

**Watertown Industrial Center LDC****Income Statement for the Seven Month Period Ending January 31, 2024**

Prepared by Staff, March 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 516,566.00	308,496.47	\$ 42,344.18	42,559.36	208,069.53
Interest Income	19.00	6.63	1.02	1.01	12.37
LIF Loan Principal	72,959.00	51,616.11	4,909.24	4,468.13	21,342.89
Leasehold Interest	2,481.00	1,663.33	187.97	193.74	817.67
<b>Total Revenues</b>	<b>592,025.00</b>	<b>361,782.54</b>	<b>47,442.41</b>	<b>47,222.24</b>	<b>230,242.46</b>
<b>Expenses</b>					
Marketing	10,000.00	10,182.22	1,237.57	674.32	(182.22)
Salaries	122,549.00	69,328.68	9,065.32	9,065.32	53,220.32
FICA-Medicare Tax Expense	9,222.00	5,256.03	687.16	687.16	3,965.97
Health Ins.	5,701.00	3,390.12	489.28	489.28	2,310.88
Dental Ins	813.00	399.18	(10.52)	(10.52)	413.82
Vision Ins.	192.00	92.31	(2.74)	(2.74)	99.69
Comp Ins.	3,300.00	2,007.12	264.60	260.02	1,292.88
Retirement Expense	8,249.00	6,612.02	815.84	815.84	1,636.98
NYS Unemployment	445.00	212.75	183.58	0.00	232.25
NYS Re-Emp Service	24.00	7.88	6.80	0.00	16.12
Vehicle Allowance	1,800.00	1,050.00	150.00	150.00	750.00
Disability	1,214.00	491.62	637.58	(46.04)	722.38
Paychex Processing	4,292.00	2,706.57	468.79	472.56	1,585.43
Life Ins.	0.00	49.50	0.00	0.00	(49.50)
Office Expenses	21,304.00	10,982.26	1,512.29	2,042.75	10,321.74
Depreciation	158,226.00	96,565.77	13,795.11	13,795.11	61,660.23
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	38,427.68	5,476.41	5,478.41	26,249.32
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	754.00	0.00	182.00	(754.00)
Accounting and Auditing	7,800.00	7,850.00	1,000.00	0.00	(50.00)
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	4,000.00	1,720.00	0.00	860.00	2,280.00
Maintenance - Common Area	11,500.00	7,283.79	2,523.97	0.00	4,216.21
Maintenance - Building Repairs	17,300.00	14,364.93	1,589.69	4,943.08	2,935.07
Maintenance - Materials	5,000.00	5,786.30	276.28	236.34	(786.30)
Maintenance - Grounds	23,700.00	14,628.54	8,687.00	0.00	9,071.46
Maintenance - Equipment/Tools	15,500.00	8,171.80	1,827.90	2,741.99	7,328.20
Waste Removal	6,000.00	5,441.02	820.92	844.45	558.98
Property Taxes	38,292.00	26,078.17	0.00	0.00	12,213.83
Water	8,664.00	5,450.69	778.67	778.67	3,213.31
Electric	50,498.00	27,263.10	4,486.39	3,446.27	23,234.90
Gas	28,817.00	14,217.38	5,004.66	3,743.64	14,599.62
Interest Expense-Roof Project	5,108.00	3,063.05	424.21	428.69	2,044.95
Interest Expense-JCLDC Project	2,256.00	1,511.59	182.57	193.74	744.41
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	0.00	(0.31)
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>655,246.00</b>	<b>391,449.38</b>	<b>62,379.33</b>	<b>52,270.34</b>	<b>263,796.62</b>
Total Revenue	592,025.00	361,782.54	47,442.41	47,222.24	230,242.46
Total Expenses	655,246.00	391,449.38	62,379.33	52,270.34	263,796.62
<b>Net Income Over Expenditure</b>	<b>\$ (63,221.00)</b>	<b>(29,666.84)</b>	<b>\$ (14,936.92)</b>	<b>(5,048.10)</b>	<b>(33,554.16)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Seven Month Period Ending January 31, 2024**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 516,566.00	308,496.47	\$ 42,344.18	42,559.36	59.72
Interest Income	19.00	6.63	1.02	1.01	34.89
<b>Total Revenues</b>	<b>516,585.00</b>	<b>308,503.10</b>	<b>42,345.20</b>	<b>42,560.37</b>	<b>59.72</b>
<b>Expenses</b>					
Marketing	10,000.00	10,182.22	1,237.57	674.32	101.82
Salaries	122,549.00	69,328.68	9,065.32	9,065.32	56.57
Benefits	30,960.00	19,568.53	3,221.58	2,343.00	63.21
Paychex Processing	4,292.00	2,706.57	468.79	472.56	63.06
Office Expenses	21,304.00	10,982.26	1,512.29	2,042.75	51.55
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	38,427.68	5,476.41	5,478.41	59.41
Professional Consultants	24,500.00	8,604.00	1,000.00	182.00	35.12
Maintenance Expenses	77,000.00	51,955.36	14,904.84	8,781.41	67.47
Utilities Taxes & Rent	132,271.00	78,450.36	11,090.64	8,813.03	59.31
Interest Expense-JCLDC Project	2,256.00	1,511.59	182.57	193.74	67.00
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	0.00	100.30
Interest Exp Roof Project	5,108.00	3,063.05	424.21	428.69	59.97
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>497,020.00</b>	<b>294,883.61</b>	<b>48,584.22</b>	<b>38,475.23</b>	<b>59.33</b>
Total Revenue	516,585.00	308,503.10	42,345.20	42,560.37	59.72
Total Expenses	497,020.00	294,883.61	48,584.22	38,475.23	59.33
<b>Net Income Over Expenditure</b>	<b>\$ 19,565.00</b>	<b>13,619.49</b>	<b>\$ (6,239.02)</b>	<b>4,085.14</b>	<b>69.61</b>

