

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 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	450,155.77	\$ 43,954.04	43,935.27	75,768.23
Misc Inc - Oper & Admin	0.00	22,042.20	3,120.72	0.00	(22,042.20)
Interest Income	15.00	9.77	1.10	1.10	5.23
LIF Loan Principal	121,077.00	102,352.94	10,170.81	10,148.67	18,724.06
Leasehold Interest	5,401.00	4,770.28	369.09	391.22	630.72
Total Revenues	652,417.00	579,330.96	57,615.76	54,476.26	73,086.04
Expenses					
Marketing	10,000.00	13,182.54	714.00	439.00	(3,182.54)
Salaries	106,849.00	100,460.73	12,319.40	13,294.32	6,388.27
FICA-Medicare Tax Expense	8,021.00	7,616.29	936.06	1,007.46	404.71
Health Ins.	4,857.00	4,281.22	433.67	398.83	575.78
Dental Ins	774.00	567.20	(10.52)	(15.78)	206.80
Vision Ins.	202.00	139.15	(2.74)	(4.11)	62.85
Comp Ins.	2,900.00	2,966.87	353.00	392.42	(66.87)
Retirement Expense	7,339.00	7,331.71	620.40	930.60	7.29
NYS Unemployment	444.00	552.46	70.47	76.56	(108.46)
NYS Re-Emp Service	21.00	18.50	2.62	2.85	2.50
Vehicle Allowance	1,800.00	1,500.00	150.00	150.00	300.00
Disability	1,051.00	449.97	(63.25)	(67.68)	601.03
Paychex Processing	4,287.00	3,452.63	459.56	297.04	834.37
Life Ins.	0.00	74.25	0.00	0.00	(74.25)
Office Expenses	20,910.00	15,013.48	1,329.31	1,075.57	5,896.52
Depreciation	155,808.00	131,854.80	13,185.48	13,185.48	23,953.20
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	60,995.00	51,753.85	5,137.04	5,137.04	9,241.15
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	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	0.00	9,930.00
Maintenance - Common Area	13,500.00	17,111.77	892.04	487.44	(3,611.77)
Maintenance - Building Repairs	21,800.00	4,219.55	0.00	0.00	17,580.45
Maintenance - Materials	5,000.00	5,533.41	107.22	86.87	(533.41)
Maintenance - Grounds	24,400.00	16,171.36	209.85	294.82	8,228.64
Maintenance - Equipment/Tools	18,750.00	22,188.15	728.52	3,837.32	(3,438.15)
Waste Removal	6,636.00	8,074.56	722.07	705.79	(1,438.56)
Property Taxes	30,000.00	46,995.31	0.00	9,496.87	(16,995.31)
Water	8,580.00	6,260.62	707.88	0.00	2,319.38
Electric	48,317.00	40,217.68	3,086.39	4,571.55	8,099.32
Gas	31,161.00	22,447.60	1,258.18	3,986.49	8,713.40
Interest Expense-Roof Project	5,751.00	4,836.39	464.08	468.46	914.61
Interest Expense-JCLDC Project	3,841.00	3,309.29	282.11	293.03	531.71
Interest Expense-JAIN PROJEC	1,291.00	1,174.23	72.02	82.19	116.77
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	549,032.57	44,164.86	60,610.43	95,402.43
Total Revenue	652,417.00	579,330.96	57,615.76	54,476.26	73,086.04
Total Expenses	644,435.00	549,032.57	44,164.86	60,610.43	95,402.43
Net Income Over Expenditure	\$ 7,982.00	30,298.39	\$ 13,450.90	(6,134.17)	(22,316.39)

