

Watertown Industrial Center LDC**Income Statement for the Two Month Period Ending August 31, 2023**

Prepared by Staff, September 21, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 516,566.00	94,487.98	\$ 47,243.99	47,243.99	422,078.02
Interest Income	19.00	1.79	0.91	0.88	17.21
LIF Loan Principal	72,959.00	19,052.33	10,687.77	8,364.56	53,906.67
Leasehold Interest	2,481.00	588.71	287.46	301.25	1,892.29
Total Revenues	592,025.00	114,130.81	58,220.13	55,910.68	477,894.19
Expenses					
Marketing	10,000.00	7,308.56	2,277.40	5,031.16	2,691.44
Salaries	122,549.00	23,762.08	14,674.20	9,087.88	98,786.92
FICA-Medicare Tax Expense	9,222.00	1,801.87	1,113.02	688.85	7,420.13
Health Ins.	5,701.00	943.72	454.44	489.28	4,757.28
Dental Ins	813.00	212.74	223.26	(10.52)	600.26
Vision Ins.	192.00	49.58	52.32	(2.74)	142.42
Comp Ins.	3,300.00	682.18	421.55	260.63	2,617.82
Retirement Expense	8,249.00	1,524.90	904.50	620.40	6,724.10
NYS Unemployment	445.00	24.31	19.75	4.56	420.69
NYS Re-Emp Service	24.00	0.90	0.73	0.17	23.10
Vehicle Allowance	1,800.00	300.00	150.00	150.00	1,500.00
Disability	1,214.00	(42.13)	5.14	(47.27)	1,256.13
Paychex Processing	4,292.00	803.85	315.04	488.81	3,488.15
Life Ins.	0.00	24.75	24.75	0.00	(24.75)
Office Expenses	21,304.00	2,106.13	889.66	1,216.47	19,197.87
Depreciation	158,226.00	26,370.96	13,185.48	13,185.48	131,855.04
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	11,393.08	5,137.04	6,256.04	53,283.92
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	208.00	0.00	208.00	(208.00)
Accounting and Auditing	7,800.00	0.00	0.00	0.00	7,800.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	4,000.00	0.00	0.00	0.00	4,000.00
Maintenance - Common Area	11,500.00	2,010.67	1,069.57	941.10	9,489.33
Maintenance - Building Repairs	17,300.00	1,976.44	1,544.69	431.75	15,323.56
Maintenance - Materials	5,000.00	1,327.33	784.85	542.48	3,672.67
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	23,700.00
Maintenance - Equipment/Tools	15,500.00	580.75	0.00	580.75	14,919.25
Waste Removal	6,000.00	1,409.55	712.35	697.20	4,590.45
Property Taxes	38,292.00	11,536.83	0.00	11,536.83	26,755.17
Water	8,664.00	1,557.34	778.67	778.67	7,106.66
Electric	50,498.00	7,085.94	3,375.70	3,710.24	43,412.06
Gas	28,817.00	451.54	229.66	221.88	28,365.46
Interest Expense-Roof Project	5,108.00	897.36	446.47	450.89	4,210.64
Interest Expense-JCLDC Project	2,256.00	487.32	238.14	249.18	1,768.68
Interest Expense-JAIN PROJEC	103.00	72.37	31.04	41.33	30.63
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	655,246.00	106,868.92	49,059.42	57,809.50	548,377.08
Total Revenue	592,025.00	114,130.81	58,220.13	55,910.68	477,894.19
Total Expenses	655,246.00	106,868.92	49,059.42	57,809.50	548,377.08
Net Income Over Expenditure	\$ (63,221.00)	7,261.89	\$ 9,160.71	(1,898.82)	(70,482.89)

Watertown Industrial Center LDC
Income Statement for the Two Month Period Ending August 31, 2023

