

Watertown Industrial Center LDC**Income Statement for the Eight Month Period Ending February 28, 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	362,266.46	\$ 44,355.44	43,652.34	163,657.54
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	0.00	(18,921.48)
Interest Income	15.00	7.57	0.97	1.04	7.43
LIF Loan Principal	121,077.00	82,033.46	10,126.60	12,394.88	39,043.54
Leasehold Interest	5,401.00	4,009.97	396.24	454.44	1,391.03
Total Revenues	652,417.00	467,238.94	54,879.25	56,502.70	185,178.06
Expenses					
Marketing	10,000.00	12,029.54	1,503.07	0.00	(2,029.54)
Salaries	106,849.00	74,847.01	8,862.88	8,862.88	32,001.99
FICA-Medicare Tax Expense	8,021.00	5,672.77	671.64	671.64	2,348.23
Health Ins.	4,857.00	3,448.72	433.67	433.67	1,408.28
Dental Ins	774.00	593.50	217.12	(10.52)	180.50
Vision Ins.	202.00	146.00	53.69	(2.74)	56.00
Comp Ins.	2,900.00	2,221.45	264.56	259.98	678.55
Retirement Expense	7,339.00	5,780.71	620.40	620.40	1,558.29
NYS Unemployment	444.00	405.43	171.67	179.48	38.57
NYS Re-Emp Service	21.00	13.03	6.37	6.66	7.97
Vehicle Allowance	1,800.00	1,200.00	150.00	150.00	600.00
Disability	1,051.00	580.90	32.73	715.63	470.10
Paychex Processing	4,287.00	2,696.03	297.04	441.73	1,590.97
Life Ins.	0.00	74.25	24.75	0.00	(74.25)
Office Expenses	20,910.00	12,608.60	1,191.75	1,556.16	8,301.40
Depreciation	155,808.00	105,483.84	13,185.48	13,185.48	50,324.16
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	41,479.77	5,137.04	5,140.24	19,515.23
Legal General	5,000.00	1,887.00	0.00	337.00	3,113.00
Accounting and Auditing	5,950.00	6,820.00	220.00	0.00	(870.00)
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	10,500.00	570.00	0.00	570.00	9,930.00
Maintenance - Common Area	13,500.00	15,732.29	2,245.53	1,479.37	(2,232.29)
Maintenance - Building Repairs	21,800.00	4,219.55	170.00	525.00	17,580.45
Maintenance - Materials	5,000.00	5,241.39	0.00	686.77	(241.39)
Maintenance - Grounds	24,400.00	15,666.69	6,850.00	1,462.95	8,733.31
Maintenance - Equipment/Tools	18,750.00	17,622.31	4,301.08	4,638.01	1,127.69
Waste Removal	6,636.00	6,646.70	713.61	722.98	(10.70)
Property Taxes	30,000.00	37,498.44	1,060.18	0.00	(7,498.44)
Water	8,580.00	5,552.74	778.67	707.88	3,027.26
Electric	48,317.00	32,559.74	4,836.04	4,929.05	15,757.26
Gas	31,161.00	17,202.93	4,503.38	3,565.38	13,958.07
Interest Expense-Roof Project	5,751.00	3,903.85	472.82	477.17	1,847.15
Interest Expense-JCLDC Project	3,841.00	2,734.15	303.92	314.79	1,106.85
Interest Expense-JAIN PROJEC	1,291.00	1,020.02	92.32	102.43	270.98
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	444,159.35	59,371.41	52,729.47	200,275.65
Total Revenue	652,417.00	467,238.94	54,879.25	56,502.70	185,178.06
Total Expenses	644,435.00	444,159.35	59,371.41	52,729.47	200,275.65
Net Income Over Expenditure	\$ 7,982.00	23,079.59	\$ (4,492.16)	3,773.23	(15,097.59)

Watertown Industrial Center LDC
Income Statement for the Eight Month Period Ending February 28, 2023

