

**Watertown Industrial Center LDC****Income Statement for the Five Month Period Ending November 30, 2023**

Prepared by Staff, January 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 516,566.00	223,592.93	\$ 42,633.98	39,226.98	292,973.07
Interest Income	19.00	4.60	0.94	0.96	14.40
LIF Loan Principal	72,959.00	42,238.74	4,456.99	8,433.12	30,720.26
Leasehold Interest	2,481.00	1,281.62	204.88	232.68	1,199.38
<b>Total Revenues</b>	<b>592,025.00</b>	<b>267,117.89</b>	<b>47,296.79</b>	<b>47,893.74</b>	<b>324,907.11</b>
<b>Expenses</b>					
Marketing	10,000.00	8,270.33	961.77	0.00	1,729.67
Salaries	122,549.00	51,198.04	9,065.32	9,065.32	71,350.96
FICA-Medicare Tax Expense	9,222.00	3,881.71	687.16	687.16	5,340.29
Health Ins.	5,701.00	2,411.56	489.28	489.28	3,289.44
Dental Ins	813.00	420.22	228.52	(10.52)	392.78
Vision Ins.	192.00	97.79	53.69	(2.74)	94.21
Comp Ins.	3,300.00	1,482.50	264.60	264.60	1,817.50
Retirement Expense	8,249.00	4,980.34	815.84	815.84	3,268.66
NYS Unemployment	445.00	29.17	0.00	0.00	415.83
NYS Re-Emp Service	24.00	1.08	0.00	0.00	22.92
Vehicle Allowance	1,800.00	750.00	150.00	150.00	1,050.00
Disability	1,214.00	(99.92)	36.58	(46.04)	1,313.92
Paychex Processing	4,292.00	1,765.22	315.04	331.29	2,526.78
Life Ins.	0.00	49.50	24.75	0.00	(49.50)
Office Expenses	21,304.00	7,427.22	1,468.59	889.75	13,876.78
Depreciation	158,226.00	68,975.55	13,795.11	13,795.11	89,250.45
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	27,472.86	5,834.73	5,108.09	37,204.14
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	572.00	260.00	0.00	(572.00)
Accounting and Auditing	7,800.00	6,850.00	0.00	0.00	950.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	4,000.00	860.00	860.00	0.00	3,140.00
Maintenance - Common Area	11,500.00	4,599.57	376.32	1,836.26	6,900.43
Maintenance - Building Repairs	17,300.00	7,832.16	3,548.16	470.00	9,467.84
Maintenance - Materials	5,000.00	5,143.96	1,382.78	1,506.20	(143.96)
Maintenance - Grounds	23,700.00	5,941.54	5,941.54	0.00	17,758.46
Maintenance - Equipment/Tools	15,500.00	3,264.96	1,962.00	722.21	12,235.04
Waste Removal	6,000.00	3,775.65	817.42	829.42	2,224.35
Property Taxes	38,292.00	26,078.17	1,506.27	13,035.07	12,213.83
