

**Watertown Industrial Center LDC****Income Statement for the Six Month Period Ending December 31, 2022**

Prepared by Staff, January 21, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 525,924.00	274,108.68	\$ 50,814.53	44,581.85	251,815.32
Misc Inc - Oper & Admin	0.00	18,921.48	17,961.98	387.36	(18,921.48)
Interest Income	15.00	5.56	1.02	0.95	9.44
LIF Loan Principal	121,077.00	59,511.98	10,081.58	10,884.85	61,565.02
Leasehold Interest	5,401.00	3,159.29	458.31	525.72	2,241.71
<b>Total Revenues</b>	<b>652,417.00</b>	<b>355,706.99</b>	<b>79,317.42</b>	<b>56,380.73</b>	<b>296,710.01</b>
<b>Expenses</b>					
Marketing	10,000.00	6,682.01	1,228.00	0.00	3,317.99
Salaries	106,849.00	57,121.25	8,862.88	8,862.88	49,727.75
FICA-Medicare Tax Expense	8,021.00	4,329.49	671.64	671.64	3,691.51
Health Ins.	4,857.00	2,581.38	433.67	433.67	2,275.62
Dental Ins	774.00	386.90	(10.52)	217.12	387.10
Vision Ins.	202.00	95.05	(2.74)	53.69	106.95
Comp Ins.	2,900.00	1,696.91	264.56	264.56	1,203.09
Retirement Expense	7,339.00	4,539.91	620.40	620.40	2,799.09
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	900.00	150.00	150.00	900.00
Disability	1,051.00	(167.46)	(50.10)	27.75	1,218.46
Paychex Processing	4,287.00	1,957.26	445.56	297.04	2,329.74
Life Ins.	0.00	49.50	0.00	24.75	(49.50)
Office Expenses	20,910.00	9,860.69	1,171.75	1,046.74	11,049.31
Depreciation	155,808.00	79,112.88	13,185.48	13,185.48	76,695.12
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	31,202.49	5,133.84	5,407.01	29,792.51
Legal General	5,000.00	1,550.00	0.00	150.00	3,450.00
Accounting and Auditing	5,950.00	6,600.00	600.00	0.00	(650.00)
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	12,007.39	3,711.69	731.16	1,492.61
Maintenance - Building Repairs	21,800.00	3,524.55	0.00	110.00	18,275.45
Maintenance - Materials	5,000.00	4,554.62	1,871.55	372.54	445.38
Maintenance - Grounds	24,400.00	7,353.74	0.00	7,100.00	17,046.26
Maintenance - Equipment/Tools	18,750.00	8,683.22	1,962.00	3,682.60	10,066.78
Waste Removal	6,636.00	5,210.11	697.85	738.09	1,425.89
Property Taxes	30,000.00	36,438.26	0.00	1,514.80	(6,438.26)
Water	8,580.00	4,066.19	707.88	707.88	4,513.81
Electric	48,317.00	23,342.32	4,636.69	2,742.65	24,974.68
Gas	31,161.00	9,312.29	4,339.80	1,945.50	21,848.71
Interest Expense-Roof Project	5,751.00	2,953.86	481.52	485.85	2,797.14
Interest Expense-JCLDC Project	3,841.00	2,115.44	325.63	336.44	1,725.56
Interest Expense-JAIN PROJEC	1,291.00	825.27	112.51	122.57	465.73
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
<b>Total Operations</b>	<b>644,435.00</b>	<b>328,939.80</b>	<b>51,551.54</b>	<b>52,002.81</b>	<b>315,495.20</b>
Total Revenue	652,417.00	355,706.99	79,317.42	56,380.73	296,710.01
Total Expenses	644,435.00	328,939.80	51,551.54	52,002.81	315,495.20
<b>Net Income Over Expenditure</b>	<b>\$ 7,982.00</b>	<b>26,767.19</b>	<b>\$ 27,765.88</b>	<b>4,377.92</b>	<b>(18,785.19)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Six Month Period Ending December 31, 2022**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 525,924.00	274,108.68	\$ 50,814.53	44,581.85	52.12
Misc Inc - Oper & Admin	0.00	18,921.48	17,961.98	387.36	0.00
Interest Income	15.00	5.56	1.02	0.95	37.07
<b>Total Revenues</b>	<b>525,939.00</b>	<b>293,035.72</b>	<b>68,777.53</b>	<b>44,970.16</b>	<b>55.72</b>
<b>Expenses</b>					
Marketing	10,000.00	6,682.01	1,228.00	0.00	66.82
Salaries	106,849.00	57,121.25	8,862.88	8,862.88	53.46
Benefits	27,409.00	14,465.96	2,076.91	2,463.58	52.78
Paychex Processing	4,287.00	1,957.26	445.56	297.04	45.66
Office Expenses	20,910.00	9,860.69	1,171.75	1,046.74	47.16
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	31,202.49	5,133.84	5,407.01	51.16
Professional Consultants	23,650.00	8,150.00	600.00	150.00	34.46
Maintenance Expenses	93,950.00	36,123.52	7,545.24	11,996.30	38.45
Utilities Taxes & Rent	124,694.00	78,369.17	10,382.22	7,648.92	62.85
Interest Expense-JCLDC Project	3,841.00	2,115.44	325.63	336.44	55.08
Interest Expense-JAIN PROJEC	1,291.00	825.27	112.51	122.57	63.92
Interest Exp Roof Project	5,751.00	2,953.86	481.52	485.85	51.36
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
<b>Total Operations</b>	<b>488,627.00</b>	<b>249,826.92</b>	<b>38,366.06</b>	<b>38,817.33</b>	<b>51.13</b>
Total Revenue	525,939.00	293,035.72	68,777.53	44,970.16	55.72
Total Expenses	488,627.00	249,826.92	38,366.06	38,817.33	51.13
<b>Net Income Over Expenditure</b>	<b>\$ 37,312.00</b>	<b>43,208.80</b>	<b>\$ 30,411.47</b>	<b>6,152.83</b>	<b>115.80</b>