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	362,266.46	\$ 44,355.44	43,652.34	68.88
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	0.00	0.00
Interest Income	15.00	7.57	0.97	1.04	50.47
Total Revenues	525,939.00	381,195.51	44,356.41	43,653.38	72.48
Expenses					
Marketing	10,000.00	12,029.54	1,503.07	0.00	120.30
Salaries	106,849.00	74,847.01	8,862.88	8,862.88	70.05
Benefits	27,409.00	20,136.76	2,646.60	3,024.20	73.47
Paychex Processing	4,287.00	2,696.03	297.04	441.73	62.89
Office Expenses	20,910.00	12,608.60	1,191.75	1,556.16	60.30
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	41,479.77	5,137.04	5,140.24	68.01
Professional Consultants	23,650.00	8,707.00	220.00	337.00	36.82
Maintenance Expenses	93,950.00	59,052.23	13,566.61	9,362.10	62.85
Utilities Taxes & Rent	124,694.00	99,460.55	11,891.88	9,925.29	79.76
Interest Expense-JCLDC Project	3,841.00	2,734.15	303.92	314.79	71.18
Interest Expense-JAIN PROJEC	1,291.00	1,020.02	92.32	102.43	79.01
Interest Exp Roof Project	5,751.00	3,903.85	472.82	477.17	67.88
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	338,675.51	46,185.93	39,543.99	69.31
Total Revenue	525,939.00	381,195.51	44,356.41	43,653.38	72.48
Total Expenses	488,627.00	338,675.51	46,185.93	39,543.99	69.31
Net Income Over Expenditure	\$ 37,312.00	42,520.00	\$ (1,829.52)	4,109.39	113.96

Watertown Industrial Center LDC
Balance Sheet
February 28, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	63,555.10
Capital Reserve		129,689.09
Leasehold Improvement Fund		177,084.16
Accounts Receivable		4,175.47
Acc. Rec. LHI		161,356.85
Rents Receivable		23,193.05
		559,053.72
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,394.15)
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		(4,273,036.20)
		1,952,686.68
Total Property and Equipment		
Other Assets		
Work In Process-Variou		21,594.33
		21,594.33
Total Other Assets		
Total Assets	\$	2,533,334.73

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	16,721.71
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		21.38
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		117,216.67
DEFERRED LIAB. BACK OF A PROJ		28,177.96
Due WIC LHI		50.72
Deferred Revenue		15,962.94
		180,652.56
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		117,211.67
BACK A RENOVATION LOAN		28,177.79
Roof Replacement Loan		187,386.69
		332,776.15
Total Long-Term Liabilities		
Total Liabilities		513,428.71
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
February 28, 2023

Net Income	<u>23,079.59</u>	
Total Capital		<u>2,019,906.02</u>
Total Liabilities & Capital	\$	<u><u>2,533,334.73</u></u>