Water	8,664.00	3,893.35	778.67	778.67	4,770.65
Electric	50,498.00	18,263.33	3,736.42	2,652.73	32,234.67
Gas	28,817.00	5,469.08	2,075.73	1,297.69	23,347.92
Interest Expense-Roof Project	5,108.00	2,210.15	433.15	437.60	2,897.85
Interest Expense-JCLDC Project	2,256.00	1,135.28	204.88	216.00	1,120.72
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	10.21	(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>275,105.68</b>	<b>58,074.32</b>	<b>55,329.20</b>	<b>380,140.32</b>
Total Revenue	592,025.00	267,117.89	47,296.79	47,893.74	324,907.11
Total Expenses	655,246.00	275,105.68	58,074.32	55,329.20	380,140.32
<b>Net Income Over Expenditure</b>	<b>\$ (63,221.00)</b>	<b>(7,987.79)</b>	<b>\$ (10,777.53)</b>	<b>(7,435.46)</b>	<b>(55,233.21)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Five Month Period Ending November 30, 2023**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 516,566.00	223,592.93	\$ 42,633.98	39,226.98	43.28
Interest Income	19.00	4.60	0.94	0.96	24.21
<b>Total Revenues</b>	<b>516,585.00</b>	<b>223,597.53</b>	<b>42,634.92</b>	<b>39,227.94</b>	<b>43.28</b>
<b>Expenses</b>					
Marketing	10,000.00	8,270.33	961.77	0.00	82.70
Salaries	122,549.00	51,198.04	9,065.32	9,065.32	41.78
Benefits	30,960.00	14,003.95	2,750.42	2,347.58	45.23
Paychex Processing	4,292.00	1,765.22	315.04	331.29	41.13
Office Expenses	21,304.00	7,427.22	1,468.59	889.75	34.86
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	27,472.86	5,834.73	5,108.09	42.48
Professional Consultants	24,500.00	7,422.00	260.00	0.00	30.29
Maintenance Expenses	77,000.00	27,642.19	14,070.80	4,534.67	35.90
Utilities Taxes & Rent	132,271.00	57,479.58	8,914.51	18,593.58	43.46
Interest Expense-JCLDC Project	2,256.00	1,135.28	204.88	216.00	50.32
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	10.21	100.30
Interest Exp Roof Project	5,108.00	2,210.15	433.15	437.60	43.27
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>206,130.13</b>	<b>44,279.21</b>	<b>41,534.09</b>	<b>41.47</b>
Total Revenue	516,585.00	223,597.53	42,634.92	39,227.94	43.28
Total Expenses	497,020.00	206,130.13	44,279.21	41,534.09	41.47
<b>Net Income Over Expenditure</b>	<b>\$ 19,565.00</b>	<b>17,467.40</b>	<b>\$ (1,644.29)</b>	<b>(2,306.15)</b>	<b>89.28</b>

