

Watertown Industrial Center LDC**Income Statement for the Nine Month Period Ending March 31, 2023**

Prepared by Staff, May 19, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 525,924.00	406,201.73	\$ 43,935.27	44,355.44	119,722.27
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	0.00	(18,921.48)
Interest Income	15.00	8.67	1.10	0.97	6.33
LIF Loan Principal	121,077.00	92,182.13	10,148.67	10,126.60	28,894.87
Leasehold Interest	5,401.00	4,401.19	391.22	396.24	999.81
Total Revenues	652,417.00	521,715.20	54,476.26	54,879.25	130,701.80
Expenses					
Marketing	10,000.00	12,468.54	439.00	1,503.07	(2,468.54)
Salaries	106,849.00	88,141.33	13,294.32	8,862.88	18,707.67
FICA-Medicare Tax Expense	8,021.00	6,680.23	1,007.46	671.64	1,340.77
Health Ins.	4,857.00	3,847.55	398.83	433.67	1,009.45
Dental Ins	774.00	577.72	(15.78)	217.12	196.28
Vision Ins.	202.00	141.89	(4.11)	53.69	60.11
Comp Ins.	2,900.00	2,613.87	392.42	264.56	286.13
Retirement Expense	7,339.00	6,711.31	930.60	620.40	627.69
NYS Unemployment	444.00	481.99	76.56	171.67	(37.99)
NYS Re-Emp Service	21.00	15.88	2.85	6.37	5.12
Vehicle Allowance	1,800.00	1,350.00	150.00	150.00	450.00
Disability	1,051.00	513.22	(67.68)	32.73	537.78
Paychex Processing	4,287.00	2,993.07	297.04	297.04	1,293.93
Life Ins.	0.00	74.25	0.00	24.75	(74.25)
Office Expenses	20,910.00	13,684.17	1,075.57	1,191.75	7,225.83
Depreciation	155,808.00	118,669.32	13,185.48	13,185.48	37,138.68
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	46,616.81	5,137.04	5,137.04	14,378.19
Legal General	5,000.00	1,887.00	0.00	0.00	3,113.00
Accounting and Auditing	5,950.00	6,820.00	0.00	220.00	(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	0.00	9,930.00
Maintenance - Common Area	13,500.00	16,219.73	487.44	2,245.53	(2,719.73)
Maintenance - Building Repairs	21,800.00	4,219.55	0.00	170.00	17,580.45
Maintenance - Materials	5,000.00	5,426.19	86.87	97.93	(426.19)
Maintenance - Grounds	24,400.00	15,961.51	294.82	6,850.00	8,438.49
Maintenance - Equipment/Tools	18,750.00	21,459.63	3,837.32	4,301.08	(2,709.63)
Waste Removal	6,636.00	7,352.49	705.79	713.61	(716.49)
Property Taxes	30,000.00	46,995.31	9,496.87	1,060.18	(16,995.31)
Water	8,580.00	6,260.62	707.88	778.67	2,319.38
Electric	48,317.00	37,131.29	4,571.55	4,836.04	11,185.71
Gas	31,161.00	21,189.42	3,986.49	4,503.38	9,971.58
Interest Expense-Roof Project	5,751.00	4,372.31	468.46	472.82	1,378.69
Interest Expense-JCLDC Project	3,841.00	3,027.18	293.03	303.92	813.82
Interest Expense-JAIN PROJEC	1,291.00	1,102.21	82.19	92.32	188.79
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	505,575.59	61,318.31	59,469.34	138,859.41
Total Revenue	652,417.00	521,715.20	54,476.26	54,879.25	130,701.80
Total Expenses	644,435.00	505,575.59	61,318.31	59,469.34	138,859.41
Net Income Over Expenditure	\$ 7,982.00	16,139.61	\$ (6,842.05)	(4,590.09)	(8,157.61)

Watertown Industrial Center LDC
Income Statement for the Nine Month Period Ending March 31, 2023