Watertown Industrial Center LDC  
Balance Sheet  
January 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	151,954.13
Capital Reserve		123,954.97
Leasehold Improvement Fund		191,252.95
Accounts Receivable		3,065.12
Acc. Rec. LHI		70,468.02
Rents Receivable		18,273.91
		558,969.10
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(61,129.07)
Capital Improvements - Cap Imp		4,545,088.58
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		(4,423,313.97)
		1,873,840.99
Total Property and Equipment		
Other Assets		
Work In Process-Variou		78,639.53
		78,639.53
Total Other Assets		
Total Assets	\$	2,511,449.62

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	29,054.18
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		23.70
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		68,554.17
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		1,909.90
ARPA Grant - Infrastructure		150,000.00
		252,094.02
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		68,549.17
Roof Replacement Loan		167,894.99
		236,444.16
Total Long-Term Liabilities		
Total Liabilities		488,538.18
Capital		
Fund Balance		278,987.39
Capital Improvement Reserve		268,418.82
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  
January 31, 2024

Net Income	<u>(29,666.84)</u>	
Total Capital		<u>2,022,911.44</u>
Total Liabilities & Capital	\$	<u><u>2,511,449.62</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 12/31/23 - 1/31/24

ASSETS	12/31/2023	1/31/2024	After Adjusting Entries 6/30/2023
<b>Current Assets</b>			
General Checking - Key Bank	\$ 171,087.00	\$ 151,954.13	\$ 72,480.13
Capital Reserve	118,832.24	123,954.97	103,379.91
Leasehold Improvement Fund	190,815.99	191,252.95	184,874.33
Accounts Receivable	1,351.33	3,065.12	2,540.35
Acc. Rec. LHI	75,377.26	70,468.02	122,079.63
Rents Receivable	<u>17,209.58</u>	<u>18,273.91</u>	<u>19,851.81</u>
<b>Total Current Assets</b>	<b>574,673.40</b>	<b>558,969.10</b>	<b>505,206.16</b>
<b>Property and Equipment</b>			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(60,982.03)	(61,129.07)	(60,099.79)
Capital Improvements - Cap Imp	4,545,088.58	4,545,088.58	4,545,088.58
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>(4,409,665.90)</u>	<u>(4,423,313.97)</u>	<u>(4,327,777.48)</u>
<b>Total Property and Equipment</b>	<b>1,887,636.10</b>	<b>1,873,840.99</b>	<b>1,970,406.76</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>70,643.03</u>	<u>78,639.53</u>	<u>7,616.96</u>
<b>Total Other Assets</b>	<b><u>70,643.03</u></b>	<b><u>78,639.53</u></b>	<b><u>7,616.96</u></b>
<b>Total Assets</b>	<b><u>\$ 2,532,952.53</u></b>	<b><u>\$ 2,511,449.62</u></b>	<b><u>\$ 2,483,229.88</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 24,439.07	\$ 29,054.18	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	22.08	23.70	12.57
