

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2023**

Prepared by Staff, November 21, 2023

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | Balance Remaining |
|------------------------------------|------------------------|-----------------------|----------------------|-------------------|----------------------|
| Revenues | | | | | |
| Lease Revenue | \$ 516,566.00 | 180,958.95 | \$ 39,226.98 | 47,243.99 | 335,607.05 |
| Interest Income | 19.00 | 3.66 | 0.96 | 0.91 | 15.34 |
| LIF Loan Principal | 72,959.00 | 37,781.75 | 8,433.12 | 10,296.30 | 35,177.25 |
| Leasehold Interest | 2,481.00 | 1,076.74 | 232.68 | 255.35 | 1,404.26 |
| Total Revenues | 592,025.00 | 219,821.10 | 47,893.74 | 57,796.55 | 372,203.90 |
| Expenses | | | | | |
| Marketing | 10,000.00 | 7,308.56 | 0.00 | 0.00 | 2,691.44 |
| Salaries | 122,549.00 | 42,132.72 | 9,065.32 | 9,305.32 | 80,416.28 |
| FICA-Medicare Tax Expense | 9,222.00 | 3,194.55 | 687.16 | 705.52 | 6,027.45 |
| Health Ins. | 5,701.00 | 1,922.28 | 489.28 | 489.28 | 3,778.72 |
| Dental Ins | 813.00 | 191.70 | (10.52) | (10.52) | 621.30 |
| Vision Ins. | 192.00 | 44.10 | (2.74) | (2.74) | 147.90 |
| Comp Ins. | 3,300.00 | 1,217.90 | 264.60 | 271.12 | 2,082.10 |
| Retirement Expense | 8,249.00 | 4,164.50 | 815.84 | 1,823.76 | 4,084.50 |
| NYS Unemployment | 445.00 | 29.17 | 0.00 | 4.86 | 415.83 |
| NYS Re-Emp Service | 24.00 | 1.08 | 0.00 | 0.18 | 22.92 |
| Vehicle Allowance | 1,800.00 | 600.00 | 150.00 | 150.00 | 1,200.00 |
| Disability | 1,214.00 | (136.50) | (46.04) | (48.33) | 1,350.50 |
| Paychex Processing | 4,292.00 | 1,450.18 | 331.29 | 315.04 | 2,841.82 |
| Life Ins. | 0.00 | 24.75 | 0.00 | 0.00 | (24.75) |
| Office Expenses | 21,304.00 | 5,958.63 | 889.75 | 2,962.75 | 15,345.37 |
| Depreciation | 158,226.00 | 55,180.44 | 13,795.11 | 13,795.11 | 103,045.56 |
| Dues/Publ/Training/Seminars | 2,000.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Insurance | 64,677.00 | 21,638.13 | 5,108.09 | 5,136.96 | 43,038.87 |
| Legal/Environmental | 4,000.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |
| Legal General | 0.00 | 312.00 | 0.00 | 104.00 | (312.00) |
| Accounting and Auditing | 7,800.00 | 6,850.00 | 0.00 | 6,850.00 | 950.00 |
| 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 | 4,223.25 | 1,836.26 | 376.32 | 7,276.75 |
| Maintenance - Building Repairs | 17,300.00 | 4,284.00 | 470.00 | 1,837.56 | 13,016.00 |
| Maintenance - Materials | 5,000.00 | 3,761.18 | 1,506.20 | 927.65 | 1,238.82 |
| Maintenance - Grounds | 23,700.00 | 0.00 | 0.00 | 0.00 | 23,700.00 |
| Maintenance - Equipment/Tools | 15,500.00 | 1,302.96 | 722.21 | 0.00 | 14,197.04 |
| Waste Removal | 6,000.00 | 2,958.23 | 829.42 | 719.26 | 3,041.77 |
| Property Taxes | 38,292.00 | 24,571.90 | 13,035.07 | 0.00 | 13,720.10 |
| Water | 8,664.00 | 3,114.68 | 778.67 | 778.67 | 5,549.32 |
| Electric | 50,498.00 | 14,526.91 | 2,652.73 | 4,788.24 | 35,971.09 |
| Gas | 28,817.00 | 3,393.35 | 1,297.69 | 1,644.12 | 25,423.65 |
| Interest Expense-Roof Project | 5,108.00 | 1,777.00 | 437.60 | 442.04 | 3,331.00 |
| Interest Expense-JCLDC Project | 2,256.00 | 930.40 | 216.00 | 227.08 | 1,325.60 |
| Interest Expense-JAIN PROJEC | 103.00 | 103.31 | 10.21 | 20.73 | (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 |
| Total Operations | 655,246.00 | 217,031.36 | 55,329.20 | 53,613.98 | 438,214.64 |
| Total Revenue | 592,025.00 | 219,821.10 | 47,893.74 | 57,796.55 | 372,203.90 |
| Total Expenses | 655,246.00 | 217,031.36 | 55,329.20 | 53,613.98 | 438,214.64 |
| Net Income Over Expenditure | \$ (63,221.00) | 2,789.74 | \$ (7,435.46) | 4,182.57 | (66,010.74) |