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2023**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 525,924.00	450,155.77	\$ 43,954.04	43,935.27	85.59
Misc Inc - Oper & Admin	0.00	22,042.20	3,120.72	0.00	0.00
Interest Income	15.00	9.77	1.10	1.10	65.13
Total Revenues	525,939.00	472,207.74	47,075.86	43,936.37	89.78
Expenses					
Marketing	10,000.00	13,182.54	714.00	439.00	131.83
Salaries	106,849.00	100,460.73	12,319.40	13,294.32	94.02
Benefits	27,409.00	25,497.62	2,489.71	2,871.15	93.03
Paychex Processing	4,287.00	3,452.63	459.56	297.04	80.54
Office Expenses	20,910.00	15,013.48	1,329.31	1,075.57	71.80
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	60,995.00	51,753.85	5,137.04	5,137.04	84.85
Professional Consultants	23,650.00	8,707.00	0.00	0.00	36.82
Maintenance Expenses	93,950.00	65,794.24	1,937.63	4,706.45	70.03
Utilities Taxes & Rent	124,694.00	123,995.77	5,774.52	18,760.70	99.44
Interest Expense-JCLDC Project	3,841.00	3,309.29	282.11	293.03	86.16
Interest Expense-JAIN PROJEC	1,291.00	1,174.23	72.02	82.19	90.96
Interest Exp Roof Project	5,751.00	4,836.39	464.08	468.46	84.10
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	417,177.77	30,979.38	47,424.95	85.38
Total Revenue	525,939.00	472,207.74	47,075.86	43,936.37	89.78
Total Expenses	488,627.00	417,177.77	30,979.38	47,424.95	85.38
Net Income Over Expenditure	\$ 37,312.00	55,029.97	\$ 16,096.48	(3,488.58)	147.49

Watertown Industrial Center LDC
Balance Sheet
April 30, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	82,206.98
Capital Reserve		136,571.96
Leasehold Improvement Fund		181,691.15
Accounts Receivable		84.31
Acc. Rec. LHI		141,037.37
Rents Receivable		4,129.57
		<hr/>
Total Current Assets		545,721.34
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(59,626.97)
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		(4,299,174.34)
		<hr/>
Total Property and Equipment		1,926,315.72
Other Assets		
Work In Process-Variou		75,776.96
		<hr/>
Total Other Assets		75,776.96
		<hr/>
Total Assets	\$	<u><u>2,547,814.02</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	63,549.37
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		9.50
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		108,468.07
DEFERRED LIAB. BACK OF A PROJ		21,194.99
Due WIC LHI		50.72
Deferred Revenue		11,375.03
		<hr/>
Total Current Liabilities		207,148.86
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		108,463.07
BACK A RENOVATION LOAN		21,194.82
Roof Replacement Loan		183,882.45
		<hr/>
Total Long-Term Liabilities		313,540.34
		<hr/>
Total Liabilities		520,689.20
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
April 30, 2023

Net Income	<u>30,298.39</u>	
Total Capital		<u>2,027,124.82</u>
Total Liabilities & Capital	\$	<u><u>2,547,814.02</u></u>