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	73,033.47	68,554.17	99,675.67
Deferred Liab.Back of A Project	0.17	0.17	14,171.22
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	2,339.84	1,909.90	8,233.46
ARPA Grant - Infrastructure	<u>150,000.00</u>	<u>150,000.00</u>	<u>0.00</u>
<b>Total Current Liabilities</b>	<b>252,386.53</b>	<b>252,094.02</b>	<b>136,449.21</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	73,028.47	68,549.17	99,670.67
Back A Renovation Loan	0.00	0.00	14,171.05
Roof Replacement Loan	<u>169,689.17</u>	<u>167,894.99</u>	<u>180,360.67</u>
<b>Total Long-Term Liabilities</b>	<b><u>242,717.64</u></b>	<b><u>236,444.16</u></b>	<b><u>294,202.39</u></b>
<b>Total Liabilities</b>	<b>495,104.17</b>	<b>488,538.18</b>	<b>430,651.60</b>
<b>Capital</b>			
Fund Balance	278,987.39	278,987.39	224,083.54
Capital Improvement Reserve	268,418.82	268,418.82	268,418.82
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>(14,729.92)</u>	<u>(29,666.84)</u>	<u>54,903.85</u>
<b>Total Capital</b>	<b><u>2,037,848.36</u></b>	<b><u>2,022,911.44</u></b>	<b><u>2,052,578.28</u></b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,532,952.53</u></b>	<b><u>\$ 2,511,449.62</u></b>	<b><u>\$ 2,483,229.88</u></b>

## Watertown Industrial Center LDC Tenant Receivables As of Jan 31, 2024

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
Bice Family LLC	7117	2/3/24	-550.00				-550.00
	7118	3/3/24	-550.00				-550.00
	7119	4/3/24	-550.00				-550.00
<b>Bice Family LLC</b>			<b>-1,650.00</b>				<b>-1,650.00</b>
DigiCollect LLC	7076	2/1/24	-304.50				-304.50
	7077	3/1/24	-304.50				-304.50
	7078	4/1/24	-304.50				-304.50
	7079	5/1/24	-304.50				-304.50
	7080	6/1/24	-304.50				-304.50
<b>DigiCollect LLC</b>			<b>-1,522.50</b>				<b>-1,522.50</b>
DocPPE	7067	11/1/23			2,782.00		2,782.00
	7092	12/1/23		2,782.00			2,782.00
	7116	1/1/24	2,782.00				2,782.00
<b>DocPPE</b>			<b>2,782.00</b>	<b>2,782.00</b>	<b>2,782.00</b>		<b>8,346.00</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.	6727	4/1/23				-4.00	-4.00
<b>Jain Irrigation Inc.</b>						<b>-4.00</b>	<b>-4.00</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	7056	11/1/23			4,443.43		4,443.43
	7084	12/1/23		4,443.43			4,443.43
	7111	1/1/24	4,443.43				4,443.43
<b>MODERN MOVING AND STORAG</b>			<b>4,443.43</b>	<b>4,443.43</b>	<b>4,443.43</b>		<b>13,330.29</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>
Tom Barker	7100	2/1/24	-75.00				-75.00
<b>Tom Barker</b>			<b>-75.00</b>				<b>-75.00</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
	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