Watertown Industrial Center LDC  
Balance Sheet  
November 30, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	181,594.46
Capital Reserve		118,831.23
Leasehold Improvement Fund		190,814.37
Accounts Receivable		84.31
Acc. Rec. LHI		79,845.39
Rents Receivable		22,684.94
		593,854.70
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(60,834.99)
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		(4,396,017.83)
		1,901,431.21
Total Property and Equipment		
Other Assets		
Work In Process-Variou		70,643.03
		70,643.03
Total Other Assets		
Total Assets	\$	2,565,928.94

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	39,949.01
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		20.46
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		77,501.60
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		2,339.84
ARPA Grant - Infrastructure		150,000.00
		272,362.98
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		77,496.60
Roof Replacement Loan		171,478.87
		248,975.47
Total Long-Term Liabilities		
Total Liabilities		521,338.45
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  
November 30, 2023

Net Income	<u>(7,987.79)</u>	
Total Capital		<u>2,044,590.49</u>
Total Liabilities & Capital	\$	<u><u>2,565,928.94</u></u>

Watertown Industrial Center Compative Balance Sheet for: 10/31/23 - 11/30/23

ASSETS	10/31/2023	11/30/2023	After Adjusting Entries 6/30/2023
<b>Current Assets</b>			
General Checking - Key Bank	\$ 46,254.69	\$ 181,594.46	\$ 72,480.13
Capital Reserve	113,890.68	118,831.23	103,379.91
Leasehold Improvement Fund	190,812.80	190,814.37	184,874.33
Accounts Receivable	84.31	84.31	2,540.35
Acc. Rec. LHI	84,302.38	79,845.39	122,079.63
Rents Receivable	<u>17,900.80</u>	<u>22,684.94</u>	<u>19,851.81</u>
<b>Total Current Assets</b>	<b>453,245.66</b>	<b>593,854.70</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	(60,687.95)	(60,834.99)	(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>(4,382,369.76)</u>	<u>(4,396,017.83)</u>	<u>(4,327,777.48)</u>
<b>Total Property and Equipment</b>	<b>1,915,226.32</b>	<b>1,901,431.21</b>	<b>1,970,406.76</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>46,019.73</u>	<u>70,643.03</u>	<u>7,616.96</u>
<b>Total Other Assets</b>	<b>46,019.73</b>	<b>70,643.03</b>	<b>7,616.96</b>
<b>Total Assets</b>	<b><u>\$ 2,414,491.71</u></b>	<b><u>\$ 2,565,928.94</u></b>	<b><u>\$ 2,483,229.88</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 17,036.60	\$ 39,949.01	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	18.89	20.46	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	81,958.59	77,501.60	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	2,339.84	8,233.46
ARPA Grant - Infrastructure	<u>0.00</u>	<u>150,000.00</u>	<u>0.00</u>
<b>Total Current Liabilities</b>	<b>103,905.99</b>	<b>272,362.98</b>	<b>136,449.21</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	81,953.59	77,496.60	99,670.67
Back A Renovation Loan	0.00	0.00	14,171.05
Roof Replacement Loan	<u>173,264.11</u>	<u>171,478.87</u>	<u>180,360.67</u>
<b>Total Long-Term Liabilities</b>	<b>255,217.70</b>	<b>248,975.47</b>	<b>294,202.39</b>
<b>Total Liabilities</b>	<b>359,123.69</b>	<b>521,338.45</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>2,789.74</u>	<u>(7,987.79)</u>	<u>54,903.85</u>
<b>Total Capital</b>	<b>2,055,368.02</b>	<b>2,044,590.49</b>	<b>2,052,578.28</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,414,491.71</u></b>	<b><u>\$ 2,565,928.94</u></b>	<b><u>\$ 2,483,229.88</u></b>

### Watertown Industrial Center LDC Tenant Receivables As of Nov 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
Bice Family LLC	7068	12/3/23	-550.00				-550.00
	7069	1/3/24	-550.00				-550.00
<b>Bice Family LLC</b>			<b>-1,100.00</b>				<b>-1,100.00</b>
City of Watertown	7071	11/15/2	1,200.00				1,200.00
<b>City of Watertown</b>			<b>1,200.00</b>				<b>1,200.00</b>
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
	7008	11/1/23	304.50				304.50
<b>DigiCollect LLC</b>			<b>304.50</b>	<b>304.50</b>	<b>304.50</b>	<b>609.00</b>	<b>1,522.50</b>
DocPPE	7067	11/1/23	2,782.00				2,782.00
<b>DocPPE</b>			<b>2,782.00</b>				<b>2,782.00</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	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
	7056	11/1/23	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>4,443.43</b>	<b>17,773.72</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	7097	11/1/23	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

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Nov 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
	6948	5/1/23				-0.01	-0.01
	6960	6/1/23				-0.01	-0.01
<b>W.B. Mason Co, Inc.</b>						<b>-0.12</b>	<b>-0.12</b>
WESTELCOM	7059	11/1/23	586.60				586.60
<b>WESTELCOM</b>			<b>586.60</b>				<b>586.60</b>
			<b>8,291.53</b>	<b>4,747.93</b>	<b>4,747.93</b>	<b>941.07</b>	<b>18,728.46</b>

## Watertown Industrial Center LDC Aged Receivables As of Nov 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
<b>SERV-PRO SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
SOLURI BILLY SOLURI	3792				-0.01	-0.01
<b>SOLURI BILLY SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>Report Total</b>					<b>84.31</b>	<b>84.31</b>