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 516,566.00	94,487.98	\$ 47,243.99	47,243.99	18.29
Interest Income	19.00	1.79	0.91	0.88	9.42
Total Revenues	516,585.00	94,489.77	47,244.90	47,244.87	18.29
Expenses					
Marketing	10,000.00	7,308.56	2,277.40	5,031.16	73.09
Salaries	122,549.00	23,762.08	14,674.20	9,087.88	19.39
Benefits	30,960.00	5,522.82	3,369.46	2,153.36	17.84
Paychex Processing	4,292.00	803.85	315.04	488.81	18.73
Office Expenses	21,304.00	2,106.13	889.66	1,216.47	9.89
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	11,393.08	5,137.04	6,256.04	17.62
Professional Consultants	24,500.00	208.00	0.00	208.00	0.85
Maintenance Expenses	77,000.00	5,895.19	3,399.11	2,496.08	7.66
Utilities Taxes & Rent	132,271.00	22,041.20	5,096.38	16,944.82	16.66
Interest Expense-JCLDC Project	2,256.00	487.32	238.14	249.18	21.60
Interest Expense-JAIN PROJEC	103.00	72.37	31.04	41.33	70.26
Interest Exp Roof Project	5,108.00	897.36	446.47	450.89	17.57
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	497,020.00	80,497.96	35,873.94	44,624.02	16.20
Total Revenue	516,585.00	94,489.77	47,244.90	47,244.87	18.29
Total Expenses	497,020.00	80,497.96	35,873.94	44,624.02	16.20
Net Income Over Expenditure	\$ 19,565.00	13,991.81	\$ 11,370.96	2,620.85	71.51

Watertown Industrial Center LDC
Balance Sheet
August 31, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	61,402.85
Capital Reserve		110,386.44
Leasehold Improvement Fund		188,057.61
Accounts Receivable		2,540.35
Acc. Rec. LHI		103,027.30
Rents Receivable		23,696.73
		489,111.28
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(60,092.61)
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		(4,351,450.62)
		1,873,573.80
Total Property and Equipment		
Other Assets		
Work In Process-Variou		85,676.96
		85,676.96
Total Other Assets		
Total Assets	\$	2,448,362.04

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,330.51
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		15.73
ACCRUED PAYROLL		1,471.00
Retirement Withheld		139.10
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		90,839.25
DEFERRED LIAB. BACK OF A PROJ		7,106.41
Due WIC LHI		50.72
Deferred Revenue		5,082.36
		116,062.13
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		90,834.25
BACK A RENOVATION LOAN		7,106.24
Roof Replacement Loan		176,821.25
		274,761.74
Total Long-Term Liabilities		
Total Liabilities		390,823.87
Capital		
Fund Balance		318,201.39
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
August 31, 2023

Net Income	<u>7,261.89</u>	
Total Capital		<u>2,057,538.17</u>
Total Liabilities & Capital	\$	<u><u>2,448,362.04</u></u>