Watertown Industrial Center Compative Balance Sheet for: 3/31/23 - 4/30/23

ASSETS	3/31/2023	4/30/2023	After Adjusting Entries 6/30/2022
Current Assets			
General Checking - Key Bank	\$ 81,177.35	\$ 82,206.98	\$ 90,376.34
Capital Reserve	133,140.88	136,571.96	101,933.81
Leasehold Improvement Fund	179,380.24	181,691.15	156,856.38
Accounts Receivable	84.31	84.31	1,056.42
Acc. Rec. LHI	151,208.18	141,037.37	243,390.31
Rents Receivable	<u>(764.35)</u>	<u>4,129.57</u>	<u>10,927.66</u>
Total Current Assets	544,226.61	545,721.34	604,540.92
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,510.56)	(59,626.97)	(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>(4,286,105.27)</u>	<u>(4,299,174.34)</u>	<u>(4,168,483.64)</u>
Total Property and Equipment	1,939,501.20	1,926,315.72	2,058,170.52
Other Assets			
Work In Process-Variou	<u>21,594.33</u>	<u>75,776.96</u>	<u>2,740.05</u>
Total Other Assets	21,594.33	75,776.96	2,740.05
Total Assets	<u>\$ 2,505,322.14</u>	<u>\$ 2,547,814.02</u>	<u>\$ 2,665,451.49</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,416.29	\$ 63,549.37	\$ 13,962.80
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	8.03	9.50	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	112,847.83	108,468.07	151,777.48
Deferred Liab.Back of A Project	24,691.56	21,194.99	55,706.66
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>13,669.51</u>	<u>11,375.03</u>	<u>35,906.89</u>
Total Current Liabilities	169,185.12	207,148.86	259,916.13
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	112,842.83	108,463.07	151,772.48
Back A Renovation Loan	24,691.39	21,194.82	55,706.49
Roof Replacement Loan	<u>185,636.76</u>	<u>183,882.45</u>	<u>201,229.96</u>
Total Long-Term Liabilities	<u>323,170.98</u>	<u>313,540.34</u>	<u>408,708.93</u>
Total Liabilities	492,356.10	520,689.20	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>16,139.61</u>	<u>30,298.39</u>	<u>96,266.23</u>
Total Capital	<u>2,012,966.04</u>	<u>2,027,124.82</u>	<u>1,996,826.43</u>
Total Liabilities & Capital	<u>\$ 2,505,322.14</u>	<u>\$ 2,547,814.02</u>	<u>\$ 2,665,451.49</u>

Watertown Industrial Center LDC Tenant Receivables As of Apr 30, 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	6920	5/1/23	-304.50				-304.50
	6921	6/1/23	-304.50				-304.50
DigiCollect LLC			-609.00				-609.00
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.	6727	4/1/23	-4.00				-4.00
Jain Irrigation Inc.			-4.00				-4.00
JOHN BUZYNISKI	6941	4/1/23	75.00				75.00
JOHN BUZYNISKI			75.00				75.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	6932	4/1/23	4,443.43				4,443.43
MODERN MOVING AND STORAG			4,443.43				4,443.43
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	6942	4/1/23	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
	6912	3/1/23		-0.01	-0.01		-0.01
	6934	4/1/23	-0.01				-0.01
W.B. Mason Co, Inc.			-0.01	-0.01	-0.01	-0.07	-0.10
			3,980.42	299.99	-0.01	-4,107.31	173.09

Watertown Industrial Center LDC Aged Receivables As of Apr 30, 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
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 Apr 1, 2023 to Apr 30, 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
4/21/23	141000 100000	165872	Invoice: 6727 Jain Irrigation Inc.	6,468.80	6,468.80
4/21/23	141000 100000	11790	Invoice: 6939 SERV-PRO	2,684.48	2,684.48
4/21/23	141000 100000	6600	Invoice: 6931 JEFFERSON COUNTY LDC	1,516.82	1,516.82
4/21/23	141000 100000	019842	Invoice: 6929 CURRENT APPLICATIONS, INC.	211.14	211.14
4/21/23	141000 100000	94058	Invoice: 6933 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
4/21/23	141000 100000	826147	Invoice: 6934 W.B. Mason Co, Inc.	1,060.74	1,060.74
4/21/23	141000 100000	23053	Invoice: 6776 BLACK HORSE GROUP, LLC	1,593.51	1,593.51
4/21/23	141000 100000	11489	Invoice: 6763 Nytric Electrical Contractors, LLC.	5,458.75	5,458.75
4/21/23	141000 100000	0000080647	Invoice: 6938 LAURENCE WOLLUM	306.81	306.81
4/21/23	141000 100000	027450	Invoice: 6914 WESTELCOM	510.47	510.47
4/21/23	141000 100000	0070037366	Invoice: 6746 Ampersand New York Operations Co. LLC.	919.17	919.17
4/21/23	141000 100000	3067	Invoice: 6935 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
4/21/23	141000 100000	16244	Invoice: 6930 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
4/21/23	141000 100000	2608	Invoice: 6937 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
4/21/23	141000 100000	1260	Invoice: 6936 STEVEN ELLIOT	530.20	530.20
4/21/23	141000 100000	1584	Invoice: 6940 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
4/21/23	405501 100000	4057330	ELECTRIC REIMBURSEMENT 2022 SSD'S SYSTEMS WSP USA ADMIN INC	3,120.72	3,120.72
				42,180.84	42,180.84