**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Nov 1, 2023 to Nov 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
11/7/23	141000	935644	Invoice: 7066		550.00
	141000		Invoice: 7068		550.00
	141000		Invoice: 7069		550.00
	100000		Bice Family LLC	1,650.00	
11/7/23	141000	23881	Invoice: 6972		1,593.51
	100000		BLACK HORSE GROUP, LLC	1,593.51	
11/7/23	141000	105367	Invoice: 7061		500.00
	100000		Luck Bros Inc	500.00	
11/7/23	141000	6913	Invoice: 7055		1,534.74
	100000		JEFFERSON COUNTY LDC	1,534.74	
11/7/23	141000	94661	Invoice: 7062		1,236.61
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	
11/7/23	141000	11792	Invoice: 7057		5,585.38
	100000		Nytric Electrical Contractors, LLC.	5,585.38	
11/7/23	141000	836057	Invoice: 7045		127.28
	141000		Invoice: 7058		933.46
	100000		W.B. Mason Co, Inc.	1,060.74	
11/7/23	141000	0000080688	Invoice: 6978		401.81
	100000		LAURENCE WOLLUM	401.81	
11/7/23	141000	00155501	Invoice: 7070		1,200.00
	100000		City of Watertown	1,200.00	
11/17/23	141000	836212	Invoice: 7058		159.10
	100000		W.B. Mason Co, Inc.	159.10	
11/17/23	141000	1364	Invoice: 7046		586.60
	100000		WESTELCOM	586.60	
11/17/23	141000	23907	Invoice: 6973		1,593.51
	100000		BLACK HORSE GROUP, LLC	1,593.51	
11/17/23	141000	2910	Invoice: 7064		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
11/17/23	141000	3198	Invoice: 7060		2,165.95
	100000		PICK N GO PROPERTY WASTE SERVICES	2,165.95	
11/17/23	141000	0074262577	Invoice: 7053		943.39
	100000		Ampersand New York Operations Co. LLC.	943.39	
11/17/23	141000	12106	Invoice: 7065		2,711.63
	100000		SERV-PRO	2,711.63	
11/17/23	270001	00071798	ARPA GRANT - INFRASTRUCTURE		150,000.00
	100000		COUNTY OF JEFFERSON	150,000.00	
11/17/23	141000	1598	Invoice: 6988		375.00
	100000		WATERTOWN MODEL RAILROAD CLUB	375.00	
11/17/23	141000	1276	Invoice: 7063		530.20
	100000		STEVEN ELLIOT	530.20	
11/29/23	141000	100173	Invoice: 7054		12,179.06
	100000		Erie Boulevard Hydropower L.P.	12,179.06	

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Nov 1, 2023 to Nov 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
				<u>187,849.84</u>	<u>187,849.84</u>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 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
A&C	14650	8,025.00				8,025.00
AUBERTINE AND CURRI	14651	482.50				482.50
315-782-2005						
<b>A&amp;C</b>		<b>8,507.50</b>				<b>8,507.50</b>
<b>AUBERTINE AND CURR</b>						
AUBERTINE AND CURRI	14430	16,115.80				16,115.80
AUBERTINE AND CURRI						
315-782-2005						
<b>AUBERTINE AND CURR</b>		<b>16,115.80</b>				<b>16,115.80</b>
<b>AUBERTINE AND CURR</b>						
CINTAS	12666550-11/2	376.32				376.32
CINTAS						
<b>CINTAS</b>		<b>376.32</b>				<b>376.32</b>
<b>CINTAS</b>						
CITYCOMP	0002012-11/23	295.78				295.78
CITY COMPTRROLLER	0004614-11/23	482.89				482.89
315-785-7757						
<b>CITYCOMP</b>		<b>778.67</b>				<b>778.67</b>
<b>CITY COMPTRROLLER</b>						
COOPER	348751-11/23	786.04				786.04
COOPER ELECTRIC						
<b>COOPER</b>		<b>786.04</b>				<b>786.04</b>
<b>COOPER ELECTRIC</b>						
DE	233340053148	260.17				260.17
DIRECT ENERGY	233340053148	555.37				555.37
	233310053126	96.64				96.64
	233330053138	241.42				241.42
	233380053171	55.28				55.28
<b>DE</b>		<b>1,208.88</b>				<b>1,208.88</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 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
<b>DIRECT ENERGY</b>						
MCQUADE MCQUADE & BANNIGAN	4185479	961.77				961.77
3157882612						
<b>MCQUADE MCQUADE &amp; BANNIGA</b>		<b>961.77</b>				<b>961.77</b>
NG NATIONAL GRID	2017080029-11	145.67				145.67
	0338937134-11	26.66				26.66
	0058937125-11	392.37				392.37
	0038937138-11	319.10				319.10
	9678936125-11	207.87				207.87
	0438937172-11	1,090.98				1,090.98
	0498786119-11	184.71				184.71
	1118719182-11	316.59				316.59
	0538786113-11	29.60				29.60
	1078719124-11	330.16				330.16
	0918937121-11	63.18				63.18
	0898937178-11	954.76				954.76
	4083010042-11	374.40				374.40
	0518786126-11	167.22				167.22
<b>NG NATIONAL GRID</b>		<b>4,603.27</b>				<b>4,603.27</b>
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>
RSI ROOFING, INC. RSI ROOFING, INC.	4743543	431.44				431.44
<b>RSI ROOFING, INC. RSI ROOFING, INC.</b>		<b>431.44</b>				<b>431.44</b>
SANICO SANICO KELLY	S168855	850.15				850.15