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Jan 31, 2024**

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
W.B. Mason Co, Inc.					-0.12	-0.12
		<u>3,977.93</u>	<u>7,225.43</u>	<u>7,225.43</u>	<u>-4,111.36</u>	<u>14,317.43</u>

## Watertown Industrial Center LDC Aged Receivables As of Jan 31, 2024

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	7096		1,267.02			1,267.02
MODERN MOVING AND S	7151	1,713.79				1,713.79
315-225-9279						
<b>MODERN MOVING</b>		<b>1,713.79</b>	<b>1,267.02</b>			<b>2,980.81</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>						
<b>Report Total</b>		<b>1,713.79</b>	<b>1,267.02</b>		<b>84.31</b>	<b>3,065.12</b>



**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Jan 1, 2024 to Jan 31, 2024**

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
1/9/24	141000 100000	838530	Invoice: 7105 W.B. Mason Co, Inc.	1,092.56	1,092.56
1/9/24	141000 100000	24095	Invoice: 7109 BLACK HORSE GROUP, LLC	1,493.12	1,493.12
1/9/24	141000 100000	7022	Invoice: 7103 JEFFERSON COUNTY LDC	1,534.74	1,534.74
1/9/24	141000 141000 141000 100000	936715	Invoice: 7117 Invoice: 7118 Invoice: 7119 Bice Family LLC	1,650.00	550.00 550.00 550.00
1/9/24	141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 141000 100000	148967156	Invoice: 7004 Invoice: 7005 Invoice: 7006 Invoice: 7007 Invoice: 7008 Invoice: 7009 Invoice: 7052 Invoice: 7076 Invoice: 7077 Invoice: 7078 Invoice: 7079 Invoice: 7080 DigiCollect LLC	3,654.00	304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50 304.50
1/9/24	141000 100000	1457	Invoice: 7087 WESTELCOM	586.60	586.60
1/9/24	141000 100000	11879	Invoice: 7104 Nytric Electrical Contractors, LLC.	5,585.38	5,585.38
1/9/24	141000 100000	0000080703	Invoice: 6980 LAURENCE WOLLUM	401.81	401.81
1/9/24	141000 100000	105975	Invoice: 7108 Luck Bros Inc	575.00	575.00
1/9/24	141000 100000	94841	Invoice: 7110 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
1/9/24	141000 100000	00156489	Invoice: 7072 City of Watertown	1,200.00	1,200.00
1/9/24	141000 100000	1601	Invoice: 7115 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
1/25/24	141000 100000	12179	Invoice: 7114 SERV-PRO	2,361.63	2,361.63
1/25/24	141000 100000	0075400957	Invoice: 7101 Ampersand New York Operations Co. LLC.	943.39	943.39
1/25/24	141000 100000	3246	Invoice: 7107 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
1/25/24	141000 100000	2992	Invoice: 7113 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
1/25/24	141000 100000	100343	Invoice: 7102 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Jan 1, 2024 to Jan 31, 2024**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

<b>Date</b>	<b>Account ID</b>	<b>Transaction Re</b>	<b>Line Description</b>	<b>Debit Amnt</b>	<b>Credit Amnt</b>
1/25/24	141000 100000	1515	Invoice: 7106 WESTELCOM	586.60	586.60
1/25/24	141000 100000	00156689	Invoice: 7073 City of Watertown	1,200.00	1,200.00
1/25/24	141000 100000	1279	Invoice: 7112 STEVEN ELLIOT	540.79	540.79
				<u>41,279.85</u>	<u>41,279.85</u>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jan 31, 2024**

