

Watertown Industrial Center LDC**Income Statement for the Five Month Period Ending November 30, 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	223,294.15	\$ 44,581.85	44,577.71	302,629.85
Misc Inc - Oper & Admin	0.00	959.50	387.36	0.00	(959.50)
Interest Income	15.00	4.54	0.95	0.96	10.46
LIF Loan Principal	121,077.00	49,430.40	10,884.85	12,319.88	71,646.60
Leasehold Interest	5,401.00	2,700.98	525.72	529.44	2,700.02
Total Revenues	652,417.00	276,389.57	56,380.73	57,427.99	376,027.43
Expenses					
Marketing	10,000.00	5,454.01	0.00	569.84	4,545.99
Salaries	106,849.00	48,258.37	8,862.88	8,862.88	58,590.63
FICA-Medicare Tax Expense	8,021.00	3,657.85	671.64	671.64	4,363.15
Health Ins.	4,857.00	2,147.71	433.67	433.67	2,709.29
Dental Ins	774.00	397.42	217.12	(10.52)	376.58
Vision Ins.	202.00	97.79	53.69	(2.74)	104.21
Comp Ins.	2,900.00	1,432.35	264.56	264.56	1,467.65
Retirement Expense	7,339.00	3,919.51	620.40	620.40	3,419.49
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	750.00	150.00	150.00	1,050.00
Disability	1,051.00	(117.36)	27.75	(50.10)	1,168.36
Paychex Processing	4,287.00	1,511.70	297.04	311.04	2,775.30
Life Ins.	0.00	49.50	24.75	0.00	(49.50)
Office Expenses	20,910.00	8,688.94	1,046.74	1,476.50	12,221.06
Depreciation	155,808.00	65,927.40	13,185.48	13,185.48	89,880.60
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	26,068.65	5,407.01	4,960.67	34,926.35
Legal General	5,000.00	1,550.00	150.00	300.00	3,450.00
Accounting and Auditing	5,950.00	6,000.00	0.00	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	8,295.70	731.16	1,726.36	5,204.30
Maintenance - Building Repairs	21,800.00	3,524.55	110.00	195.00	18,275.45
Maintenance - Materials	5,000.00	2,683.07	372.54	984.01	2,316.93
Maintenance - Grounds	24,400.00	7,353.74	7,100.00	0.00	17,046.26
Maintenance - Equipment/Tools	18,750.00	6,721.22	3,682.60	1,078.79	12,028.78
Waste Removal	6,636.00	4,512.26	738.09	725.69	2,123.74
Property Taxes	30,000.00	36,438.26	1,514.80	23,023.45	(6,438.26)
Water	8,580.00	3,358.31	707.88	707.88	5,221.69
Electric	48,317.00	18,705.63	2,742.65	3,191.75	29,611.37
Gas	31,161.00	4,972.49	1,945.50	179.34	26,188.51
Interest Expense-Roof Project	5,751.00	2,472.34	485.85	490.17	3,278.66
Interest Expense-JCLDC Project	3,841.00	1,789.81	336.44	347.23	2,051.19
Interest Expense-JAIN PROJEC	1,291.00	712.76	122.57	132.59	578.24
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	277,388.26	52,002.81	64,525.58	367,046.74
Total Revenue	652,417.00	276,389.57	56,380.73	57,427.99	376,027.43
Total Expenses	644,435.00	277,388.26	52,002.81	64,525.58	367,046.74
Net Income Over Expenditure	\$ 7,982.00	(998.69)	\$ 4,377.92	(7,097.59)	8,980.69

Watertown Industrial Center LDC
Income Statement for the Five Month Period Ending November 30, 2022

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	223,294.15	\$ 44,581.85	44,577.71	42.46
Misc Inc - Oper & Admin	0.00	959.50	387.36	0.00	0.00
Interest Income	15.00	4.54	0.95	0.96	30.27
Total Revenues	525,939.00	224,258.19	44,970.16	44,578.67	42.64
Expenses					
Marketing	10,000.00	5,454.01	0.00	569.84	54.54
Salaries	106,849.00	48,258.37	8,862.88	8,862.88	45.17
Benefits	27,409.00	12,389.05	2,463.58	2,076.91	45.20
Paychex Processing	4,287.00	1,511.70	297.04	311.04	35.26
Office Expenses	20,910.00	8,688.94	1,046.74	1,476.50	41.55
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	26,068.65	5,407.01	4,960.67	42.74
Professional Consultants	23,650.00	7,550.00	150.00	300.00	31.92
Maintenance Expenses	93,950.00	28,578.28	11,996.30	3,984.16	30.42
Utilities Taxes & Rent	124,694.00	67,986.95	7,648.92	27,828.11	54.52
Interest Expense-JCLDC Project	3,841.00	1,789.81	336.44	347.23	46.60
Interest Expense-JAIN PROJEC	1,291.00	712.76	122.57	132.59	55.21
Interest Exp Roof Project	5,751.00	2,472.34	485.85	490.17	42.99
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	211,460.86	38,817.33	51,340.10	43.28
Total Revenue	525,939.00	224,258.19	44,970.16	44,578.67	42.64
Total Expenses	488,627.00	211,460.86	38,817.33	51,340.10	43.28
Net Income Over Expenditure	\$ 37,312.00	12,797.33	\$ 6,152.83	(6,761.43)	34.30