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 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
607-773-0321						
<b>SANICO</b> <b>SANICO</b>		<b>850.15</b>				<b>850.15</b>
SCHWERZMANN SCHWERZMANN & WIS	007572-11/23	260.00				260.00
315-788-6700						
<b>SCHWERZMANN</b> <b>SCHWERZMANN &amp; WIS</b>		<b>260.00</b>				<b>260.00</b>
SEAWAY RENTAL SEAWAY RENTAL COR	17059-RB1	1,962.00				1,962.00
3157884700						
<b>SEAWAY RENTAL</b> <b>SEAWAY RENTAL COR</b>		<b>1,962.00</b>				<b>1,962.00</b>
SERV-PRO SERV-PRO	202309125-5	925.00				925.00
<b>SERV-PRO</b> <b>SERV-PRO</b>		<b>925.00</b>				<b>925.00</b>
SHERWIN WILLIAMS SHERWIN WILLIAMS	1009-5458-5-1	860.00				860.00
315-788-3130						
<b>SHERWIN WILLIAMS</b> <b>SHERWIN WILLIAMS</b>		<b>860.00</b>				<b>860.00</b>
WASTE M WASTE MANAGEMENT	3411779-0448-	817.42				817.42
315-773-5696						
<b>WASTE M</b> <b>WASTE MANAGEMENT</b>		<b>817.42</b>				<b>817.42</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 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
WICLDC	3/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR	04/09-SERVPR				-1.00	-1.00
Billy Soluri	5/09 LHI SERV				-1.00	-1.00
315-782-9277						
<b>WICLDC</b>					<b>-3.00</b>	<b>-3.00</b>
<b>WATERTOWN INDUSTR</b>						
<b>Report Total</b>		<b>39,444.26</b>			<b>272.00</b>	<b>39,716.26</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2023 to Nov 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
11/1/23	11938	200000 100000	Invoice: 11/23 INS Central Insurance Companies	5,834.73	5,834.73
11/1/23	11939	200000 100000	Invoice: 2023-03-0007155 CITY COMPROLLER	1,506.27	1,506.27
11/1/23	11940	200000 100000	Invoice: 000036845119 EXCELLUS HEALTH PLAN	558.96	558.96
11/1/23	11941	200000 100000	Invoice: 35123829 Great America Financial Services	307.81	307.81
11/1/23	11942	200000 100000	Invoice: 11/23 - 1/24 Guardian Life Ins Co	402.84	402.84
11/1/23	11943	200000 100000	Invoice: 45896 RAYNOR OVERHEAD DOOR SALES, IN	470.00	470.00
11/1/23	11944	200000 100000	Invoice: 11/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
11/20/23	11945	200000	Invoice: 4083010042-102523	128.55	
		200000	Invoice: 0338937134-102523	26.65	
		200000	Invoice: 0058937125-102523	200.47	
		200000	Invoice: 9678936125-102523	38.41	
		200000	Invoice: 1078719124-102523	252.34	
		200000	Invoice: 0898937178-102523	131.59	
		200000	Invoice: 0498786119-102523	157.02	
		200000	Invoice: 0438937172-102523	656.15	
		200000	Invoice: 0538786113-102523	29.59	
		200000	Invoice: 0918937121-102523	29.59	
		200000	Invoice: 1118719182-102523	956.37	
		200000	Invoice: 0038937138-102523	316.29	
		200000	Invoice: 2017080029-102523	78.09	
		200000	Invoice: 0518786126-102723	163.17	
		100000	NATIONAL GRID		3,164.28
11/20/23	11946	100000	VOID		
11/20/23	11946	200000 100000	Invoice: 14565 AUBERTINE AND CURRIER ARCHITECTS	6,550.00	6,550.00