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	406,201.73	\$ 43,935.27	44,355.44	77.24
Misc Inc - Oper & Admin	0.00	18,921.48	0.00	0.00	0.00
Interest Income	15.00	8.67	1.10	0.97	57.80
Total Revenues	525,939.00	425,131.88	43,936.37	44,356.41	80.83
Expenses					
Marketing	10,000.00	12,468.54	439.00	1,503.07	124.69
Salaries	106,849.00	88,141.33	13,294.32	8,862.88	82.49
Benefits	27,409.00	23,007.91	2,871.15	2,646.60	83.94
Paychex Processing	4,287.00	2,993.07	297.04	297.04	69.82
Office Expenses	20,910.00	13,684.17	1,075.57	1,191.75	65.44
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	46,616.81	5,137.04	5,137.04	76.43
Professional Consultants	23,650.00	8,707.00	0.00	220.00	36.82
Maintenance Expenses	93,950.00	63,856.61	4,706.45	13,664.54	67.97
Utilities Taxes & Rent	124,694.00	118,929.13	19,468.58	11,891.88	95.38
Interest Expense-JCLDC Project	3,841.00	3,027.18	293.03	303.92	78.81
Interest Expense-JAIN PROJEC	1,291.00	1,102.21	82.19	92.32	85.38
Interest Exp Roof Project	5,751.00	4,372.31	468.46	472.82	76.03
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	386,906.27	48,132.83	46,283.86	79.18
Total Revenue	525,939.00	425,131.88	43,936.37	44,356.41	80.83
Total Expenses	488,627.00	386,906.27	48,132.83	46,283.86	79.18
Net Income Over Expenditure	\$ 37,312.00	38,225.61	\$ (4,196.46)	(1,927.45)	102.45

Watertown Industrial Center LDC
Balance Sheet
March 31, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	81,177.35
Capital Reserve		133,140.88
Leasehold Improvement Fund		179,380.24
Accounts Receivable		84.31
Acc. Rec. LHI		151,208.18
Rents Receivable		(764.35)
		544,226.61
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,510.56)
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		(4,286,105.27)
		1,939,501.20
Total Property and Equipment		
Other Assets		
Work In Process-Variou		21,594.33
		21,594.33
Total Other Assets		
Total Assets	\$	2,505,322.14

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	15,416.29
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		8.03
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		112,847.83
DEFERRED LIAB. BACK OF A PROJ		24,691.56
Due WIC LHI		50.72
Deferred Revenue		13,669.51
		169,185.12
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		112,842.83
BACK A RENOVATION LOAN		24,691.39
Roof Replacement Loan		185,636.76
		323,170.98
Total Long-Term Liabilities		
Total Liabilities		492,356.10
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
March 31, 2023

Net Income	<u>16,139.61</u>	
Total Capital		<u>2,012,966.04</u>
Total Liabilities & Capital	\$	<u><u>2,505,322.14</u></u>

Watertown Industrial Center Compative Balance Sheet for: 2/28/23 - 3/31/23

ASSETS	2/28/2023	3/31/2023	After Adjusting Entries 6/30/2022
Current Assets			
General Checking - Key Bank	\$ 63,555.10	\$ 81,177.35	\$ 90,376.34
Capital Reserve	129,689.09	133,140.88	101,933.81
Leasehold Improvement Fund	177,084.16	179,380.24	156,856.38
Accounts Receivable	4,175.47	84.31	1,056.42
Acc. Rec. LHI	161,356.85	151,208.18	243,390.31
Rents Receivable	<u>23,193.05</u>	<u>(764.35)</u>	<u>10,927.66</u>
Total Current Assets	559,053.72	544,226.61	604,540.92
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,394.15)	(59,510.56)	(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>(4,273,036.20)</u>	<u>(4,286,105.27)</u>	<u>(4,168,483.64)</u>
Total Property and Equipment	1,952,686.68	1,939,501.20	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>\$ 2,533,334.73</u>	<u>\$ 2,505,322.14</u>	<u>\$ 2,665,451.49</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 16,819.64	\$ 15,416.29	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	21.38	8.03	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	117,216.67	112,847.83	151,777.48
Deferred Liab.Back of A Project	28,177.96	24,691.56	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>15,962.94</u>	<u>13,669.51</u>	<u>35,906.89</u>
Total Current Liabilities	180,750.49	169,185.12	259,916.13
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	117,211.67	112,842.83	151,772.48
Back A Renovation Loan	28,177.79	24,691.39	55,706.49
Roof Replacement Loan	<u>187,386.69</u>	<u>185,636.76</u>	<u>201,229.96</u>
Total Long-Term Liabilities	<u>332,776.15</u>	<u>323,170.98</u>	<u>408,708.93</u>
Total Liabilities	513,526.64	492,356.10	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>22,981.66</u>	<u>16,139.61</u>	<u>96,266.23</u>
Total Capital	<u>2,019,808.09</u>	<u>2,012,966.04</u>	<u>1,996,826.43</u>
Total Liabilities & Capital	<u>\$ 2,533,334.73</u>	<u>\$ 2,505,322.14</u>	<u>\$ 2,665,451.49</u>

Watertown Industrial Center LDC Tenant Receivables As of Mar 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
Certapro Painters	6917	3/1/23	300.00				300.00
Certapro Painters			300.00				300.00
DigiCollect LLC	6919	4/1/23	-304.50				-304.50
	6920	5/1/23	-304.50				-304.50
	6921	6/1/23	-304.50				-304.50
DigiCollect LLC			-913.50				-913.50
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
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG							
PICK N GO PROPERTY WASTE S							
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
	6856	12/1/22				-0.01	-0.01
	6875	1/1/23			-0.01		-0.01
	6889	2/1/23		-0.01			-0.01
	6912	3/1/23	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.06	-0.09
			-613.51	-0.01	-0.01	-4,107.30	-4,720.83