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
	11213-4/23	66.33				66.33
315-782-5964						
ACE		448.02		97.93		545.95
NOBEL ACE HDWE						
CAPITAL	B-DOCK	1,880.00				1,880.00
CAPITAL CONSTRUCTI	D-WALL	12,190.00				12,190.00
315-782-4004						
CAPITAL		14,070.00				14,070.00
CAPITAL CONSTRUCTI						
CINTAS	12666550-4/23	327.26				327.26
CINTAS						
CINTAS		327.26				327.26
CINTAS						
DE	231240051607	423.51				423.51
DIRECT ENERGY	231240051607	255.24				255.24
	231180051566	97.10				97.10
	231220051587	55.28				55.28
DE		831.13				831.13
DIRECT ENERGY						
HANES	19793-4/23	228.38				228.38
HANES SUPPLY, INC.						
HANES		228.38				228.38
HANES SUPPLY, INC.						
NG	0438937172-42	860.94				860.94
NATIONAL GRID	0338937134-42	26.66				26.66
	0918937121-42	32.03				32.03
	1078719124-42	301.99				301.99
	0058937125-42	335.60				335.60
	4083010042-42	303.95				303.95
	2017080029-42	134.01				134.01

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
	0038937138-42	319.78				319.78
	9678936125-42	161.28				161.28
	0898937178-42	612.22				612.22
	0538786113-42	29.60				29.60
	0498786119-42	233.62				233.62
	0518786126-42	161.76				161.76
NG NATIONAL GRID		3,513.44				3,513.44
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
RISE Rise Andrew	002269	40,112.63				40,112.63
RISE Rise		40,112.63				40,112.63
SEAWAY RENTAL SEAWAY RENTAL COR	167773-RB4 167773-FINAL	728.52	1,837.00			1,837.00 728.52
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		728.52	1,837.00			2,565.52
WASTE M WASTE MANAGEMENT	3401139-0448-	722.07				722.07
315-773-5696						
WASTE M WASTE MANAGEMENT		722.07				722.07
WEST WESTELCOM	42305	105.88				105.88

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
WEST WESTELCOM		105.88				105.88
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-4/23	22.36				22.36
WHITE'S G.W. WHITE & SON INC		22.36				22.36
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		61,109.69	1,837.00	97.93	272.00	63,316.62

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2023 to Apr 30, 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
4/1/23	11786	200000 100000	Invoice: 4/23 INS Central Insurance Companies	5,137.04	5,137.04
4/1/23	11787	200000 100000	Invoice: 3256405 DIVAL SAFETY & SUPPLIES	163.32	163.32
4/1/23	11788	200000 100000	Invoice: 000034718685 EXCELLUS HEALTH PLAN	503.35	503.35
4/1/23	11789	200000 100000	Invoice: RI105700685 FP MAILING SOLUTIONS	135.45	135.45
4/1/23	11790	200000 100000	Invoice: 33672265 Great America Financial Services	337.72	337.72
4/1/23	11791	200000 100000	Invoice: 4/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
4/20/23	11792	200000	Invoice: 005937125-32723	761.29	
		200000	Invoice: 4083010042-32723	1,073.50	
		200000	Invoice: 0038937138-32723	418.45	
		200000	Invoice: 9678936125-32723	368.17	
		200000	Invoice: 0898937178-32723	1,808.85	
		200000	Invoice: 1078719124-32723	452.77	
		200000	Invoice: 0498786119-32723	464.15	
		200000	Invoice: 0438937172-32723	1,032.94	
		200000	Invoice: 0918937121-32723	189.74	
		200000	Invoice: 0538786113-32723	29.60	
		200000	Invoice: 0338937134-32723	26.66	
		200000	Invoice: 2017080029-32723	311.98	
		200000	Invoice: 0518786126-32923	161.76	
		100000	NATIONAL GRID		7,099.86
4/20/23	11793	100000	VOID		
4/20/23	11793	200000 100000	Invoice: 12666550-33123 CINTAS	487.44	487.44
4/20/23	11794	200000 200000 100000	Invoice: 0004614-33123 Invoice: 0002012-33123 CITY COMPTRROLLER	438.99 268.89	707.88