Watertown Industrial Center Compative Balance Sheet for: 1/31/23 - 2/28/23

ASSETS	1/31/2023	2/28/2023	After Adjusting Entries 6/30/2022
Current Assets			
General Checking - Key Bank	\$ 77,897.03	\$ 63,555.10	\$ 90,376.34
Capital Reserve	126,237.43	129,689.09	101,933.81
Leasehold Improvement Fund	174,773.39	177,084.16	156,856.38
Accounts Receivable	4,175.47	4,175.47	1,056.42
Acc. Rec. LHI	171,483.45	161,356.85	243,390.31
Rents Receivable	<u>19,483.10</u>	<u>23,193.05</u>	<u>10,927.66</u>
Total Current Assets	574,049.87	559,053.72	604,540.92
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,277.74)	(59,394.15)	(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>(4,259,967.13)</u>	<u>(4,273,036.20)</u>	<u>(4,168,483.64)</u>
Total Property and Equipment	1,965,872.16	1,952,686.68	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>\$ 2,561,516.36</u>	<u>\$ 2,533,334.73</u>	<u>\$ 2,665,451.49</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,706.13	\$ 16,721.71	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	20.04	21.38	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	121,574.62	117,216.67	151,777.48
Deferred Liab.Back of A Project	31,654.23	28,177.96	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>18,255.32</u>	<u>15,962.94</u>	<u>35,906.89</u>
Total Current Liabilities	194,762.24	180,652.56	259,916.13
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	121,569.62	117,211.67	151,772.48
Back A Renovation Loan	31,654.06	28,177.79	55,706.49
Roof Replacement Loan	<u>189,132.26</u>	<u>187,386.69</u>	<u>201,229.96</u>
Total Long-Term Liabilities	342,355.94	332,776.15	408,708.93
Total Liabilities	537,118.18	513,428.71	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>27,571.75</u>	<u>23,079.59</u>	<u>96,266.23</u>
Total Capital	2,024,398.18	2,019,906.02	1,996,826.43
Total Liabilities & Capital	<u>\$ 2,561,516.36</u>	<u>\$ 2,533,334.73</u>	<u>\$ 2,665,451.49</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Feb 28, 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
Certapro Painters	6878	1/1/23		720.17			720.17
	6892	2/1/23	720.17				720.17
Certapro Painters			720.17	720.17			1,440.34
CURRENT APPLICATIONS, INC.	6884	2/1/23	211.14				211.14
CURRENT APPLICATIONS, INC.			211.14				211.14
DigiCollect LLC	6821	1/1/23		294.50			294.50
	6893	2/1/23	304.50				304.50
DigiCollect LLC			304.50	294.50			599.00
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
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
	6887	2/1/23	4,340.99				4,340.99
MODERN MOVING AND STORAG			4,340.99	4,340.99			8,681.98
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	6928	2/1/23	75.00				75.00
Tom Barker			75.00				75.00
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
	6889	2/1/23	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.05	-0.08
WESTELCOM	6890	2/1/23	510.47				510.47
WESTELCOM			510.47				510.47
			6,162.26	17,181.61	-0.01	-4,107.29	19,236.57

Watertown Industrial Center LDC
Aged Receivables
As of Feb 28, 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		701.45	725.79	431.92	2,232.00	4,091.16
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						
Report Total		701.45	725.79	431.92	2,316.31	4,175.47

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Feb 1, 2023 to Feb 28, 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
2/21/23	141000 100000	165413	Invoice: 6621 Jain Irrigation Inc.	6,464.80	6,464.80
2/21/23	141000 100000	3019	Invoice: 6891 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
2/21/23	141000 100000	93934	Invoice: 6888 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
2/21/23	141000 100000	2531	Invoice: 6895 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
2/21/23	141000 100000	11411	Invoice: 6761 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
2/21/23	141000 100000	22808	Invoice: 6774 BLACK HORSE GROUP, LLC	1,368.89	1,368.89
2/21/23	141000 100000	11712	Invoice: 6897 SERV-PRO	2,334.48	2,334.48
2/21/23	141000 100000	821973	Invoice: 6889 W.B. Mason Co, Inc.	1,060.74	1,060.74
2/21/23	141000 100000	6527	Invoice: 6886 JEFFERSON COUNTY LDC	1,516.82	1,516.82
2/21/23	141000 100000	3006	Invoice: 6877 PICK N GO PROPERTY WASTE SERVICES	2,135.26	2,135.26
2/21/23	141000 100000	0000080640	Invoice: 6896 LAURENCE WOLLUM	306.81	306.81
2/21/23	141000 100000	0068998543	Invoice: 6744 Ampersand New York Operations Co. LLC.	919.17	919.17
2/21/23	141000 100000	16030	Invoice: 6885 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
2/21/23	141000 141000 100000	5725	Invoice: 6899 Invoice: 6900 Tom Barker	150.00	75.00 75.00
2/21/23	141000 141000 141000 100000	102	Invoice: 6901 Invoice: 6902 Invoice: 6904 JOHN BUZYNISKI	225.00	75.00 75.00 75.00
2/21/23	141000 100000	1580	Invoice: 6898 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
2/21/23	141000 100000	1257	Invoice: 6894 STEVEN ELLIOT	530.20	530.20
2/21/23	141000 100000	11720	Invoice: 6897 SERV-PRO	350.00	350.00
				40,628.44	40,628.44