Watertown Industrial Center LDC
Income Statement for the Three Month Period Ending September 30, 2023

Unrestricted Income

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | % YTD Budget |
|------------------------------------|------------------------|-----------------------|--------------------|-------------------|---------------|
| Revenues | | | | | |
| Lease Revenue | \$ 516,566.00 | 141,731.97 | \$ 47,243.99 | 47,243.99 | 27.44 |
| Interest Income | 19.00 | 2.70 | 0.91 | 0.91 | 14.21 |
| Total Revenues | 516,585.00 | 141,734.67 | 47,244.90 | 47,244.90 | 27.44 |
| Expenses | | | | | |
| Marketing | 10,000.00 | 7,308.56 | 0.00 | 2,277.40 | 73.09 |
| Salaries | 122,549.00 | 33,067.40 | 9,305.32 | 14,674.20 | 26.98 |
| Benefits | 30,960.00 | 8,905.95 | 3,383.13 | 3,369.46 | 28.77 |
| Paychex Processing | 4,292.00 | 1,118.89 | 315.04 | 315.04 | 26.07 |
| Office Expenses | 21,304.00 | 5,068.88 | 2,962.75 | 889.66 | 23.79 |
| Dues/Publ/Training/Seminars | 2,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance | 64,677.00 | 16,530.04 | 5,136.96 | 5,137.04 | 25.56 |
| Professional Consultants | 24,500.00 | 7,162.00 | 6,954.00 | 0.00 | 29.23 |
| Maintenance Expenses | 77,000.00 | 9,036.72 | 3,141.53 | 3,399.11 | 11.74 |
| Utilities Taxes & Rent | 132,271.00 | 29,971.49 | 7,930.29 | 5,096.38 | 22.66 |
| Interest Expense-JCLDC Project | 2,256.00 | 714.40 | 227.08 | 238.14 | 31.67 |
| Interest Expense-JAIN PROJEC | 103.00 | 93.10 | 20.73 | 31.04 | 90.39 |
| Interest Exp Roof Project | 5,108.00 | 1,339.40 | 442.04 | 446.47 | 26.22 |
| 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 | 120,316.83 | 39,818.87 | 35,873.94 | 24.21 |
| Total Revenue | 516,585.00 | 141,734.67 | 47,244.90 | 47,244.90 | 27.44 |
| Total Expenses | 497,020.00 | 120,316.83 | 39,818.87 | 35,873.94 | 24.21 |
| Net Income Over Expenditure | \$ 19,565.00 | 21,417.84 | \$ 7,426.03 | 11,370.96 | 109.47 |

Watertown Industrial Center LDC
Balance Sheet
October 31, 2023

ASSETS

| | | |
|--------------------------------|----|----------------|
| Current Assets | | |
| General Checking - Key Bank | \$ | 46,254.69 |
| Capital Reserve | | 113,890.68 |
| Leasehold Improvement Fund | | 190,812.80 |
| Accounts Receivable | | 84.31 |
| Acc. Rec. LHI | | 84,302.38 |
| Rents Receivable | | 17,900.80 |
| | | 453,245.66 |
| Total Current Assets | | |
| | | |
| Property and Equipment | | |
| Furniture/Fixtures/Equipment | | 67,217.05 |
| Allow. for Deprn. - FF&E | | (60,687.95) |
| 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 | | (4,382,369.76) |
| | | 1,915,226.32 |
| Total Property and Equipment | | |
| | | |
| Other Assets | | |
| Work In Process-Variou | | 46,019.73 |
| | | 46,019.73 |
| Total Other Assets | | |
| | | |
| Total Assets | \$ | 2,414,491.71 |