Watertown Industrial Center LDC
Balance Sheet
November 30, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	65,679.86
Capital Reserve		119,378.42
Leasehold Improvement Fund		167,842.20
Accounts Receivable		8,011.53
Acc. Rec. LHI		193,959.91
Rents Receivable		5,506.07
		560,377.99
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,044.92)
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		(4,233,828.99)
		1,992,243.12
Total Property and Equipment		
Other Assets		
Work In Process-Variou		23,061.63
		23,061.63
Total Other Assets		
Total Assets	\$	2,575,682.74

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	21,885.74
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		17.14
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		130,257.94
DEFERRED LIAB. BACK OF A PROJ		38,576.47
Due WIC LHI		50.72
Deferred Revenue		25,126.22
		218,415.41
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		130,252.94
BACK A RENOVATION LOAN		38,576.30
Roof Replacement Loan		192,610.35
		361,439.59
Total Long-Term Liabilities		
Total Liabilities		579,855.00
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
November 30, 2022

Net Income	<u>(998.69)</u>	
Total Capital		<u>1,995,827.74</u>
Total Liabilities & Capital	\$	<u><u>2,575,682.74</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	<u>1,998,547.41</u>	<u>1,991,449.82</u>	<u>1,996,826.43</u>
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 Nov 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	6801	12/1/22	-304.50				-304.50
	6821	1/1/23	-10.00				-10.00
DigiCollect LLC			-314.50				-314.50
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.	6614	11/1/22	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
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
	6842	11/1/22	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.02	-0.05
WESTELCOM	6857	12/1/22	-510.47				-510.47
WESTELCOM			-510.47				-510.47
			5,639.82	-0.01	-0.01	-4,107.26	1,532.54

Watertown Industrial Center LDC
Aged Receivables
As of Nov 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	6869	501.34				501.34
	6870	431.92				431.92
MODERN MOVING		933.26	542.91	538.00	649.75	2,663.92
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						
WESTELCOM	16210 - ELEC PR	5,263.30				5,263.30
WESTELCOM						
315-785-3926						
WESTELCOM		5,263.30				5,263.30
WESTELCOM						
Report Total		6,196.56	542.91	538.00	734.06	8,011.53

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2022 to Nov 30, 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
11/15/22	141000 100000	22416	Invoice: 6771 BLACK HORSE GROUP, LLC	1,534.49	1,534.49
11/15/22	141000 100000	11252	Invoice: 6758 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
11/15/22	141000 100000	033387	Invoice: 6839 MODERN MOVING AND STORAGE	4,340.99	4,340.99
11/15/22	141000 100000	1576	Invoice: 6845 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
11/15/22	141000 100000	15653	Invoice: 6734 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
11/15/22	141000 100000	2385	Invoice: 6847 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
11/15/22	141000 100000	1253	Invoice: 6846 STEVEN ELLIOT	505.79	505.79
11/15/22	141000 100000	11576	Invoice: 6849 SERV-PRO	2,334.48	2,334.48
11/15/22	141000 100000	6377	Invoice: 6838 JEFFERSON COUNTY LDC	1,516.82	1,516.82
11/15/22	141000 100000	814387	Invoice: 6842 W.B. Mason Co, Inc.	1,060.74	1,060.74
11/15/22	141000 100000	0000080622	Invoice: 6848 LAURENCE WOLLUM	306.81	306.81
11/15/22	141000 100000	93658	Invoice: 6841 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
11/15/22	141000 100000	0066883818	Invoice: 6836 Ampersand New York Operations Co. LLC.	919.17	919.17
11/15/22	141000 100000	018929	Invoice: 6837 CURRENT APPLICATIONS, INC.	211.14	211.14
11/15/22	141000 100000	VV763	Invoice: 6850 Certapro Painters	720.17	720.17
11/29/22	141000 141000 141000 141000 100000	026875	Invoice: 6814 Invoice: 6829 Invoice: 6843 Invoice: 6857 WESTELCOM	2,041.88	510.47 510.47 510.47 510.47
11/29/22	141000 100000	164772	Invoice: 6515 Jain Irrigation Inc.	6,464.80	6,464.80
11/29/22	141000 100000	2959	Invoice: 6844 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
11/29/22	405501 100000	56-382/412	Copier, Printer, Fax, Lease End Overpayment Reimbursement Great America Financial	387.36	387.36
11/29/22	141000 100000	460474	Invoice: 6826 NEW YORK AIR BRAKE	1,013.32	1,013.32

