u>	<u>3,984.16</u>	<u>3,799.33</u>	17.65
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>19,660.47</u>	\$ <u>5,096.77</u>	<u>5,254.51</u>	122.22