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2023 to Nov 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
11/20/23	11947	200000 100000	Invoice: 92053747 ABJ FIRE PROTECTION CO.	707.00	707.00
11/20/23	11948	200000 100000	Invoice: 11213 - 10/23 NOBEL ACE HDWE	633.20	633.20
11/20/23	11949	200000 100000	Invoice: 12666550-10/23 CINTAS	564.48	564.48
11/20/23	11950	200000 200000 100000	Invoice: 0004614-10/23-A/B Invoice: 0002012-12/23-C CITY COMPTRROLLER	482.89 295.78	778.67
11/20/23	11951	200000 100000	Invoice: 348751-10/23 COOPER ELECTRIC	817.48	817.48
11/20/23	11952	200000 200000 200000 200000 100000	Invoice: 233050052943882 Invoice: 233030052926682 Invoice: 233050052943883 Invoice: 233040052933026 DIRECT ENERGY	445.71 78.91 206.24 55.28	786.14
11/20/23	11953	200000 100000	Invoice: 19793 - 10/23 HANES SUPPLY, INC.	245.73	245.73
11/20/23	11954	200000 100000	Invoice: 14146 MITTAG'S LOCK & KEY	327.00	327.00
11/20/23	11955	200000 100000	Invoice: 18433 NYTRIC ELECTRICAL CONTRACTORS, LLC	103.68	103.68
11/20/23	11956	200000 100000	Invoice: 3078 P&M CONSTRUCTION	975.00	975.00
11/20/23	11957	200000 200000 100000	Invoice: S168558 Invoice: S169536 SANICO	691.39 1,382.78	2,074.17
11/20/23	11958	200000 100000	Invoice: 1120-23 SWBG WHOLESALE INC.	4,400.00	4,400.00
11/20/23	11959	200000 100000	Invoice: 3007519857 TK ELEVATOR CORP	564.78	564.78
11/20/23	11960	200000	Invoice: 144093601110723	275.29	



**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2023 to Nov 30, 2023**

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	Charter Communications		275.29
11/20/23	11961	200000 100000	Invoice: 9948244896 VERIZON WIRELESS	202.52	202.52
11/20/23	11962	200000 100000	Invoice: 3410305-0448-2 WASTE MANAGEMENT OF NEW YORK	829.42	829.42
11/20/23	11963	200000 100000	Invoice: STMT58489555 W.B. MASON COMPANY, INC.	576.76	576.76
11/20/23	11964	200000 100000	Invoice: 53222 WESTELCOM	106.21	106.21
11/20/23	11965	200000 100000	Invoice: 105092 - 10/23 G.W. WHITE & SON INC.	420.67	420.67
	<b>Total</b>			<b>36,401.48</b>	<b>36,401.48</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Five Month Period Ending November 30, 2023**  
 Prepared by WICLDC STAFF, January 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	41,672.15	\$ 7,680.50	7,068.00	40.77
Total Revenues	<u>102,210.00</u>	<u>41,672.15</u>	<u>7,680.50</u>	<u>7,068.00</u>	40.77
<b>Expenses</b>					
Maintenance - Improvements	4,000.00	860.00	860.00	0.00	21.50
Maintenance - Building Repairs	17,300.00	7,832.16	3,548.16	470.00	45.27
Maintenance - Common Area	11,500.00	4,599.57	376.32	1,836.26	40.00
Maintenance - Grounds	23,700.00	5,941.54	5,941.54	0.00	25.07
Maintenance - Equipment/Tools	15,500.00	3,264.96	1,962.00	722.21	21.06
Maintenance - Materials	5,000.00	5,143.96	1,382.78	1,506.20	102.88
Total Operations	<u>77,000.00</u>	<u>27,642.19</u>	<u>14,070.80</u>	<u>4,534.67</u>	35.90
<b>Net Income Over Expenditure</b>	<b>\$ <u>25,210.00</u></b>	<b><u>14,029.96</u></b>	<b>\$ <u>(6,390.30)</u></b>	<b><u>2,533.33</u></b>	<b>55.65</b>