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2022 to Nov 30, 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
11/29/22	141000 100000	460512	Invoice: 6840 NEW YORK AIR BRAKE	1,013.32	1,013.32
				<u>47,209.45</u>	<u>47,209.45</u>

Watertown Industrial Center LDC
Aged Payables
As of Nov 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
A&C AUBERTINE AND CURRI 315-782-2005	13649	2,452.50				2,452.50
A&C AUBERTINE AND CURR		2,452.50				2,452.50
ACE NOBEL ACE HDWE 315-782-5964	11213-9/22 11213/10/22 11213-11/22	504.83 2,474.30		511.12		511.12 504.83 2,474.30
ACE NOBEL ACE HDWE		2,979.13		511.12		3,490.25
CINTAS CINTAS CINTAS CINTAS	12666550-1130	731.16				731.16
CINTAS CINTAS		731.16				731.16
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-11/22- 0002012-11/22-	438.99 268.89				438.99 268.89
CITYCOMP CITY COMPTRROLLER		707.88				707.88
DE DIRECT ENERGY DE DIRECT ENERGY	223360050541 223360050541 223360050541 223360050541	265.66 508.16 91.36 55.28				265.66 508.16 91.36 55.28
DE DIRECT ENERGY		920.46				920.46
DIVAL DIVAL SAFETY & SUPPL 800-343-1354	3195420	142.50				142.50
DIVAL DIVAL SAFETY & SUPP		142.50				142.50

**Watertown Industrial Center LDC
Aged Payables
As of Nov 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
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	0038937138-11 0498786119-11 0438937172-11 1078719124-11 2017080029-11 0338937134-11 0058937125-11 4083010042-11 9678936125-11 0918937121-11 0538786113-11 0898937178-11 0518786126-11	352.87 201.28 723.89 359.84 130.42 26.26 470.94 455.71 189.28 72.03 29.15 1,028.03 159.91				352.87 201.28 723.89 359.84 130.42 26.26 470.94 455.71 189.28 72.03 29.15 1,028.03 159.91
NG NATIONAL GRID		4,199.61				4,199.61
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	48190	110.00				110.00
OVERHEAD DOOR CO OVERHEAD DOOR CO		110.00				110.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-11/22	150.00				150.00

Watertown Industrial Center LDC
Aged Payables
As of Nov 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
SCHWERZMANN SCHWERZMANN & WIS		150.00				150.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-11/22	317.00				317.00
SEAWAY RENTAL SEAWAY RENTAL COR		317.00				317.00
SWBG SWBG WHOLESALE IN 315-788-0930	2251A	7,100.00				7,100.00
SWBG SWBG WHOLESALE IN		7,100.00				7,100.00
WASTE M WASTE MANAGEMENT 315-773-5696	3393826-0448-	738.09				738.09
WASTE M WASTE MANAGEMENT		738.09				738.09
WB MASON W.B. MASON COMPANY	STMT5063162	21.98				21.98
WB MASON W.B. MASON COMPAN		21.98				21.98
WEST WESTELCOM	35314	104.56				104.56
WEST WESTELCOM		104.56				104.56
WICLDC	3/09 LHI SERV				-1.00	-1.00

Watertown Industrial Center LDC
Aged Payables
As of Nov 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
WATERTOWN INDUSTR Billy Soluri 315-782-9277	04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00	-1.00 -1.00
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		20,674.87	195.00	511.12	272.00	21,652.99