Watertown Industrial Center Compative Balance Sheet for: 7/31/23 - 8/31/23

ASSETS	7/31/2023	8/31/2023	Before Adjusting Entries 6/30/2023
Current Assets			
General Checking - Key Bank	\$ 84,234.42	\$ 61,402.85	\$ 72,480.13
Capital Reserve	106,883.16	110,386.44	103,379.91
Leasehold Improvement Fund	185,311.25	188,057.61	184,874.33
Accounts Receivable	2,540.35	2,540.35	2,540.35
Acc. Rec. LHI	113,715.07	103,027.30	122,079.63
Rents Receivable	<u>16,119.70</u>	<u>23,696.73</u>	<u>19,851.81</u>
Total Current Assets	508,803.95	489,111.28	505,206.16
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(59,976.20)	(60,092.61)	(59,859.79)
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>(4,338,381.55)</u>	<u>(4,351,450.62)</u>	<u>(4,325,312.48)</u>
Total Property and Equipment	1,886,759.28	1,873,573.80	1,899,944.76
Other Assets			
Work In Process-Variou	<u>75,776.96</u>	<u>85,676.96</u>	<u>75,776.96</u>
Total Other Assets	75,776.96	85,676.96	75,776.96
Total Assets	<u>\$ 2,471,340.19</u>	<u>\$ 2,448,362.04</u>	<u>\$ 2,480,927.88</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 22,185.96	\$ 10,330.51	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	14.14	15.73	12.57
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	139.10	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	95,262.98	90,839.25	99,675.67
Deferred Liab.Back of A Project	10,643.96	7,106.41	14,171.22
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>7,808.85</u>	<u>5,082.36</u>	<u>8,233.46</u>
Total Current Liabilities	138,467.79	116,062.13	136,449.21
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	95,257.98	90,834.25	99,670.67
Back A Renovation Loan	10,643.79	7,106.24	14,171.05
Roof Replacement Loan	<u>178,593.17</u>	<u>176,821.25</u>	<u>180,360.67</u>
Total Long-Term Liabilities	284,494.94	274,761.74	294,202.39
Total Liabilities	422,962.73	390,823.87	430,651.60
Capital			
Fund Balance	318,201.39	318,201.39	264,751.54
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>(1,898.82)</u>	<u>7,261.89</u>	<u>53,449.85</u>
Total Capital	2,048,377.46	2,057,538.17	2,050,276.28
Total Liabilities & Capital	<u>\$ 2,471,340.19</u>	<u>\$ 2,448,362.04</u>	<u>\$ 2,480,927.88</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Aug 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
DigiCollect LLC	7004	7/1/23		304.50			304.50
	7005	8/1/23	304.50				304.50
DigiCollect LLC			304.50	304.50			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
	7019	8/1/23	9,262.08				9,262.08
Jain Irrigation Inc.			9,262.08			-4.00	9,258.08
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	6958	6/1/23			4,443.43		4,443.43
	6993	7/1/23		4,443.43			4,443.43
	7013	8/1/23	4,443.43				4,443.43
MODERN MOVING AND STORAG			4,443.43	4,443.43	4,443.43		13,330.29
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
	6934	4/1/23				-0.01	-0.01
	6948	5/1/23				-0.01	-0.01
	6960	6/1/23			-0.01		-0.01
	7016	8/1/23	63.64				63.64
W.B. Mason Co, Inc.			63.64		-0.01	-0.11	63.52
WESTELCOM	7017	8/1/23	586.60				586.60
WESTELCOM			586.60				586.60
			14,660.25	4,747.93	4,443.42	-4,111.35	19,740.25

Watertown Industrial Center LDC Aged Receivables As of Aug 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 315-225-9279	7024		2,456.04			2,456.04
MODERN MOVING MODERN MOVING AND S			2,456.04			2,456.04
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			2,456.04		84.31	2,540.35

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2023 to Aug 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
8/14/23	141000 100000	0000080669	Invoice: 6975 LAURENCE WOLLUM	401.81	401.81
8/14/23	141000 141000 100000	832105	Invoice: 6996 Invoice: 7016 W.B. Mason Co, Inc.	1,060.74	31.82 1,028.92
8/14/23	141000 100000	94422	Invoice: 7015 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
8/14/23	141000 100000	23476	Invoice: 6970 BLACK HORSE GROUP, LLC	1,593.51	1,593.51
8/14/23	141000 100000	6778	Invoice: 7012 JEFFERSON COUNTY LDC	1,516.82	1,516.82
8/14/23	141000 100000	11972	Invoice: 7023 SERV-PRO	2,684.48	2,684.48
8/14/23	141000 100000	1588	Invoice: 6985 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
8/14/23	141000 100000	2793	Invoice: 7022 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
8/14/23	141000 100000	104627	Invoice: 7020 Luck Bros Inc	500.00	500.00
8/14/23	141000 100000	166184	Invoice: 6729 Jain Irrigation Inc.	6,464.80	6,464.80
8/14/23	141000 100000	11654	Invoice: 7014 Nytric Electrical Contractors, LLC.	5,585.38	5,585.38
8/17/23	141000 100000	3142	Invoice: 7018 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
8/17/23	141000 100000	16623	Invoice: 7011 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
8/17/23	141000 100000	0072530539	Invoice: 7010 Ampersand New York Operations Co. LLC.	943.39	943.39
8/17/23	141000 100000	1142	Invoice: 6961 WESTELCOM	586.60	586.60
8/17/23	141000 100000	1269	Invoice: 7021 STEVEN ELLIOT	530.20	530.20
				39,666.96	39,666.96