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	92056092	707.00				707.00
<b>ABJ ABJ FIRE PROTECTION</b>		<b>707.00</b>				<b>707.00</b>
ACE NOBEL ACE HDWE 315-782-5964	11213 - 11/23 11231 - 12/23 11213/1/24	814.12	870.05	466.67		466.67 870.05 814.12
<b>ACE NOBEL ACE HDWE</b>		<b>814.12</b>	<b>870.05</b>	<b>466.67</b>		<b>2,150.84</b>
ANSWER ANSWER WATERTOWN 18003085544	W6115112820			160.25		160.25
<b>ANSWER ANSWER WATERTOWN</b>				<b>160.25</b>		<b>160.25</b>
BISNETTS BISNETTS Neil Katzman	8686	518.40				518.40
<b>BISNETTS BISNETTS</b>		<b>518.40</b>				<b>518.40</b>
BOWERS BOWERS & COMPANY BRIE 315-788-7690	225264	1,000.00				1,000.00
<b>BOWERS BOWERS &amp; COMPANY</b>		<b>1,000.00</b>				<b>1,000.00</b>
BURRVILLE BURRVILLE POWER EQ 315-786-3468	647836	63.75				63.75
<b>BURRVILLE BURRVILLE POWER EQ</b>		<b>63.75</b>				<b>63.75</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jan 31, 2024**

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
CINTAS CINTAS	12666550-1/24	752.64				752.64
<b>CINTAS CINTAS</b>		<b>752.64</b>				<b>752.64</b>
CITYCOMP CITY COMPTROLLER	0004614-1/24 0002012-1/24	482.89 295.78				482.89 295.78
315-785-7757 <b>CITYCOMP CITY COMPTROLLER</b>		<b>778.67</b>				<b>778.67</b>
COOPER COOPER ELECTRIC	348751-1/24	334.84				334.84
<b>COOPER COOPER ELECTRIC</b>		<b>334.84</b>				<b>334.84</b>
DE DIRECT ENERGY	240290053577 240310053594 240310053594 240320053605	202.50 844.22 443.45 55.28				202.50 844.22 443.45 55.28
<b>DE DIRECT ENERGY</b>		<b>1,545.45</b>				<b>1,545.45</b>
Great America Great America Financial Matt Burlage 1-866-803-2665	3575996	344.55				344.55
<b>Great America Great America Financial</b>		<b>344.55</b>				<b>344.55</b>
HANES HANES SUPPLY, INC.	19793-1/24	233.89				233.89

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jan 31, 2024**

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>HANES HANES SUPPLY, INC.</b>		<b>233.89</b>				<b>233.89</b>
MCQUADE MCQUADE & BANNIGAN 3157882612	2391608 2391623 2392689	794.90 366.41 76.26				794.90 366.41 76.26
<b>MCQUADE MCQUADE &amp; BANNIGA</b>		<b>1,237.57</b>				<b>1,237.57</b>
NG NATIONAL GRID	0958937178-10 2853006061-10 2853006061-11 0958937178-11 0958937178-12 0498937152-12 2853006061-12 0498937152-12 0338937134-12 0958937178-12 2017080029-12 0538786113-12 1118719182-12 1078719124-12 0918937121-12 0898937178-12 0498937161-12 0498786119-12 0438937172-12 9678936125-12 2853006061-12 4083010042-12 0038937138-12 0058937125-12 0518786126-12	1,470.98 26.26 535.18 225.10 29.60 344.19 607.24 140.85 1,649.10 266.48 302.78 1,355.88 309.00 477.91 799.34 362.43 586.79 170.28	424.71 1,110.80 365.88	351.75 297.70	177.02 240.64	177.02 240.64 351.75 297.70 424.71 1,110.80 365.88 1,470.98 26.26 535.18 225.10 29.60 344.19 607.24 140.85 1,649.10 266.48 302.78 1,355.88 309.00 477.91 799.34 362.43 586.79 170.28
<b>NG NATIONAL GRID</b>		<b>9,659.39</b>	<b>1,901.39</b>	<b>649.45</b>	<b>417.66</b>	<b>12,627.89</b>
NORTHERN C NORTHERN COMPUTE 315-779-1385	19405	156.60				156.60
<b>NORTHERN C NORTHERN COMPUTE</b>		<b>156.60</b>				<b>156.60</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jan 31, 2024**

