

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2023**

Prepared by Staff, January 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 516,566.00	266,152.29	\$ 42,559.36	42,633.98	250,413.71
Interest Income	19.00	5.61	1.01	0.94	13.39
LIF Loan Principal	72,959.00	46,706.87	4,468.13	4,456.99	26,252.13
Leasehold Interest	2,481.00	1,475.36	193.74	204.88	1,005.64
Total Revenues	592,025.00	314,340.13	47,222.24	47,296.79	277,684.87
Expenses					
Marketing	10,000.00	8,944.65	674.32	961.77	1,055.35
Salaries	122,549.00	60,263.36	9,065.32	9,065.32	62,285.64
FICA-Medicare Tax Expense	9,222.00	4,568.87	687.16	687.16	4,653.13
Health Ins.	5,701.00	2,900.84	489.28	489.28	2,800.16
Dental Ins	813.00	409.70	(10.52)	228.52	403.30
Vision Ins.	192.00	95.05	(2.74)	53.69	96.95
Comp Ins.	3,300.00	1,742.52	260.02	264.60	1,557.48
Retirement Expense	8,249.00	5,796.18	815.84	815.84	2,452.82
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	900.00	150.00	150.00	900.00
Disability	1,214.00	(145.96)	(46.04)	36.58	1,359.96
Paychex Processing	4,292.00	2,080.26	315.04	315.04	2,211.74
Life Ins.	0.00	49.50	0.00	24.75	(49.50)
Office Expenses	21,304.00	9,469.97	2,042.75	1,468.59	11,834.03
Depreciation	158,226.00	82,770.66	13,795.11	13,795.11	75,455.34
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	32,951.27	5,478.41	5,834.73	31,725.73
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	572.00	0.00	260.00	(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	1,720.00	860.00	860.00	2,280.00
Maintenance - Common Area	11,500.00	4,599.57	0.00	376.32	6,900.43
Maintenance - Building Repairs	17,300.00	10,132.04	2,299.88	3,548.16	7,167.96
Maintenance - Materials	5,000.00	5,241.14	97.18	1,382.78	(241.14)
Maintenance - Grounds	23,700.00	5,941.54	0.00	5,941.54	17,758.46
Maintenance - Equipment/Tools	15,500.00	5,826.96	2,562.00	1,962.00	9,673.04
Waste Removal	6,000.00	4,620.10	844.45	817.42	1,379.90
Property Taxes	38,292.00	26,078.17	0.00	1,506.27	12,213.83
Water	8,664.00	4,672.02	778.67	778.67	3,991.98
Electric	50,498.00	20,919.01	2,655.68	3,736.42	29,578.99
Gas	28,817.00	8,101.92	2,632.84	2,075.73	20,715.08
Interest Expense-Roof Project	5,108.00	2,638.84	428.69	433.15	2,469.16
Interest Expense-JCLDC Project	2,256.00	1,329.02	193.74	204.88	926.98
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
Total Operations	655,246.00	322,172.76	47,067.08	58,074.32	333,073.24
Total Revenue	592,025.00	314,340.13	47,222.24	47,296.79	277,684.87
Total Expenses	655,246.00	322,172.76	47,067.08	58,074.32	333,073.24
Net Income Over Expenditure	\$ (63,221.00)	(7,832.63)	\$ 155.16	(10,777.53)	(55,388.37)