Watertown Industrial Center LDC  
Balance Sheet  
December 31, 2022

ASSETS

Current Assets		
General Checking - Key Bank	\$	88,219.48
Capital Reserve		119,379.44
Leasehold Improvement Fund		170,153.06
Accounts Receivable		8,011.53
Acc. Rec. LHI		183,878.33
Rents Receivable		12,797.28
		582,439.12
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,161.33)
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		(4,246,898.06)
		1,979,057.64
Total Property and Equipment		
Other Assets		
Work In Process-Variou		25,438.79
		25,438.79
Total Other Assets		
		2,586,935.55
Total Assets		\$

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	24,982.01
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		18.57
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		125,921.70
DEFERRED LIAB. BACK OF A PROJ		35,120.39
Due WIC LHI		50.72
Deferred Revenue		22,836.96
		211,431.53
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		125,916.70
BACK A RENOVATION LOAN		35,120.22
Roof Replacement Loan		190,873.48
		351,910.40
Total Long-Term Liabilities		
Total Liabilities		563,341.93
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  
December 31, 2022

Net Income	<u>26,767.19</u>	
Total Capital		<u>2,023,593.62</u>
Total Liabilities & Capital	\$	<u><u>2,586,935.55</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/22 - 12/31/22

ASSETS	11/30/2022	12/31/2022	After Adjusting Entries 6/30/2022
<b>Current Assets</b>			
General Checking - Key Bank	\$ 65,679.86	\$ 88,219.48	\$ 90,376.34
Capital Reserve	119,378.42	119,379.44	101,933.81
Leasehold Improvement Fund	167,842.20	170,153.06	156,856.38
Accounts Receivable	8,011.53	8,011.53	1,056.42
Acc. Rec. LHI	193,959.91	183,878.33	243,390.31
Rents Receivable	<u>5,506.07</u>	<u>12,797.28</u>	<u>10,927.66</u>
<b>Total Current Assets</b>	<b>560,377.99</b>	<b>582,439.12</b>	<b>604,540.92</b>
<b>Property and Equipment</b>			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,044.92)	(59,161.33)	(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>(4,233,828.99)</u>	<u>(4,246,898.06)</u>	<u>(4,168,483.64)</u>
<b>Total Property and Equipment</b>	<b>1,992,243.12</b>	<b>1,979,057.64</b>	<b>2,058,170.52</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>23,061.63</u>	<u>25,438.79</u>	<u>2,740.05</u>
<b>Total Other Assets</b>	<b>23,061.63</b>	<b>25,438.79</b>	<b>2,740.05</b>
<b>Total Assets</b>	<b><u>\$ 2,575,682.74</u></b>	<b><u>\$ 2,586,935.55</u></b>	<b><u>\$ 2,665,451.49</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 21,885.74	\$ 24,982.01	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	17.14	18.57	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	130,257.94	125,921.70	151,777.48
Deferred Liab.Back of A Project	38,576.47	35,120.39	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>25,126.22</u>	<u>22,836.96</u>	<u>35,906.89</u>
<b>Total Current Liabilities</b>	<b>218,415.41</b>	<b>211,431.53</b>	<b>259,916.13</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	130,252.94	125,916.70	151,772.48
Back A Renovation Loan	38,576.30	35,120.22	55,706.49
Roof Replacement Loan	<u>192,610.35</u>	<u>190,873.48</u>	<u>201,229.96</u>
<b>Total Long-Term Liabilities</b>	<b><u>361,439.59</u></b>	<b><u>351,910.40</u></b>	<b><u>408,708.93</u></b>
<b>Total Liabilities</b>	<b>579,855.00</b>	<b>563,341.93</b>	<b>668,625.06</b>
<b>Capital</b>			
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>(998.69)</u>	<u>26,767.19</u>	<u>96,266.23</u>
<b>Total Capital</b>	<b><u>1,995,827.74</u></b>	<b><u>2,023,593.62</u></b>	<b><u>1,996,826.43</u></b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,575,682.74</u></b>	<b><u>\$ 2,586,935.55</u></b>	<b><u>\$ 2,665,451.49</u></b>