LIABILITIES AND CAPITAL

| | | |
|--------------------------------|----|--------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 17,036.60 |
| RETAINAGE PAYABLE | | (0.45) |
| Due HUD - Leasehold Impr. Fund | | 18.89 |
| ACCRUED PAYROLL | | 1,471.00 |
| Retirement Withheld | | 3.13 |
| Due WIC Rent | | 1,027.50 |
| Deferred Liab. Bldg. B Project | | 81,958.59 |
| DEFERRED LIAB. BACK OF A PROJ | | 0.17 |
| Due WIC LHI | | 50.72 |
| Deferred Revenue | | 2,339.84 |
| | | 103,905.99 |
| Total Current Liabilities | | |
| | | |
| Long-Term Liabilities | | |
| Bldg. B Renovation Loan-WLDC | | 81,953.59 |
| Roof Replacement Loan | | 173,264.11 |
| | | 255,217.70 |
| Total Long-Term Liabilities | | |
| | | |
| Total Liabilities | | 359,123.69 |
| | | |
| 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 |
| Net Income | | 2,789.74 |

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
October 31, 2023

| | | |
|-----------------------------|-------|----------------------------|
| Total Capital | <hr/> | <u>2,055,368.02</u> |
| Total Liabilities & Capital | \$ | <u><u>2,414,491.71</u></u> |

Watertown Industrial Center Compative Balance Sheet for: 9/30/23 - 10/31/23

| ASSETS | 9/30/2023 | 10/31/2023 | After Adjusting Entries 6/30/2023 |
|---------------------------------|------------------------|------------------------|--------------------------------------|
| Current Assets | | | |
| General Checking - Key Bank | \$ 77,596.06 | \$ 46,254.69 | \$ 72,480.13 |
| Capital Reserve | 110,387.35 | 113,890.68 | 103,379.91 |
| Leasehold Improvement Fund | 190,375.84 | 190,812.80 | 184,874.33 |
| Accounts Receivable | 2,540.35 | 84.31 | 2,540.35 |
| Acc. Rec. LHI | 92,735.50 | 84,302.38 | 122,079.63 |
| Rents Receivable | <u>21,182.91</u> | <u>17,900.80</u> | <u>19,851.81</u> |
| Total Current Assets | 494,818.01 | 453,245.66 | 505,206.16 |
| Property and Equipment | | | |
| Furniture/Fixtures/Equipment | 67,217.05 | 67,217.05 | 67,217.05 |
| Allow. for Deprn. - FF&E | (60,540.91) | (60,687.95) | (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>(4,368,721.69)</u> | <u>(4,382,369.76)</u> | <u>(4,327,777.48)</u> |
| Total Property and Equipment | 1,929,021.43 | 1,915,226.32 | 1,970,406.76 |
| Other Assets | | | |
| Work In Process-Variou | <u>18,569.73</u> | <u>46,019.73</u> | <u>7,616.96</u> |
| Total Other Assets | 18,569.73 | 46,019.73 | 7,616.96 |
| Total Assets | <u>\$ 2,442,409.17</u> | <u>\$ 2,414,491.71</u> | <u>\$ 2,483,229.88</u> |
| LIABILITIES AND CAPITAL | | | |
| Current Liabilities | | | |
| Accounts Payable | \$ 19,302.06 | \$ 17,036.60 | \$ 11,804.39 |
| RETAINAGE PAYABLE | (0.45) | (0.45) | (0.45) |
| Due HUD - Leasehold Impr. Fund | 17.27 | 18.89 | 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 | 86,404.46 | 81,958.59 | 99,675.67 |
| Deferred Liab.Back of A Project | 3,558.55 | 0.17 | 14,171.22 |
| Due WIC LHI | 50.72 | 50.72 | 50.72 |
| Deferred Revenue | <u>2,768.71</u> | <u>2,339.84</u> | <u>8,233.46</u> |
| Total Current Liabilities | 114,602.95 | 103,905.99 | 136,449.21 |
| Long-Term Liabilities | | | |
| Bldg. B Renovation Loan-WLDC | 86,399.46 | 81,953.59 | 99,670.67 |
| Back A Renovation Loan | 3,558.38 | | 14,171.05 |
| Roof Replacement Loan | <u>175,044.90</u> | <u>173,264.11</u> | <u>180,360.67</u> |
| Total Long-Term Liabilities | 265,002.74 | 255,217.70 | 294,202.39 |
| Total Liabilities | 379,605.69 | 359,123.69 | 430,651.60 |
| Capital | | | |
| 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>10,225.20</u> | <u>2,789.74</u> | <u>54,903.85</u> |
| Total Capital | 2,062,803.48 | 2,055,368.02 | 2,052,578.28 |
| Total Liabilities & Capital | <u>\$ 2,442,409.17</u> | <u>\$ 2,414,491.71</u> | <u>\$ 2,483,229.88</u> |