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
ABJ ABJ FIRE PROTECTION	92051324	693.25				693.25
ABJ ABJ FIRE PROTECTION		693.25				693.25
ACE NOBEL ACE HDWE	11213-7/23 11213-8/23	466.65	742.47			742.47 466.65
315-782-5964						
ACE NOBEL ACE HDWE		466.65	742.47			1,209.12
CINTAS CINTAS	12666550-8/23	376.32				376.32
CINTAS CINTAS		376.32				376.32
CITYCOMP CITY COMPROLLER	0004614-8/23 0002012-8/23	482.89 295.78				482.89 295.78
315-785-7757						
CITYCOMP CITY COMPROLLER		778.67				778.67
DE DIRECT ENERGY	232440052489 232410052460 232420052469 232420052469	55.28 77.61 222.80 583.58				55.28 77.61 222.80 583.58
DE DIRECT ENERGY		939.27				939.27
NG NATIONAL GRID	0038937138-82 0058937125-82 0338937134-82 4083010042-82 9678936125-82 0438937172-82 0498786119-82	370.38 188.21 26.65 121.26 26.83 1,110.58 188.29				370.38 188.21 26.65 121.26 26.83 1,110.58 188.29

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
	0538786113-82	29.59				29.59
	0898937178-82	29.59				29.59
	0918937121-82	29.59				29.59
	2017080029-82	84.49				84.49
	1078719124-82	296.26				296.26
	0518786126-82	164.37				164.37
NG		2,666.09				2,666.09
NATIONAL GRID						
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
NYTRIC NYTRIC ELECTRICAL C 315-788-4414	18231	808.48				808.48
NYTRIC NYTRIC ELECTRICAL C		808.48				808.48
PSG P.S.G. 3157859553	0814	60.00				60.00
PSG P.S.G.		60.00				60.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-7/23		208.00			208.00
SCHWERZMANN SCHWERZMANN & WIS			208.00			208.00
SECURITY SUPPLY SECURITY SUPPLY CO 518-757-2226	00592-000420-	474.15				474.15

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
SECURITY SUPPLY SECURITY SUPPLY CO		474.15				474.15
Time Warner Charter Communications	144093601080	275.29				275.29
Time Warner Charter Communication		275.29				275.29
WASTE M WASTE MANAGEMENT 315-773-5696	3407181-0448-	712.35				712.35
WASTE M WASTE MANAGEMENT		712.35				712.35
WEST WESTELCOM	48969	104.51				104.51
WEST WESTELCOM		104.51				104.51
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-8/23	520.26				520.26
WHITE'S G.W. WHITE & SON INC		520.26				520.26
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		8,875.29	950.47		272.00	10,097.76

Watertown Industrial Center LDC
Aged Payables
As of Aug 31, 2023

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Vendor ID	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Vendor						
Contact						
Telephone 1						

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Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2023 to Aug 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
8/1/23	11866	200000 100000	Invoice: 8/23 INS Central Insurance Companies	5,137.04	5,137.04
8/1/23	11867	200000 100000	Invoice: 3321563 DIVAL SAFETY & SUPPLIES	380.76	380.76
8/1/23	11868	200000 100000	Invoice: 000035915101 EXCELLUS HEALTH PLAN	558.96	558.96
8/1/23	11869	200000 100000	Invoice: 8/23 - 10/23 Guardian Life Ins Co	402.84	402.84
8/1/23	11870	200000 100000	Invoice: 3864 JEFFERSON COUNTY INDUSTRIAL	10,341.78	10,341.78
8/1/23	11871	200000 100000	Invoice: 2349190-1 MCQUADE & BANNIGAN	952.40	952.40
8/1/23	11872	200000 200000 100000	Invoice: 18847 Invoice: 18701 NORTHERN COMPUTERS	156.60 216.58	373.18
8/1/23	11873	200000 200000 100000	Invoice: 2023-081 Invoice: 2023-080 P.S.G.	306.15 125.60	431.75
8/1/23	11874	200000 100000	Invoice: 1462 SAMPSON GLASS	140.00	140.00
8/1/23	11875	200000 100000	Invoice: 144093601070723 Charter Communications	275.29	275.29
8/1/23	11876	200000 200000 100000	Invoice: 9936249200 Invoice: 9938608881 VERIZON WIRELESS	201.91 207.15	409.06
8/1/23	11877	200000 100000	Invoice: 47572 WESTELCOM	104.50	104.50
8/1/23	11878	200000 200000 100000	Invoice: 7/23 LOAN Invoice: 8/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39 2,218.39	4,436.78
8/4/23	11879	200000 200000 100000	Invoice: 0004614-7/23 Invoice: 0002012-7/23 CITY COMPTRROLLER	482.89 295.78	778.67
8/4/23	11880	200000 100000	Invoice: 134113-7/23 MCQUADE & BANNIGAN	1,325.00	1,325.00