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Dec 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
DigiCollect LLC	6821	1/1/23	-10.00				-10.00
<b>DigiCollect LLC</b>			<b>-10.00</b>				<b>-10.00</b>
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
<b>FERGUSON ENTERPRISES, INC.</b>						<b>-4,101.53</b>	<b>-4,101.53</b>
Jain Irrigation Inc.	6615	12/1/22	6,464.80				6,464.80
<b>Jain Irrigation Inc.</b>			<b>6,464.80</b>				<b>6,464.80</b>
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
<b>LAURENCE WOLLUM</b>						<b>-5.70</b>	<b>-5.70</b>
MODERN MOVING AND STORAG	6853	12/1/22	4,340.99				4,340.99
<b>MODERN MOVING AND STORAG</b>			<b>4,340.99</b>				<b>4,340.99</b>
PICK N GO PROPERTY WASTE S	6858	12/1/22	2,135.26				2,135.26
<b>PICK N GO PROPERTY WASTE S</b>			<b>2,135.26</b>				<b>2,135.26</b>
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
<b>SERV-PRO</b>						<b>-0.01</b>	<b>-0.01</b>
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
<b>W.B. Mason Co, Inc.</b>			<b>-0.01</b>	<b>-0.01</b>	<b>-0.01</b>	<b>-0.03</b>	<b>-0.06</b>
			<b>12,931.04</b>	<b>-0.01</b>	<b>-0.01</b>	<b>-4,107.27</b>	<b>8,823.75</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Dec 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
	6870	431.92				431.92
<b>MODERN MOVING</b>		<b>431.92</b>	<b>501.34</b>	<b>542.91</b>	<b>1,187.75</b>	<b>2,663.92</b>
<b>MODERN MOVING AND S</b>						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
<b>SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
<b>SERV-PRO</b>						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
<b>SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>BILLY SOLURI</b>						
WESTELCOM	16210 - ELEC PR		5,263.30			5,263.30
WESTELCOM						
315-785-3926						
<b>WESTELCOM</b>			<b>5,263.30</b>			<b>5,263.30</b>
<b>WESTELCOM</b>						
<b>Report Total</b>		<b>431.92</b>	<b>5,764.64</b>	<b>542.91</b>	<b>1,272.06</b>	<b>8,011.53</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Dec 1, 2022 to Dec 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
12/13/22	141000 100000	93776	Invoice: 6855 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
12/13/22	141000 100000	164841	Invoice: 6614 Jain Irrigation Inc.	6,464.80	6,464.80
12/13/22	141000 100000	817297	Invoice: 6856 W.B. Mason Co, Inc.	1,060.74	1,060.74
12/13/22	141000 100000	15747	Invoice: 6735 Erie Boulevard Hydropower L.P.	11,825.96	11,825.96
12/13/22	141000 100000	VV774	Invoice: 6859 Certapro Painters	720.17	720.17
12/13/22	141000 100000	1254	Invoice: 6860 STEVEN ELLIOT	505.79	505.79
12/13/22	141000 100000	22521	Invoice: 6772 BLACK HORSE GROUP, LLC	1,349.90	1,349.90
12/13/22	141000 100000	6422	Invoice: 6852 JEFFERSON COUNTY LDC	1,516.82	1,516.82
12/13/22	141000 100000	1577	Invoice: 6864 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
12/13/22	141000 100000	0067467939	Invoice: 6742 Ampersand New York Operations Co. LLC.	919.17	919.17