Watertown Industrial Center LDC Tenant Receivables As of Oct 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 |
|-----------------------------------|---------|---------|-----------------|-----------------|-----------------|------------------|------------------|
| BLACK HORSE GROUP, LLC | 6972 | 10/1/23 | 1,593.51 | | | | 1,593.51 |
| BLACK HORSE GROUP, LLC | | | 1,593.51 | | | | 1,593.51 |
| City of Watertown | 7070 | 10/15/2 | 1,200.00 | | | | 1,200.00 |
| City of Watertown | | | 1,200.00 | | | | 1,200.00 |
| DigiCollect LLC | 7004 | 7/1/23 | | | | 304.50 | 304.50 |
| | 7005 | 8/1/23 | | | 304.50 | | 304.50 |
| | 7006 | 9/1/23 | | 304.50 | | | 304.50 |
| | 7007 | 10/1/23 | 304.50 | | | | 304.50 |
| DigiCollect LLC | | | 304.50 | 304.50 | 304.50 | 304.50 | 1,218.00 |
| 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 |
| LAURENCE WOLLUM | 4163 | 3/1/12 | | | | -5.70 | -5.70 |
| LAURENCE WOLLUM | | | | | | -5.70 | -5.70 |
| MODERN MOVING AND STORAG | 7013 | 8/1/23 | | | 4,443.43 | | 4,443.43 |
| | 7028 | 9/1/23 | | 4,443.43 | | | 4,443.43 |
| | 7043 | 10/1/23 | 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 |
| | 7045 | 10/1/23 | 127.28 | | | | 127.28 |
| W.B. Mason Co, Inc. | | | 127.28 | | | -0.12 | 127.16 |
| WESTELCOM | 7046 | 10/1/23 | 586.60 | | | | 586.60 |
| WESTELCOM | | | 586.60 | | | | 586.60 |
| | | | 8,255.32 | 4,747.93 | 4,747.93 | -3,806.86 | 13,944.32 |