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2023 to Apr 30, 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
4/20/23	11795	200000	Invoice: 230900051370764	56.11	
		200000	Invoice: 230890051359718	777.49	
		200000	Invoice: 230890051359719	417.21	
		200000	Invoice: 23088005135002	207.37	
		100000	DIRECT ENERGY		1,458.18
4/20/23	11796	200000	Invoice: 57253A	275.00	
		100000	GREATER WATERTOWN CHAMBER OF COMMERCE		275.00
4/20/23	11797	200000	Invoice: 162895-23	439.00	
		100000	OSWEGO COUNTY BUSINESS MAGAZINE		439.00
4/20/23	11798	200000	Invoice: 3/23 STMNT	1,837.00	
		100000	SEAWAY RENTAL CORP.		1,837.00
4/20/23	11799	200000	Invoice: 3007187280	564.78	
		100000	TK ELEVATOR CORP		564.78
4/20/23	11800	200000	Invoice: 144093601040723	270.01	
		100000	Charter Communications		270.01
4/20/23	11801	200000	Invoice: 9931491507	203.06	
		100000	VERIZON WIRELESS		203.06
4/20/23	11802	200000	Invoice: 3399730-0448-6	705.79	
		100000	WASTE MANAGEMENT OF NEW YORK		705.79
4/20/23	11803	200000	Invoice: STMT5348850	362.64	
		100000	W.B. MASON COMPANY, INC.		362.64
	Total			22,905.91	22,905.91

Watertown Industrial Center LDC
Maintenance Report for the Ten Month Period Ending April 30, 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	89,661.76	\$ 8,855.32	8,819.81	81.48
Total Revenues	<u>110,036.00</u>	<u>89,661.76</u>	<u>8,855.32</u>	<u>8,819.81</u>	81.48
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	0.00	19.36
Maintenance - Common Area	13,500.00	17,111.77	892.04	487.44	126.75
Maintenance - Grounds	24,400.00	16,171.36	209.85	294.82	66.28
Maintenance - Equipment/Tools	18,750.00	22,188.15	728.52	3,837.32	118.34
Maintenance - Materials	5,000.00	5,533.41	107.22	86.87	110.67
Total Operations	<u>93,950.00</u>	<u>65,794.24</u>	<u>1,937.63</u>	<u>4,706.45</u>	70.03
Net Income Over Expenditure	\$ <u>16,086.00</u>	<u>23,867.52</u>	\$ <u>6,917.69</u>	<u>4,113.36</u>	148.37