Watertown Industrial Center LDC Aged Receivables As of Mar 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 MODERN MOVING AND S						
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total					84.31	84.31

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2023 to Mar 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
3/9/23	141000 100000	0000080645	Invoice: 6924 LAURENCE WOLLUM	306.81	306.81
3/9/23	141000 100000	11440	Invoice: 6762 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
3/9/23	141000 100000	019626	Invoice: 6884 CURRENT APPLICATIONS, INC.	211.14	211.14
3/9/23	141000 100000	019670	Invoice: 6907 CURRENT APPLICATIONS, INC.	211.14	211.14
3/9/23	141000 100000	93980	Invoice: 6911 UPSTATE CONSTRUCTION SERVICES, INC.	1,200.59	1,200.59
3/9/23	141000 100000	823683	Invoice: 6912 W.B. Mason Co, Inc.	1,060.74	1,060.74
3/9/23	141000 100000	6551	Invoice: 6909 JEFFERSON COUNTY LDC	1,516.82	1,516.82
3/9/23	141000 100000	11739	Invoice: 6925 SERV-PRO	2,684.48	2,684.48
3/9/23	141000 100000	22893	Invoice: 6775 BLACK HORSE GROUP, LLC	1,368.89	1,368.89
3/9/23	141000 100000	027269	Invoice: 6890 WESTELCOM	510.47	510.47
3/9/23	141000 100000	1583	Invoice: 6926 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
3/21/23	141000 100000	165627	Invoice: 6624 Jain Irrigation Inc.	6,464.80	6,464.80
3/21/23	141000 100000	2565	Invoice: 6923 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
3/21/23	141000 100000	0069491413	Invoice: 6745 Ampersand New York Operations Co. LLC.	919.17	919.17
3/21/23	141000 141000 100000	16138	Invoice: 6736 Invoice: 6908 Erie Boulevard Hydropower L.P.	24,005.02	11,825.96 12,179.06
3/21/23	141000 100000	027358	Invoice: 6913 WESTELCOM	510.47	510.47
3/21/23	141000 141000 100000	VV786	Invoice: 6878 Invoice: 6892 Certapro Painters	1,440.34	720.17 720.17
3/21/23	141000 141000 100000	5733	Invoice: 6928 Invoice: 6927 Tom Barker	150.00	75.00 75.00
3/21/23	141000 100000	106	Invoice: 6903 JOHN BUZYNISKI	75.00	75.00
3/21/23	141000 100000	1258	Invoice: 6922 STEVEN ELLIOT	530.20	530.20
3/31/23	141000	3044	Invoice: 6916		2,135.26

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2023 to Mar 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
	100000		PICK N GO PROPERTY WASTE SERVICES	2,135.26	
3/31/23	125000	033427	Invoice: 6866		649.75
	125000		Invoice: 6867		538.00
	125000		Invoice: 6868		542.91
	125000		Invoice: 6869		501.34
	125000		Invoice: 6870		431.92
	125000		Invoice: 6905		725.79
	141000		Invoice: 6873		4,340.99
	125000		Invoice: 6906		701.45
	141000		Invoice: 6887		4,340.99
	141000		Invoice: 6910		4,340.99
	100000		MODERN MOVING AND STORAGE	17,114.13	
3/31/23	141000	116523932	Invoice: 6821		294.50
	141000		Invoice: 6893		304.50
	141000		Invoice: 6918		304.50
	141000		Invoice: 6919		304.50
	141000		Invoice: 6920		304.50
	141000		Invoice: 6921		304.50
	100000		DigiCollect LLC	1,817.00	
				71,983.83	71,983.83

Watertown Industrial Center LDC Aged Payables As of Mar 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	11213-2/23		97.93			97.93
NOBEL ACE HDWE	11213-3/23	381.69				381.69
315-782-5964						
ACE		381.69	97.93			479.62
NOBEL ACE HDWE						
CINTAS	12666550-3312	487.44				487.44
CINTAS						
CINTAS		487.44				487.44
CINTAS						
CITYCOMP	0004614-33123	438.99				438.99
CITY COMPTROLLER	0002012-33123	268.89				268.89
315-785-7757						
CITYCOMP		707.88				707.88
CITY COMPTROLLER						
DE	230890051359	777.49				777.49
DIRECT ENERGY	230900051370	56.11				56.11
	230890051359	417.21				417.21
	230880051350	207.37				207.37
DE		1,458.18				1,458.18
DIRECT ENERGY						
DIVAL	3256405	163.32				163.32
DIVAL SAFETY & SUPPL						
800-343-1354						
DIVAL		163.32				163.32
DIVAL SAFETY & SUPP						
FP	RI105700685	135.45				135.45
FP MAILING SOLUTION						
FP		135.45				135.45
FP MAILING SOLUTION						