Watertown Industrial Center LDC
Aged Receivables
As of Oct 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 |
|---|--------------|--------|---------|---------|--------------|--------------|
| 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 Oct 1, 2023 to Oct 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 |
|-------------|-------------------|-----------------------|--|-------------------|--------------------|
| 10/13/23 | 141000 | 033474 | Invoice: 6958 | | 4,443.43 |
| | 125000 | | Invoice: 7024 | | 2,456.04 |
| | 141000 | | Invoice: 6993 | | 4,443.43 |
| | 100000 | | MODERN MOVING AND STORAGE | 11,342.90 | |
| 10/13/23 | 141000 | 11743 | Invoice: 7044 | | 5,585.38 |
| | 100000 | | Nytric Electrical Contractors, LLC. | 5,585.38 | |
| 10/13/23 | 141000 | 105171 | Invoice: 7048 | | 500.00 |
| | 100000 | | Luck Bros Inc | 500.00 | |
| 10/13/23 | 141000 | 94578 | Invoice: 7039 | | 1,236.61 |
| | 100000 | | UPSTATE CONSTRUCTION SERVICES, INC. | 1,236.61 | |
| 10/13/23 | 141000 | 3178 | Invoice: 7047 | | 2,165.95 |
| | 100000 | | PICK N GO PROPERTY WASTE SERVICES | 2,165.95 | |
| 10/13/23 | 141000 | 834663 | Invoice: 7031 | | 95.46 |
| | 141000 | | Invoice: 7045 | | 965.28 |
| | 100000 | | W.B. Mason Co, Inc. | 1,060.74 | |
| 10/13/23 | 141000 | 23769 | Invoice: 6971 | | 1,593.51 |
| | 100000 | | BLACK HORSE GROUP, LLC | 1,593.51 | |
| 10/13/23 | 141000 | 0000080681 | Invoice: 6977 | | 401.81 |
| | 100000 | | LAURENCE WOLLUM | 401.81 | |
| 10/13/23 | 141000 | 1597 | Invoice: 6986 | | 375.00 |
| | 141000 | | Invoice: 6987 | | 375.00 |
| | 100000 | | WATERTOWN MODEL RAILROAD CLUB | 750.00 | |
| 10/26/23 | 141000 | 12058 | Invoice: 7051 | | 2,711.63 |
| | 100000 | | SERV-PRO | 2,711.63 | |
| 10/26/23 | 141000 | 0073681062 | Invoice: 7040 | | 943.39 |
| | 100000 | | Ampersand New York Operations Co. LLC. | 943.39 | |
| 10/26/23 | 141000 | 2873 | Invoice: 7050 | | 1,842.61 |
| | 100000 | | CONVERSE LABORATORIES INC. | 1,842.61 | |
| 10/26/23 | 141000 | 1323 | Invoice: 7032 | | 586.60 |
| | 100000 | | WESTELCOM | 586.60 | |
| 10/26/23 | 141000 | 10054 | Invoice: 7041 | | 12,179.06 |
| | 100000 | | Erie Boulevard Hydropower L.P. | 12,179.06 | |
| 10/26/23 | 141000 | 6867 | Invoice: 7042 | | 1,534.74 |
| | 100000 | | JEFFERSON COUNTY LDC | 1,534.74 | |
| 10/26/23 | 141000 | 1273 | Invoice: 7049 | | 530.20 |
| | 100000 | | STEVEN ELLIOT | 530.20 | |
| | | | | 44,965.13 | 44,965.13 |

Watertown Industrial Center LDC
Aged Payables
As of Oct 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 |
|--|----------------------------------|------------------|---------|---------|--------------|------------------|
| A&C AUBERTINE AND CURRI 315-782-2005 | 14565 | 6,550.00 | | | | 6,550.00 |
| A&C AUBERTINE AND CURR | | 6,550.00 | | | | 6,550.00 |
| ABJ ABJ FIRE PROTECTION | 92053747 | 707.00 | | | | 707.00 |
| ABJ ABJ FIRE PROTECTION | | 707.00 | | | | 707.00 |
| ACE NOBEL ACE HDWE 315-782-5964 | 11213 - 10/23 | 633.20 | | | | 633.20 |
| ACE NOBEL ACE HDWE | | 633.20 | | | | 633.20 |
| CINTAS CINTAS | 12666550-10/2 | 564.48 | | | | 564.48 |
| CINTAS CINTAS | | 564.48 | | | | 564.48 |
| CITYCOMP CITY COMPTROLLER 315-785-7757 | 0004614-10/23- 0002012-12/23- | 482.89 295.78 | | | | 482.89 295.78 |
| CITYCOMP CITY COMPTROLLER | | 778.67 | | | | 778.67 |
| COOPER COOPER ELECTRIC | 348751-10/23 | 817.48 | | | | 817.48 |
| COOPER COOPER ELECTRIC | | 817.48 | | | | 817.48 |

Watertown Industrial Center LDC
Aged Payables
As of Oct 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 |
|--|---------------|-----------------|---------|---------|---------------|-----------------|
| DE DIRECT ENERGY | 233030052926 | 78.91 | | | | 78.91 |
| | 233050052943 | 445.71 | | | | 445.71 |
| | 233050052943 | 206.24 | | | | 206.24 |
| | 233040052933 | 55.28 | | | | 55.28 |
| DE DIRECT ENERGY | | 786.14 | | | | 786.14 |
| HANES HANES SUPPLY, INC. | 19793 - 10/23 | 245.73 | | | | 245.73 |
| HANES HANES SUPPLY, INC. | | 245.73 | | | | 245.73 |
| NG NATIONAL GRID | 0438937172-10 | 656.15 | | | | 656.15 |
| | 0498786119-10 | 157.02 | | | | 157.02 |
| | 0538786113-10 | 29.59 | | | | 29.59 |
| | 0898937178-10 | 131.59 | | | | 131.59 |
| | 0918937121-10 | 29.59 | | | | 29.59 |
| | 1078719124-10 | 252.34 | | | | 252.34 |
| | 1118719182-10 | 956.37 | | | | 956.37 |
| | 9678936125-10 | 38.41 | | | | 38.41 |
| | 0038937138-10 | 316.29 | | | | 316.29 |
| | 0058937125-10 | 200.47 | | | | 200.47 |
| | 4083010042-10 | 128.55 | | | | 128.55 |
| | 0338937134-10 | 26.65 | | | | 26.65 |
| | 2017080029-10 | 78.09 | | | | 78.09 |
| | 0518786126-10 | 163.17 | | | | 163.17 |
| NG NATIONAL GRID | | 3,164.28 | | | | 3,164.28 |
| 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 |
| RAYNOR RAYNOR OVERHEAD D | 45896 | 470.00 | | | | 470.00 |