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2023

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 516,566.00	266,152.29	\$ 42,559.36	42,633.98	51.52
Interest Income	19.00	5.61	1.01	0.94	29.53
Total Revenues	516,585.00	266,157.90	42,560.37	42,634.92	51.52
Expenses					
Marketing	10,000.00	8,944.65	674.32	961.77	89.45
Salaries	122,549.00	60,263.36	9,065.32	9,065.32	49.17
Benefits	30,960.00	16,346.95	2,343.00	2,750.42	52.80
Paychex Processing	4,292.00	2,080.26	315.04	315.04	48.47
Office Expenses	21,304.00	9,469.97	2,042.75	1,468.59	44.45
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	32,951.27	5,478.41	5,834.73	50.95
Professional Consultants	24,500.00	7,422.00	0.00	260.00	30.29
Maintenance Expenses	77,000.00	33,461.25	5,819.06	14,070.80	43.46
Utilities Taxes & Rent	132,271.00	64,391.22	6,911.64	8,914.51	48.68
Interest Expense-JCLDC Project	2,256.00	1,329.02	193.74	204.88	58.91
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	0.00	100.30
Interest Exp Roof Project	5,108.00	2,638.84	428.69	433.15	51.66
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	239,402.10	33,271.97	44,279.21	48.17
Total Revenue	516,585.00	266,157.90	42,560.37	42,634.92	51.52
Total Expenses	497,020.00	239,402.10	33,271.97	44,279.21	48.17
Net Income Over Expenditure	\$ 19,565.00	26,755.80	\$ 9,288.40	(1,644.29)	136.75

Watertown Industrial Center LDC
Balance Sheet
December 31, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	171,244.52
Capital Reserve		118,832.24
Leasehold Improvement Fund		190,815.99
Accounts Receivable		1,351.33
Acc. Rec. LHI		75,377.26
Rents Receivable		17,209.58
		574,830.92
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(60,982.03)
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		(4,409,665.90)
		1,887,636.10
Total Property and Equipment		
Other Assets		
Work In Process-Variou		70,643.03
		70,643.03
Total Other Assets		
Total Assets	\$	2,533,110.05

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	17,699.30
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		22.08
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		73,033.47
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		2,339.84
ARPA Grant - Infrastructure		150,000.00
		245,646.76
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		73,028.47
Roof Replacement Loan		169,689.17
		242,717.64
Total Long-Term Liabilities		
Total Liabilities		488,364.40
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
December 31, 2023

Net Income	<u>(7,832.63)</u>	
Total Capital		<u>2,044,745.65</u>
Total Liabilities & Capital	\$	<u><u>2,533,110.05</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/23 - 12/31/23

ASSETS	11/30/2023	12/31/2023	After Adjusting Entries 6/30/2023
Current Assets			
General Checking - Key Bank	\$ 181,594.46	\$ 171,244.52	\$ 72,480.13
Capital Reserve	118,831.23	118,832.24	103,379.91
Leasehold Improvement Fund	190,814.37	190,815.99	184,874.33
Accounts Receivable	84.31	1,351.33	2,540.35
Acc. Rec. LHI	79,845.39	75,377.26	122,079.63
Rents Receivable	<u>22,684.94</u>	<u>17,209.58</u>	<u>19,851.81</u>
Total Current Assets	593,854.70	574,830.92	505,206.16
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(60,834.99)	(60,982.03)	(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>(4,396,017.83)</u>	<u>(4,409,665.90)</u>	<u>(4,327,777.48)</u>
Total Property and Equipment	1,901,431.21	1,887,636.10	1,970,406.76
Other Assets			
Work In Process-Variou	<u>70,643.03</u>	<u>70,643.03</u>	<u>7,616.96</u>
Total Other Assets	70,643.03	70,643.03	7,616.96
Total Assets	<u>\$ 2,565,928.94</u>	<u>\$ 2,533,110.05</u>	<u>\$ 2,483,229.88</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 39,949.01	\$ 17,699.30	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	20.46	22.08	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	77,501.60	73,033.47	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>150,000.00</u>	<u>150,000.00</u>	<u>0.00</u>
Total Current Liabilities	272,362.98	245,646.76	136,449.21
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	77,496.60	73,028.47	99,670.67
Back A Renovation Loan	0.00	0.00	14,171.05
Roof Replacement Loan	<u>171,478.87</u>	<u>169,689.17</u>	<u>180,360.67</u>
Total Long-Term Liabilities	248,975.47	242,717.64	294,202.39
Total Liabilities	521,338.45	488,364.40	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>(7,987.79)</u>	<u>(7,832.63)</u>	<u>54,903.85</u>
Total Capital	2,044,590.49	2,044,745.65	2,052,578.28
Total Liabilities & Capital	<u>\$ 2,565,928.94</u>	<u>\$ 2,533,110.05</u>	<u>\$ 2,483,229.88</u>