Watertown Industrial Center LDC
Aged Payables
As of Mar 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	0498786119-32	464.15				464.15
NATIONAL GRID	0438937172-32	1,032.94				1,032.94
	1078719124-32	452.77				452.77
	0918937121-32	189.74				189.74
	0898937178-32	1,808.85				1,808.85
	0538786113-32	29.60				29.60
	9678936125-32	368.17				368.17
	0338937134-32	26.66				26.66
	0038937138-32	418.45				418.45
	005937125-327	761.29				761.29
	4083010042-32	1,073.50				1,073.50
	2017080029-32	311.98				311.98
	0518786126-32	161.76				161.76
NG		7,099.86				7,099.86
NATIONAL GRID						
NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
NYS DEPT OF LABOR						
NYS DEPT OF LABOR					275.00	275.00
NYS DEPT OF LABOR						
SEAWAY RENTAL	167773-RB4	1,837.00				1,837.00
SEAWAY RENTAL COR	3/23 STMNT	1,837.00				1,837.00
3157884700						
SEAWAY RENTAL		3,674.00				3,674.00
SEAWAY RENTAL COR						
WASTE M	3399730-0448-	705.79				705.79
WASTE MANAGEMENT						
315-773-5696						
WASTE M		705.79				705.79
WASTE MANAGEMENT						
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						

Watertown Industrial Center LDC
Aged Payables
As of Mar 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
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		14,813.61	97.93		272.00	15,183.54

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Mar 1, 2023 to Mar 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
3/22/23	11776	200000	Invoice: 0004614-2/23	482.89	
		200000	Invoice: 0002012-2/23	295.78	
		100000	CITY COMPROLLER		778.67
3/22/23	11777	200000	Invoice: 230600051152304	479.14	
		200000	Invoice: 230580051136364	182.89	
		200000	Invoice: 230600051152303	969.01	
		200000	Invoice: 230600051152302	55.27	
		100000	DIRECT ENERGY		1,686.31
3/22/23	11778	200000	Invoice: 26947	54.00	
		100000	NNY ONLINE		54.00
3/22/23	11779	200000	Invoice: 162809-23	439.00	
		100000	OSWEGO COUNTY BUSINESS MAGAZINE		439.00
3/22/23	11780	200000	Invoice: 19868-2/23	1,837.00	
		100000	SEAWAY RENTAL CORP.		1,837.00
3/22/23	11781	200000	Invoice: 144093601030723	270.01	
		100000	Charter Communications		270.01
3/22/23	11782	200000	Invoice: 9929066898	203.33	
		100000	VERIZON WIRELESS		203.33
3/22/23	11783	200000	Invoice: 3398183-0448-9	713.61	
		100000	WASTE MANAGEMENT OF NEW YORK		713.61
3/22/23	11784	200000	Invoice: STMT52780106	877.55	
		100000	W.B. MASON COMPANY, INC.		877.55
3/22/23	11785	200000	Invoice: 41097	104.97	
		100000	WESTELCOM		104.97
3/22/23	2025	200000	Invoice: LHI 9-30-22	14.87	
		102000	JEFFERSON COUNTY TREASURER		14.87
	Total			34,966.60	34,966.60

Watertown Industrial Center LDC
Maintenance Report for the Nine Month Period Ending March 31, 2023
 Prepared by WICLDC STAFF, May 19, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 110,036.00	80,806.44	\$ 8,819.81	8,937.79	73.44
Total Revenues	<u>110,036.00</u>	<u>80,806.44</u>	<u>8,819.81</u>	<u>8,937.79</u>	73.44
Expenses					
Maintenance - Improvements	10,500.00	570.00	0.00	0.00	5.43
Maintenance - Building Repairs	21,800.00	4,219.55	0.00	170.00	19.36
Maintenance - Common Area	13,500.00	16,219.73	487.44	2,245.53	120.15
Maintenance - Grounds	24,400.00	15,961.51	294.82	6,850.00	65.42
Maintenance - Equipment/Tools	18,750.00	21,459.63	3,837.32	4,301.08	114.45
Maintenance - Materials	5,000.00	5,426.19	86.87	97.93	108.52
Total Operations	<u>93,950.00</u>	<u>63,856.61</u>	<u>4,706.45</u>	<u>13,664.54</u>	67.97
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>16,949.83</u>	\$ <u>4,113.36</u>	<u>(4,726.75)</u>	105.37