Tenant	Start	Expiration	Option	Rate Change	Main Square Ft.	Storage Square Ft.	Base Rent	Taxes	Maint.	Heat	Electric	CR	Water	Storage /Trash/Other	Total	Billing Check	OK to Invoice
Buckley Group	28	12/31/2023	None	-	2,233,000	1,500,000	777.58	64.46	244.71	-	-	70.50	39.26	400.00	\$ 1,593.51	OK	OK
Brookfield Power	48	1/31/2031	2/1/2031	2/1/2031	21,956,000	-	8,273,654	644.57	2,474.63	-	-	733.22	55.00	-	\$ 12,179.06	OK	OK
Janiragon	7	6/30/2023	7/1/2023	7/1/2023	35,719,000	-	2,350,911	1,011.78	1,924.29	-	-	1,130.82	37.00	-	\$ 6,464.80	OK	OK
General Insurance	7	12/31/2023	None	-	522,000	-	315.00	16.50	61.86	42.00	42.00	18.04	34.80	-	\$ 358.20	OK	OK
General Ins	12	12/31/2025	None	-	3,288,000	-	1,188.00	123.32	462.20	-	-	138.72	-	-	\$ 1,881.22	OK	OK
ACE Cash & Carry Woburn	7	4/30/2025	4/1/2025	10/1/2025	4,616,000	2,000,000	142.71	142.71	551.65	-	67.27	160.90	35.85	136.63	\$ 1,516.82	OK	OK
State of Jefferson County	11	9/30/2024	10/1/2024	10/1/2024	5,488,000	-	1,248.83	178.05	667.68	-	-	194.74	45.08	350.00	\$ 2,688.48	OK	OK
Urbane Construction	3	10/1/2025	None	-	1,080,000	-	679.81	58.52	217.24	-	-	61.86	38.10	-	\$ 1,228.61	OK	OK
Urbane Term and Control	2	6/30/2023	-	-	1,500,000	-	583.96	49.97	181.26	-	-	60.41	37.47	-	\$ 1,060.73	OK	OK
W. A. Mason	3	12/31/2024	1/1/2025	7/1/2023	1,700,000	-	473.57	49.56	185.85	116.16	140.94	54.20	40.45	-	\$ 1,060.73	OK	OK
Western Modelbased Cals	-	1/1/2025	4/1/2025	4/1/2025	2,800,000	-	375.00	-	1,201.25	-	-	354.15	42.89	300.00	\$ 4,443.43	OK	OK
Modern Mgmt	19	3/31/2026	4/1/2026	4/1/2026	9,600,000	-	2,272.77	316.87	1,201.25	-	-	354.15	42.89	300.00	\$ 4,443.43	OK	OK
NATRIC	37	6/30/2031	7/1/2031	7/1/2031	10,500,000	-	3,188.75	323.75	350.00	600.00	34.25	84.18	37.50	-	\$ 5,458.75	OK	OK
P&M Gas Water Services	6	3/1/2024	4/1/2024	4/1/2024	2,160,000	-	1,039.76	80.35	285.76	-	-	84.18	41.65	600.00	\$ 2,160.95	OK	OK
DigitalDirect	0	1/31/2023	None	-	400,000	-	154.50	-	-	-	-	-	-	150.00	\$ 304.50	OK	OK
Current Applications	0	10/31/2023	-	-	600,000	-	192.78	18.36	-	-	-	-	-	-	\$ 211.14	OK	OK
Wardman	3	3/31/2023	6/1/2023	6/1/2023	1,680,000	-	510.47	-	-	-	-	-	-	-	\$ 510.47	OK	OK
John Murray	0	4/30/2023	-	-	250,000	-	75.00	-	-	-	-	-	-	-	\$ 75.00	OK	OK
Tom Sawyer	0	4/30/2023	-	-	106,423,000	-	24,333.94	3,088.82	8,855.32	855.55	968.35	3,423.98	486.05	1,936.63	\$ 43,954.04	OK	OK
Total Space	175	-	-	-	106,423,000	-	24,333.94	3,088.82	8,855.32	855.55	968.35	3,423.98	486.05	1,936.63	\$ 43,954.04	OK	OK
Per Proposed Pilot	Office	Flow	Subpor														
Leased Sq Ft	20,035,000	91,450,000	897,740														
Leasable Sq Ft	22,118,200	85,039,000	6,315,100														
% Occupied	91%	95%	1%														
Total Available Sq Ft	181,673,000																
Total Leased Sq Ft	112,182,000																
% Occupied	62%																

ID	Prospect	Length	Square Ft.	Cost	# of Jobs
A					

Begin	Tenant	Employees	Length	Square Feet	Total Base Rent

Prospect List	Estimated Move In

Sq Ft Leased	106,423,000
W/C/D	3,723,200
Total	110,146,200

Tenant Billing	Additional
	43,954.04
Total Billing	\$ 43,954.04