Watertown Industrial Center LDC
Aged Payables
As of Feb 28, 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
BOWERS BOWERS & COMPANY BRIE 315-788-7690	713001	220.00				220.00
BOWERS BOWERS & COMPANY		220.00				220.00
CINTAS CINTAS	12666550-2/23	487.44				487.44
CINTAS CINTAS		487.44				487.44
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-2/23 0002012-2/23	482.89 295.78				482.89 295.78
CITYCOMP CITY COMPTRROLLER		778.67				778.67
DE DIRECT ENERGY	230580051136 230600051152 230600051152 230600051152	182.89 479.14 969.01 55.27				182.89 479.14 969.01 55.27
DE DIRECT ENERGY		1,686.31				1,686.31
MCQUADE MCQUADE & BANNIGA 3157882612	2316331	852.00				852.00
MCQUADE MCQUADE & BANNIGA		852.00				852.00

Watertown Industrial Center LDC
Aged Payables
As of Feb 28, 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 NATIONAL GRID	0438937172-22	1,566.94				1,566.94
	9678936125-22	385.92				385.92
	4083010042-22	1,155.67				1,155.67
	0338937134-22	26.65				26.65
	0058937125-22	811.93				811.93
	0038937138-22	386.09				386.09
	2017080029-22	315.99				315.99
	0918937121-22	221.84				221.84
	0898937178-22	2,043.76				2,043.76
	0538786113-22	29.59				29.59
	1078719124-22	651.07				651.07
	0498786119-22	552.53				552.53
	0518786126-22	156.20				156.20
NG NATIONAL GRID		8,304.18				8,304.18
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
SEAWAY RENTAL SEAWAY RENTAL COR	19868-2/23	1,837.00				1,837.00
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		1,837.00				1,837.00
WASTE M WASTE MANAGEMENT	3398183-0448-	713.61				713.61
315-773-5696						
WASTE M WASTE MANAGEMENT		713.61				713.61
WB MASON W.B. MASON COMPANY	STMT5278010	877.55				877.55

Watertown Industrial Center LDC
Aged Payables
As of Feb 28, 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
WB MASON W.B. MASON COMPAN		877.55				877.55
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						
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		16,216.96			272.00	16,488.96