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
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>
NYTRIC NYTRIC ELECTRICAL C 315-788-4414	18677	166.05				166.05
<b>NYTRIC NYTRIC ELECTRICAL C</b>		<b>166.05</b>				<b>166.05</b>
P&M P&M CONSTRUCTION	3089		2,050.00			2,050.00
<b>P&amp;M P&amp;M CONSTRUCTION</b>			<b>2,050.00</b>			<b>2,050.00</b>
PSG P.S.G. 3157859553	2023-140	170.00				170.00
<b>PSG P.S.G.</b>		<b>170.00</b>				<b>170.00</b>
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-12/23		182.00			182.00
<b>SCHWERZMANN SCHWERZMANN &amp; WIS</b>			<b>182.00</b>			<b>182.00</b>
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868 - 1/2024	2,183.00				2,183.00
<b>SEAWAY RENTAL SEAWAY RENTAL COR</b>		<b>2,183.00</b>				<b>2,183.00</b>

## Watertown Industrial Center LDC Aged Payables As of Jan 31, 2024

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  518-757-2226	00592-000420-	322.82				322.82
<b>SECURITY SUPPLY SECURITY SUPPLY CO</b>		<b>322.82</b>				<b>322.82</b>
WASTE M WASTE MANAGEMENT  315-773-5696	3414757-0448-	820.92				820.92
<b>WASTE M WASTE MANAGEMENT</b>		<b>820.92</b>				<b>820.92</b>
WHITE'S G.W. WHITE & SON INC  315-788-6200	105092 - 12/23		42.30			42.30
<b>WHITE'S G.W. WHITE &amp; SON INC</b>			<b>42.30</b>			<b>42.30</b>
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
<b>WICLDC WATERTOWN INDUSTR</b>					<b>-3.00</b>	<b>-3.00</b>
<b>Report Total</b>		<b>21,809.66</b>	<b>5,045.74</b>	<b>1,276.37</b>	<b>689.66</b>	<b>28,821.43</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Jan 1, 2024 to Jan 31, 2024**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/1/24	11986	200000 100000	Invoice: 1/24 INS Central Insurance Companies	5,476.41	5,476.41
1/1/24	11987	200000 100000	Invoice: 000037501785 EXCELLUS HEALTH PLAN	558.96	558.96
1/1/24	11988	200000 200000 200000 100000	Invoice: 4185479 Invoice: 4183805 Invoice: 4185475 MCQUADE & BANNIGAN	961.77 725.00 674.32	2,361.09
1/1/24	11989	200000 100000	Invoice: 27488 NNY ONLINE	55.00	55.00
1/1/24	11990	200000 100000	Invoice: 18551 NYTRIC ELECTRICAL CONTRACTORS, LLC	2,299.88	2,299.88
1/1/24	11991	200000 200000 100000	Invoice: S168855 Invoice: S170802 SANICO	850.15 97.18	947.33
1/1/24	11992	200000 100000	Invoice: 1/24 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/17/24	11993	200000 100000	Invoice: 0058937125-12/23 Invoice: 9678936125-12/23 Invoice: 4083010042-12/23 Invoice: 2017080029-12/23 Invoice: 0038937138-12/23 Invoice: 0918937121-12/23 Invoice: 0538786113-12/23 Invoice: 0498786119-12/23 Invoice: 0338937134-12/23 Invoice: 0438937172-12/23 Invoice: 1078719124-12/23 Invoice: 0898937178-12/23 Invoice: 1118719182-12/23 Invoice: 0518786126-12/23 NATIONAL GRID	479.88 265.87 550.97 170.56 356.06 127.66 29.60 164.92 26.66 1,087.00 444.70 1,232.55 325.29 169.57	5,431.29
1/17/24	11994	100000	VOID		
1/17/24	11994	200000 100000	Invoice: 14734 AUBERTINE AND	7,996.50	7,996.50