12/13/22	141000 100000	019162	Invoice: 6851 CURRENT APPLICATIONS, INC.	211.14	211.14
12/13/22	141000 100000	0000080626	Invoice: 6862 LAURENCE WOLLUM	306.81	306.81
12/13/22	141000 100000	11294	Invoice: 6759 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
12/13/22	141000 100000	2435	Invoice: 6861 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
12/13/22	141000 100000	11624	Invoice: 6863 SERV-PRO	2,334.48	2,334.48
12/13/22	405501 100000	9610015069	INSURANCE REIMBURSEMENT CHECK 1 - CLAIM 1000425503 - BLDG. D WALL DAMAGE Central Insurance	15,509.48	15,509.48
12/13/22	405501 100000	9610016588	INSURANCE REIMBURSEMENT CHECK 2 - CLAIM 1000425503 - BLDG. D WALL DAMAGE Central Insurance	2,452.50	2,452.50
12/30/22	141000 100000	460595	Invoice: 6865 NEW YORK AIR BRAKE	7,355.59	7,355.59
				<b>61,485.30</b>	<b>61,485.30</b>



**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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
ACE	11213-11/22		2,474.30			2,474.30
NOBEL ACE HDWE	11213/12/22	67.55				67.55
315-782-5964						
<b>ACE</b>		<b>67.55</b>	<b>2,474.30</b>			<b>2,541.85</b>
<b>NOBEL ACE HDWE</b>						
BOWERS BOWERS & COMPANY BRIE 315-788-7690	213545	600.00				600.00
<b>BOWERS BOWERS &amp; COMPANY</b>		<b>600.00</b>				<b>600.00</b>
CINTAS CINTAS	12666550-12/2	487.44				487.44
<b>CINTAS CINTAS</b>		<b>487.44</b>				<b>487.44</b>
CITYCOMP CITY COMPTRROLLER 315-785-7757	0002012-12/22 0004614-12/22	268.89 438.99				268.89 438.99
<b>CITYCOMP CITY COMPTRROLLER</b>		<b>707.88</b>				<b>707.88</b>
COOPER COOPER ELECTRIC	348751-122522	2,377.16				2,377.16
<b>COOPER COOPER ELECTRIC</b>		<b>2,377.16</b>				<b>2,377.16</b>
DE DIRECT ENERGY	230030050745 230030050745 223640050731 223640050731	879.28 464.63 159.74 55.27				879.28 464.63 159.74 55.27
<b>DE DIRECT ENERGY</b>		<b>1,558.92</b>				<b>1,558.92</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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
FP FP MAILING SOLUTION	RI105599401	135.45				135.45
<b>FP FP MAILING SOLUTION</b>		<b>135.45</b>				<b>135.45</b>
MCQUADE MCQUADE & BANNIGAN  3157882612	134113/12/22	1,804.00				1,804.00
<b>MCQUADE MCQUADE &amp; BANNIGA</b>		<b>1,804.00</b>				<b>1,804.00</b>
NG NATIONAL GRID	0438937172-12 0498786119-12 1078719124-12 0038937138-12 2017080029-12 0918937121-12 0538786113-12 0898937178-12 0338937134-12 0518786126-12 4083010042-12 0058937125-12 9678936125-12	1,146.73 373.54 547.67 391.65 230.32 178.12 29.15 2,128.03 26.26 156.79 1,023.86 762.59 422.86				1,146.73 373.54 547.67 391.65 230.32 178.12 29.15 2,128.03 26.26 156.79 1,023.86 762.59 422.86
<b>NG NATIONAL GRID</b>		<b>7,417.57</b>				<b>7,417.57</b>
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
<b>NYS DEPT OF LABOR NYS DEPT OF LABOR</b>					<b>275.00</b>	<b>275.00</b>
OCBM OSWEGO COUNTY BUS PEGGY KAIN 315-342-8020	162717-22	439.00				439.00