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2023 to Feb 28, 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
2/1/23	11736	200000 100000	Invoice: 1/23 STMNT BURRVILLE POWER EQUIPMENT	2,464.08	2,464.08
2/1/23	11737	200000 100000	Invoice: 2/23 INS Central Insurance Companies	5,137.04	5,137.04
2/1/23	11738	200000 100000	Invoice: 2023-010007143 CITY COMPTROLLER	1,060.18	1,060.18
2/1/23	11739	200000 100000	Invoice: 000034117279 EXCELLUS HEALTH PLAN	503.35	503.35
2/1/23	11740	200000 100000	Invoice: 2/23 - 4/23 Guardian Life Ins Co	386.67	386.67
2/1/23	11741	200000 100000	Invoice: D588589-1/23 SHELTER POINT LIFE	760.75	760.75
2/1/23	11742	200000 100000	Invoice: 2022-2023-1OF2 SWBG WHOLESALE INC.	6,850.00	6,850.00
2/1/23	11743	200000 100000	Invoice: 144093601010723 Charter Communications	267.74	267.74
2/1/23	11744	200000 100000	Invoice: STMT51338835 W.B. MASON COMPANY, INC.	302.17	302.17
2/1/23	11745	200000 100000	Invoice: 38070 WESTELCOM	106.81	106.81
2/1/23	11746	200000 100000	Invoice: 2/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
2/18/23	11747	200000	Invoice: 4083010042-12523	891.34	
		200000	Invoice: 0038937138-12523	386.61	
		200000	Invoice: 0338937134-12523	26.26	
		200000	Invoice: 0918937121-12523	124.86	
		200000	Invoice: 0498786119-12523	479.32	
		200000	Invoice: 0958937132-12523	97.16	
		200000	Invoice: 0438937172-12523	1,297.95	
		200000	Invoice: 0538786113-12523	29.15	
		200000	Invoice:	576.59	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2023 to Feb 28, 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	1078719124-12523 Invoice:	344.60	
		200000	9678936125-12523 Invoice:	677.35	
		200000	0058937125-12523 Invoice:	1,838.13	
		200000	0898937178-12523 Invoice:	218.43	
		200000	2017080029-12523 Invoice:	153.80	
		100000	0518786126-12723 NATIONAL GRID		7,141.55
2/18/23	11748	100000	VOID		
2/18/23	11748	200000 100000	Invoice: 30022296 ABJ FIRE PROTECTION CO.	693.25	693.25
2/18/23	11749	200000 100000	Invoice: 2/23 BURRVILLE POWER EQUIPMENT	2,464.08	2,464.08
2/18/23	11750	200000 100000	Invoice: 12666550-1/23 CINTAS	487.44	487.44
2/18/23	11751	200000 200000 100000	Invoice: 0004614-1/23 Invoice: 0002012-1/23 CITY COMPTRROLLER	438.99 268.89	707.88
2/18/23	11752	200000 200000 200000 200000 100000	Invoice: 230330050953770 Invoice: 230310050937554 Invoice: 230330050953771 Invoice: 230310050937553 DIRECT ENERGY	1,217.98 174.61 606.46 55.28	2,054.33
2/18/23	11753	200000 100000	Invoice: 1405011 DOYLE SECURITY SYSTEMS	427.16	427.16
2/18/23	11754	200000 100000	Invoice: 33273113 Great America Financial Services	299.09	299.09
2/18/23	11755	200000 100000	Invoice: 14076 MITTAG'S LOCK & KEY	325.00	325.00
2/18/23	11756	200000 100000	Invoice: 1110718 PROSHRED	79.92	79.92
2/18/23	11757	200000 100000	Invoice: 2023-010 P.S.G.	200.00	200.00
2/18/23	11758	200000 100000	Invoice: 44961 RAYNOR OVERHEAD DOOR SALES, IN	170.00	170.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2023 to Feb 28, 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
2/18/23	11759	200000	Invoice:	2,026.45	
		100000	CUST-0010395 SANICO		2,026.45
2/18/23	11760	200000	Invoice: 007572/1-23	337.00	
		100000	SCHWERZMANN & WISE, PC		337.00
2/18/23	11761	200000	Invoice: 19868-1/23	1,837.00	
		100000	SEAWAY RENTAL CORP.		1,837.00
2/18/23	11762	200000	Invoice:	267.74	
		100000	144093601020723 Charter Communications		267.74
2/18/23	11763	200000	Invoice: 9962278940	198.18	
		100000	VERIZON WIRELESS		198.18
2/18/23	11764	200000	Invoice:	722.98	
		100000	3396764-0448-8 WASTE MANAGEMENT OF NEW YORK		722.98
2/18/23	11765	200000	Invoice: 39523	106.95	
		100000	WESTELCOM		106.95
	Total			40,603.18	40,603.18

Watertown Industrial Center LDC
Maintenance Report for the Eight Month Period Ending February 28, 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	71,986.63	\$ 8,937.79	8,865.71	65.42
Total Revenues	<u>110,036.00</u>	<u>71,986.63</u>	<u>8,937.79</u>	<u>8,865.71</u>	65.42
Expenses					
Maintenance - Improvements	10,500.00	570.00	0.00	570.00	5.43
Maintenance - Building Repairs	21,800.00	4,219.55	170.00	525.00	19.36
Maintenance - Common Area	13,500.00	15,732.29	2,245.53	1,479.37	116.54
Maintenance - Grounds	24,400.00	15,666.69	6,850.00	1,462.95	64.21
Maintenance - Equipment/Tools	18,750.00	17,622.31	4,301.08	4,638.01	93.99
Maintenance - Materials	5,000.00	5,241.39	0.00	686.77	104.83
Total Operations	<u>93,950.00</u>	<u>59,052.23</u>	<u>13,566.61</u>	<u>9,362.10</u>	62.85
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>12,934.40</u>	\$ <u>(4,628.82)</u>	<u>(496.39)</u>	80.41