Watertown Industrial Center LDC
Aged Payables
As of Oct 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 |
|---|--|------------------|---------|---------|-------------------------|-------------------------|
| RAYNOR RAYNOR OVERHEAD D | | 470.00 | | | | 470.00 |
| THYSSENKRUPP TK ELEVATOR CORP 315-437-7541 | 3007519857 | 564.78 | | | | 564.78 |
| THYSSENKRUPP TK ELEVATOR CORP | | 564.78 | | | | 564.78 |
| WASTE M WASTE MANAGEMENT 315-773-5696 | 3410305-0448- | 829.42 | | | | 829.42 |
| WASTE M WASTE MANAGEMENT | | 829.42 | | | | 829.42 |
| WHITE'S G.W. WHITE & SON INC 315-788-6200 | 105092 - 10/23 | 420.67 | | | | 420.67 |
| WHITE'S G.W. WHITE & SON INC | | 420.67 | | | | 420.67 |
| 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 | | 16,531.85 | | | 272.00 | 16,803.85 |

Watertown Industrial Center LDC Cash Disbursements Journal For the Period From Oct 1, 2023 to Oct 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 |
|----------|---------|--|---|--|---------------|
| 10/1/23 | 11913 | 200000 100000 | Invoice: 10/23 INS Central Insurance Companies | 5,108.09 | 5,108.09 |
| 10/1/23 | 11914 | 200000 100000 | Invoice: 000036532263 EXCELLUS HEALTH PLAN | 558.96 | 558.96 |
| 10/1/23 | 11915 | 200000 100000 | Invoice: 34914013 Great America Financial Services | 307.81 | 307.81 |
| 10/1/23 | 11916 | 200000 200000 100000 | Invoice: 1579 - 1 OF 2 Invoice: 3066 - 2 OF 2 P&M CONSTRUCTION | 5,500.00 9,900.00 | 15,400.00 |
| 10/1/23 | 11917 | 200000 100000 | Invoice: 2023-101 P.S.G. | 872.00 | 872.00 |
| 10/1/23 | 11918 | 200000 100000 | Invoice: 10/23 LOAN WATERTOWN LOCAL DEVELOPMENT | 2,218.39 | 2,218.39 |
| 10/18/23 | 11919 | 200000 100000 | Invoice: 0438937172-92523 Invoice: 0898937178-92523 Invoice: 1078719124-92523 Invoice: 0058937125-92523 Invoice: 0338937134-92523 Invoice: 2853006061-92523 Invoice: 0958937178-92523 Invoice: 2017080029-92523 Invoice: 0498937161-92523 Invoice: 4083010042-92523 Invoice: 9678936125-92523 Invoice: 0038937138-92523 Invoice: 0918937121-92523 Invoice: 0538786113-92523 Invoice: 0498786119-92523 Invoice: 0518786126-92723 NATIONAL GRID | 931.21 31.63 255.80 188.55 26.26 910.00 810.00 86.37 1,420.00 125.39 26.26 362.60 29.15 29.15 187.39 165.98 | 5,585.74 |
| 10/18/23 | 11920 | 100000 | VOID | | |
| 10/18/23 | 11920 | 200000 100000 | Invoice: 11213-9/23 NOBEL ACE HDWE | 334.41 | 334.41 |