Watertown Industrial Center LDC Cash Disbursements Journal For the Period From Aug 1, 2023 to Aug 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
8/4/23	11881	200000 100000	Invoice: 1515 1 OF 2 P&M CONSTRUCTION	9,900.00	9,900.00
8/4/23	11882	200000 100000	Invoice: 3405747-0448-2 WASTE MANAGEMENT OF NEW YORK	697.20	697.20
8/18/23	11883	200000	Invoice: 1078719124-72623	345.14	
		200000	Invoice: 9678936125-72623	26.38	
		200000	Invoice: 0058937125-72623	180.53	
		200000	Invoice: 4083010042-72623	114.95	
		200000	Invoice: 0538786113-72623	29.15	
		200000	Invoice: 0498786119-72623	221.39	
		200000	Invoice: 0338937134-72623	26.26	
		200000	Invoice: 0038937138-72623	347.91	
		200000	Invoice: 0438937172-72623	1,277.28	
		200000	Invoice: 0918937121-72623	29.15	
		200000	Invoice: 0898937178-72623	29.15	
		200000	Invoice: 2017080029-72623	84.16	
		200000	Invoice: 0518786126-72823	164.45	
		100000	NATIONAL GRID		2,875.90
8/18/23	11884	100000	VOID		
8/18/23	11884	200000 100000	Invoice: 12666550-7/23 CINTAS	376.32	376.32
8/18/23	11885	200000	Invoice: 232140052256692	693.31	
		200000	Invoice: 232140052256693	235.20	
		200000	Invoice: 232090052229327	72.43	
		200000	Invoice: 232130052248512	55.28	
		100000	DIRECT ENERGY		1,056.22
8/18/23	11886	200000 100000	Invoice: 34498328 Great America Financial Services	307.81	307.81
8/18/23	11887	200000 100000	Invoice: 9940995232 VERIZON WIRELESS	202.05	202.05
8/18/23	11888	200000 100000	Invoice: STMT56396092 W.B. MASON COMPANY, INC.	271.72	271.72

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2023 to Aug 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
Total				<u>41,735.23</u>	<u>41,735.23</u>

Watertown Industrial Center LDC
Maintenance Report for the Two Month Period Ending August 31, 2023
 Prepared by WICLDC STAFF, September 21, 2023

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 102,210.00	17,949.10	\$ 8,974.55	8,974.55	17.56
Total Revenues	<u>102,210.00</u>	<u>17,949.10</u>	<u>8,974.55</u>	<u>8,974.55</u>	17.56
Expenses					
Maintenance - Improvements	4,000.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	17,300.00	1,976.44	1,544.69	431.75	11.42
Maintenance - Common Area	11,500.00	2,010.67	1,069.57	941.10	17.48
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	15,500.00	580.75	0.00	580.75	3.75
Maintenance - Materials	5,000.00	1,327.33	784.85	542.48	26.55
Total Operations	<u>77,000.00</u>	<u>5,895.19</u>	<u>3,399.11</u>	<u>2,496.08</u>	7.66
Net Income Over Expenditure	\$ <u>25,210.00</u>	<u>12,053.91</u>	\$ <u>5,575.44</u>	<u>6,478.47</u>	47.81