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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
<b>OCBM OSWEGO COUNTY BUS</b>		<b>439.00</b>				<b>439.00</b>
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-11/22		150.00			150.00
<b>SCHWERZMANN SCHWERZMANN &amp; WIS</b>			<b>150.00</b>			<b>150.00</b>
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-12/22	1,962.00				1,962.00
<b>SEAWAY RENTAL SEAWAY RENTAL COR</b>		<b>1,962.00</b>				<b>1,962.00</b>
THYSSENKRUPP TK ELEVATOR CORP 315-437-7541	60000618596	3,224.25				3,224.25
<b>THYSSENKRUPP TK ELEVATOR CORP</b>		<b>3,224.25</b>				<b>3,224.25</b>
Time Warner Charter Communications	144093601120	267.74				267.74
<b>Time Warner Charter Communication</b>		<b>267.74</b>				<b>267.74</b>
WASTE M WASTE MANAGEMENT 315-773-5696	3395448-0448-	697.85				697.85
<b>WASTE M WASTE MANAGEMENT</b>		<b>697.85</b>				<b>697.85</b>
WEST	36680	106.15				106.15

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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
WESTELCOM						
<b>WEST WESTELCOM</b>		<b>106.15</b>				<b>106.15</b>
WICLDC	3/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR	04/09-SERVPR				-1.00	-1.00
Billy Soluri	5/09 LHI SERV				-1.00	-1.00
315-782-9277						
<b>WICLDC WATERTOWN INDUSTR</b>					<b>-3.00</b>	<b>-3.00</b>
<b>Report Total</b>		<b>21,852.96</b>	<b>2,624.30</b>		<b>272.00</b>	<b>24,749.26</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2022 to Dec 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
12/1/22	11691	200000 100000	Invoice: 13649 AUBERTINE AND CURRIER ARCHITECTS	2,452.50	2,452.50
12/1/22	11692	200000 200000 100000	Invoice: 11213-9/22 Invoice: 11213/10/22 NOBEL ACE HDWE	511.12 504.83	1,015.95
12/1/22	11693	200000 100000	Invoice: 12/22 INS Central Insurance Companies	5,133.84	5,133.84
12/1/22	11694	200000 100000	Invoice: 3195420 DIVAL SAFETY & SUPPLIES	142.50	142.50
12/1/22	11695	200000 100000	Invoice: 000033495974 EXCELLUS HEALTH PLAN	503.35	503.35
12/1/22	11696	200000 100000	Invoice: 3393826-0448-8 WASTE MANAGEMENT OF NEW YORK	738.09	738.09
12/1/22	11697	200000 100000	Invoice: 35314 WESTELCOM	104.56	104.56
12/1/22	11698	200000 100000	Invoice: 12/22 Loan WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
12/15/22	11699	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 0498786119-112322 Invoice: 0438937172-112322 Invoice: 0038937138-112322 Invoice: 1078719124-112322 Invoice: 0918937121-112822 Invoice: 4083010042-112822 Invoice: 0338937134-112822 Invoice: 2017080029-112822 Invoice: 0058937125-112822 Invoice: 9678936125-112822 Invoice: 0538786113-112822 Invoice: 0898937178-112822 Invoice: 0518786126-112922 NATIONAL GRID	201.28 723.89 352.87 359.84 72.03 455.71 26.26 130.42 470.94 189.28 29.15 1,028.03 159.91	4,199.61
12/15/22	11700	100000	VOID		
12/15/22	11700	200000	Invoice:	731.16	