**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Jan 1, 2024 to Jan 31, 2024**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
			CURRIER ARCHITECTS		
1/17/24	11995	200000	Invoice:	295.78	
		200000	0002012-12/2023-C Invoice:	482.89	
		100000	0004614-12/23-AB CITY COMPTROLLER		778.67
1/17/24	11996	200000	Invoice:	87.98	
		200000	233630053359474 Invoice:	641.70	
		200000	240030053380539 Invoice:	339.30	
		200000	240030053380540 Invoice:	55.27	
		100000	240020053372707 DIRECT ENERGY		1,124.25
1/17/24	11997	200000	Invoice: 1571389	465.66	
		100000	DOYLE SECURITY SYSTEMS		465.66
1/17/24	11998	200000	Invoice:	146.28	
		100000	RI106042366 FP MAILING SOLUTIONS		146.28
1/17/24	11999	200000	Invoice: 35542894	313.23	
		100000	Great America Financial Services		313.23
1/17/24	12000	200000	Invoice: 3092	275.00	
		100000	P&M CONSTRUCTION		275.00
1/17/24	12001	200000	Invoice: 17813	297.00	
		100000	PITCHER'S SEWER SERVICE, INC.		297.00
1/17/24	12002	200000	Invoice: HOS-5	152.00	
		100000	P.S.G.		152.00
1/17/24	12003	200000	Invoice: 172059-RB2	1,837.00	
		100000	SEAWAY RENTAL CORP.		1,837.00
1/17/24	12004	200000	Invoice:	676.20	
		100000	D588589-2024 SHELTER POINT LIFE		676.20
1/17/24	12005	200000	Invoice:	860.00	
		100000	1009-5458-5-12/23 SHERWIN WILLIAMS		860.00
1/17/24	12006	200000	Invoice: 1226-1 OF 2	6,850.00	
		100000	SWBG WHOLESALE INC.		6,850.00
1/17/24	12007	200000	Invoice: 3007670097	598.67	
		100000	TK ELEVATOR CORP		598.67
1/17/24	12008	200000	Invoice:	275.29	

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Jan 1, 2024 to Jan 31, 2024**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

<b>Date</b>	<b>Check #</b>	<b>Account ID</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		100000	144093601010724 Charter Communications		275.29
1/17/24	12009	200000 100000	Invoice: 9953160199 VERIZON WIRELESS	202.56	202.56
1/17/24	12010	200000 100000	Invoice: 3413360-04484 WASTE MANAGEMENT OF NEW YORK	844.45	844.45
1/17/24	12011	200000 100000	Invoice: STMT59949538 W.B. MASON COMPANY, INC.	564.31	564.31
1/17/24	12012	200000 100000	Invoice: 55990 WESTELCOM	105.06	105.06
	<b>Total</b>			<b>43,710.48</b>	<b>43,710.48</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Seven Month Period Ending January 31, 2024**  
 Prepared by WICLDC STAFF, March 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 102,210.00	57,039.21	\$ 7,686.56	7,680.50	55.81
Total Revenues	<u>102,210.00</u>	<u>57,039.21</u>	<u>7,686.56</u>	<u>7,680.50</u>	55.81
<b>Expenses</b>					
Maintenance - Improvements	4,000.00	1,720.00	0.00	860.00	43.00
Maintenance - Building Repairs	17,300.00	14,364.93	1,589.69	4,943.08	83.03
Maintenance - Common Area	11,500.00	7,283.79	2,523.97	0.00	63.34
Maintenance - Grounds	23,700.00	14,628.54	8,687.00	0.00	61.72
Maintenance - Equipment/Tools	15,500.00	8,171.80	1,827.90	2,741.99	52.72
Maintenance - Materials	5,000.00	5,786.30	276.28	236.34	115.73
Total Operations	<u>77,000.00</u>	<u>51,955.36</u>	<u>14,904.84</u>	<u>8,781.41</u>	67.47
<b>Net Income Over Expenditure</b>	<b>\$ <u>25,210.00</u></b>	<b><u>5,083.85</u></b>	<b>\$ <u>(7,218.28)</u></b>	<b><u>(1,100.91)</u></b>	<b>20.17</b>