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2023 to Oct 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 |
|----------|---------|--|---|------------------------------------|---------------|
| 10/18/23 | 11921 | 200000 100000 | Invoice: 222129 BOWERS & COMPANY CPA's | 6,850.00 | 6,850.00 |
| 10/18/23 | 11922 | 200000 100000 | Invoice: 12666550-9/23 CINTAS | 376.32 | 376.32 |
| 10/18/23 | 11923 | 200000 200000 100000 | Invoice: 0004614-9/23 Invoice: 0002012-9/23 CITY COMPTROLLER | 482.89 295.78 | 778.67 |
| 10/18/23 | 11924 | 200000 100000 | Invoice: 348751-9/23 COOPER ELECTRIC | 95.00 | 95.00 |
| 10/18/23 | 11925 | 200000 200000 200000 200000 200000 100000 | Invoice: 232720052696406 Invoice: 232720052696407 Invoice: 232710052687263 Invoice: 232720052696405 DIRECT ENERGY | 488.38 221.21 81.76 55.27 | 846.62 |
| 10/18/23 | 11926 | 200000 100000 | Invoice: RI105924837 FP MAILING SOLUTIONS | 146.28 | 146.28 |
| 10/18/23 | 11927 | 200000 100000 | Invoice: 3882 JEFFERSON COUNTY INDUSTRIAL | 13,035.07 | 13,035.07 |
| 10/18/23 | 11928 | 200000 100000 | Invoice: 3073-2OF2 P&M CONSTRUCTION | 5,500.00 | 5,500.00 |
| 10/18/23 | 11929 | 200000 100000 | Invoice: S166960 SANICO | 111.33 | 111.33 |
| 10/18/23 | 11930 | 200000 100000 | Invoice: 007572-9/23 SCHWERZMANN & WISE, PC | 104.00 | 104.00 |
| 10/18/23 | 11931 | 200000 100000 | Invoice: 00592-000420-9/23 SECURITY SUPPLY CORPORATION | 1,052.77 | 1,052.77 |
| 10/18/23 | 11932 | 200000 100000 | Invoice: 1009-5458-5-9/23 SHERWIN WILLIAMS | 678.60 | 678.60 |
| 10/18/23 | 11933 | 200000 100000 | Invoice: 144093601100623 Charter Communications | 273.60 | 273.60 |
| 10/18/23 | 11934 | 200000 100000 | Invoice: 9945806873 VERIZON WIRELESS | 202.52 | 202.52 |

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2023 to Oct 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 |
|-------------|----------------|-------------------|------------------------------------|---------------------|----------------------|
| 10/18/23 | 11935 | 200000 | Invoice: 3408837-0448-8 | 719.26 | |
| | | 100000 | WASTE MANAGEMENT OF NEW YORK | | 719.26 |
| 10/18/23 | 11936 | 200000 | Invoice: STMT57786571 | 357.64 | |
| | | 100000 | W.B. MASON COMPANY, INC. | | 357.64 |
| 10/18/23 | 11937 | 200000 | Invoice: 51821 | 105.82 | |
| | | 100000 | WESTELCOM | | 105.82 |
| | Total | | | 61,618.90 | 61,618.90 |

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2023
 Prepared by WICLDC STAFF, November 21, 2023

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | YTD % of Budget |
|------------------------------------|----------------------------|-------------------------|---------------------------|------------------------|--------------------|
| Revenues | | | | | |
| Add'l Rents - Maintenance | \$ 102,210.00 | 33,991.65 | \$ 7,068.00 | 8,974.55 | 33.26 |
| Total Revenues | <u>102,210.00</u> | <u>33,991.65</u> | <u>7,068.00</u> | <u>8,974.55</u> | 33.26 |
| Expenses | | | | | |
| Maintenance - Improvements | 4,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance - Building Repairs | 17,300.00 | 4,284.00 | 470.00 | 1,837.56 | 24.76 |
| Maintenance - Common Area | 11,500.00 | 4,223.25 | 1,836.26 | 376.32 | 36.72 |
| Maintenance - Grounds | 23,700.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance - Equipment/Tools | 15,500.00 | 1,302.96 | 722.21 | 0.00 | 8.41 |
| Maintenance - Materials | 5,000.00 | 3,761.18 | 1,506.20 | 927.65 | 75.22 |
| Total Operations | <u>77,000.00</u> | <u>13,571.39</u> | <u>4,534.67</u> | <u>3,141.53</u> | 17.63 |
| Net Income Over Expenditure | \$ <u>25,210.00</u> | <u>20,420.26</u> | \$ <u>2,533.33</u> | <u>5,833.02</u> | 81.00 |