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2022 to Dec 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
		100000	12666550-113022 CINTAS		731.16
12/15/22	11701	200000	Invoice: 0004614-11/22-AB	438.99	
		200000	Invoice: 0002012-11/22-C	268.89	
		100000	CITY COMPTROLLER		707.88
12/15/22	11702	200000	Invoice: 223360050541807	265.66	
		200000	Invoice: 223360050541806	508.16	
		200000	Invoice: 223360050541805	91.36	
		200000	Invoice: 223360050541804	55.28	
		100000	DIRECT ENERGY		920.46
12/15/22	11703	200000	Invoice: 32872724	397.31	
		100000	Great America Financial Services		397.31
12/15/22	11704	200000	Invoice: 14050	195.00	
		100000	MITTAG'S LOCK & KEY		195.00
12/15/22	11705	200000	Invoice: BG-171448-22	789.00	
		100000	OSWEGO COUNTY BUSINESS MAGAZINE		789.00
12/15/22	11706	200000	Invoice: 48190	110.00	
		100000	OVERHEAD DOOR CO		110.00
12/15/22	11707	200000	Invoice: 19868-11/22	317.00	
		100000	SEAWAY RENTAL CORP.		317.00
12/15/22	11708	200000	Invoice: 2251A	7,100.00	
		100000	SWBG WHOLESALE INC.		7,100.00
12/15/22	11709	200000	Invoice: 9921919847	265.10	
		100000	VERIZON WIRELESS		265.10
12/15/22	11710	200000	Invoice: STMT50631624	21.98	
		100000	W.B. MASON COMPANY, INC.		21.98
	<b>Total</b>			<b>28,063.68</b>	<b>28,063.68</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Six Month Period Ending December 31, 2022**  
 Prepared by WICLDC STAFF, January 21, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 110,036.00	54,183.13	\$ 8,859.75	9,080.93	49.24
Total Revenues	<u>110,036.00</u>	<u>54,183.13</u>	<u>8,859.75</u>	<u>9,080.93</u>	49.24
<b>Expenses</b>					
Maintenance - Improvements	10,500.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	21,800.00	3,524.55	0.00	110.00	16.17
Maintenance - Common Area	13,500.00	12,007.39	3,711.69	731.16	88.94
Maintenance - Grounds	24,400.00	7,353.74	0.00	7,100.00	30.14
Maintenance - Equipment/Tools	18,750.00	8,683.22	1,962.00	3,682.60	46.31
Maintenance - Materials	5,000.00	4,554.62	1,871.55	372.54	91.09
Total Operations	<u>93,950.00</u>	<u>36,123.52</u>	<u>7,545.24</u>	<u>11,996.30</u>	38.45
<b>Net Income Over Expenditure</b>	<b>\$ <u>16,086.00</u></b>	<b><u>18,059.61</u></b>	<b>\$ <u>1,314.51</u></b>	<b><u>(2,915.37)</u></b>	<b>112.27</b>

WICLDC  
LHI Summary Report  
For 1-31-22 Financials  
Unaudited

<b>Tenant</b>	<b>Start Date</b>	<b>Original</b>	<b>Remaining</b>	<b>Term</b>	<b>Int. Rate</b>	<b>Status</b>
Jain	7/1/2018	\$ 112,445.12	\$ 33,733.34	5 Years	0%	1 Month Behind
Servpro	10/1/2014	\$ 45,084.71	\$ 13,330.40	10 Years	3%	Current