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2022 to Nov 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
11/1/22	11664	200000 100000	Invoice: 11/22 INS Central Insurance Companies	5,407.01	5,407.01
11/1/22	11665	200000 100000	Invoice: 2022-03-0007138 CITY COMPTROLLER	1,514.80	1,514.80
11/1/22	11666	200000 100000	Invoice: 000033192730 EXCELLUS HEALTH PLAN	503.35	503.35
11/1/22	11667	200000 100000	Invoice: 11/22 - 1/23 Guardian Life Ins Co	386.67	386.67
11/1/22	11668	200000 100000	Invoice: 8022446-00 HANES SUPPLY, INC.	633.79	633.79
11/1/22	11669	200000 100000	Invoice: 3774 JEFFERSON COUNTY INDUSTRIAL	9,454.17	9,454.17
11/1/22	11670	200000 100000	Invoice: 16210 NYTRIC ELECTRICAL CONTRACTORS, LLC	5,263.30	5,263.30
11/15/22	11671	200000	Invoice:	887.13	
		200000	0438937172-102522 Invoice:	322.63	
		200000	0498786119-102522 Invoice:	162.34	
		200000	0898937178-102522 Invoice:	31.06	
		200000	0918937121-102522 Invoice:	35.93	
		200000	9678936125-102522 Invoice:	395.73	
		200000	0038937138-102522 Invoice:	26.66	
		200000	0338937134-102522 Invoice:	199.01	
		200000	0058937125-102522 Invoice:	86.94	
		200000	2017080029-102522 Invoice:	469.74	
		200000	1078719124-102522 Invoice:	29.60	
		200000	0538786113-102522 Invoice:	135.23	
		200000	4083010042-102522 Invoice:	164.01	
		100000	0518786126-102722 NATIONAL GRID		2,946.01
11/15/22	11672	100000	VOID		
11/15/22	11672	200000 100000	Invoice: 92042401 ABJ FIRE PROTECTION CO.	693.25	693.25
11/15/22	11673	200000	Invoice:	487.44	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2022 to Nov 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
		100000	12666550-103122 CINTAS		487.44
11/15/22	11674	200000	Invoice: 0004614-103122-AB	438.99	
		200000	Invoice: 0002012-103122-C	268.89	
		100000	CITY COMPTROLLER		707.88
11/15/22	11675	200000	Invoice: 348751-103122	544.99	
		100000	COOPER ELECTRIC		544.99
11/15/22	11676	200000	Invoice: 223060050328929	526.97	
		200000	Invoice: 223040050311854	91.17	
		200000	Invoice: 223060050328390	253.00	
		200000	Invoice: 223040050311853	55.28	
		100000	DIRECT ENERGY		926.42
11/15/22	11677	200000	Invoice: 3189212	1,121.34	
		100000	DIVAL SAFETY & SUPPLIES		1,121.34
11/15/22	11678	200000	Invoice: 32734836	387.36	
		100000	Great America Financial Services		387.36
11/15/22	11679	200000	Invoice: 134113-10312	130.84	
		100000	MCQUADE & BANNIGAN		130.84
11/15/22	11680	200000	Invoice: 2022-094	1,260.00	
		100000	P.S.G.		1,260.00
11/15/22	11681	200000	Invoice: 007572-10/22	300.00	
		100000	SCHWERZMANN & WISE, PC		300.00
11/15/22	11682	200000	Invoice: 167221-103122	445.00	
		100000	SEAWAY RENTAL CORP.		445.00
11/15/22	11683	200000	Invoice: 00592-000420-10312	216.22	
		100000	2 SECURITY SUPPLY CORPORATION		216.22
11/15/22	11684	200000	Invoice: 144093601110722	267.74	
		100000	Charter Communications		267.74
11/15/22	11685	200000	Invoice: 233v4230	100.00	
		100000	TRAVELERS		100.00
11/15/22	11686	200000	Invoice: 9919539464	265.10	
		100000	VERIZON WIRELESS		265.10

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2022 to Nov 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
11/15/22	11687	200000	Invoice: 3392329-0448-4	725.69	
		100000	WASTE MANAGEMENT OF NEW YORK		725.69
11/15/22	11688	200000	Invoice: STMT49931392	234.94	
		100000	W.B. MASON COMPANY, INC.		234.94
11/15/22	11689	200000	Invoice: 105092-103122	242.92	
		100000	G.W. WHITE & SON INC.		242.92
11/15/22	11690	200000	Invoice: 11/22 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
	Total			37,384.62	37,384.62

Watertown Industrial Center LDC
Maintenance Report for the Five Month Period Ending November 30, 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	45,323.38	\$ 9,080.93	9,080.93	41.19
Total Revenues	<u>110,036.00</u>	<u>45,323.38</u>	<u>9,080.93</u>	<u>9,080.93</u>	41.19
Expenses					
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	21,800.00	3,524.55	110.00	195.00	16.17
Maintenance - Common Area	13,500.00	8,295.70	731.16	1,726.36	61.45
Maintenance - Grounds	24,400.00	7,353.74	7,100.00	0.00	30.14
Maintenance - Equipment/Tools	18,750.00	6,721.22	3,682.60	1,078.79	35.85
Maintenance - Materials	5,000.00	2,683.07	372.54	984.01	53.66
Total Operations	<u>93,950.00</u>	<u>28,578.28</u>	<u>11,996.30</u>	<u>3,984.16</u>	30.42
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>16,745.10</u>	\$ <u>(2,915.37)</u>	<u>5,096.77</u>	104.10