Watertown Industrial Center LDC Tenant Receivables As of Dec 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
Bice Family LLC	7069	1/3/24	-550.00				-550.00
Bice Family LLC			-550.00				-550.00
City of Watertown	7072	12/15/2	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
	7008	11/1/23		304.50			304.50
	7009	12/1/23	304.50				304.50
DigiCollect LLC			304.50	304.50	304.50	913.50	1,827.00
DocPPE	7067	11/1/23		2,782.00			2,782.00
	7092	12/1/23	2,782.00				2,782.00
DocPPE			2,782.00	2,782.00			5,564.00
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	7056	11/1/23		4,443.43			4,443.43
	7084	12/1/23	4,443.43				4,443.43
MODERN MOVING AND STORAG			4,443.43	4,443.43			8,886.86
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
SERV-PRO						-0.01	-0.01
Tom Barker	7099	1/1/24	-75.00				-75.00
	7100	2/1/24	-75.00				-75.00
Tom Barker			-150.00				-150.00
W.B. Mason Co, Inc.	6767	7/1/22				-0.01	-0.01
	6792	8/1/22				-0.01	-0.01
	6813	9/1/22				-0.01	-0.01
	6828	10/1/22				-0.01	-0.01
	6842	11/1/22				-0.01	-0.01
	6856	12/1/22				-0.01	-0.01
	6875	1/1/23				-0.01	-0.01
	6889	2/1/23				-0.01	-0.01
	6912	3/1/23				-0.01	-0.01
	6934	4/1/23				-0.01	-0.01

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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
	6948	5/1/23				-0.01	-0.01
	6960	6/1/23				-0.01	-0.01
W.B. Mason Co, Inc.						-0.12	-0.12
WESTELCOM	7087	12/1/23	586.60				586.60
WESTELCOM			586.60				586.60
			8,616.53	7,529.93	304.50	-3,197.86	13,253.10

Watertown Industrial Center LDC Aged Receivables As of Dec 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	7096	1,267.02				1,267.02
MODERN MOVING MODERN MOVING AND S		1,267.02				1,267.02
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		1,267.02			84.31	1,351.33

**Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2023 to Dec 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
12/18/23	141000 100000	0074768574	Invoice: 7081 Ampersand New York Operations Co. LLC.	943.39	943.39
12/18/23	141000 100000	0000080695	Invoice: 6979 LAURENCE WOLLUM	401.81	401.81
12/18/23	141000 100000	94760	Invoice: 7091 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
12/18/23	141000 100000	23987	Invoice: 7090 BLACK HORSE GROUP, LLC	1,368.89	1,368.89
12/18/23	141000 100000	105707	Invoice: 7089 Luck Bros Inc	575.00	575.00
12/18/23	141000 100000	00156096	Invoice: 7071 City of Watertown	1,200.00	1,200.00
12/18/23	141000 100000	3218	Invoice: 7088 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
12/18/23	141000 100000	2958	Invoice: 7094 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
12/18/23	141000 100000	11847	Invoice: 7085 Nytric Electrical Contractors, LLC.	5,585.38	5,585.38
12/18/23	141000 100000	1434	Invoice: 7059 WESTELCOM	586.60	586.60
12/18/23	141000 100000	837262	Invoice: 7086 W.B. Mason Co, Inc.	1,092.56	1,092.56
12/18/23	141000 100000	12138	Invoice: 7095 SERV-PRO	2,711.63	2,711.63
12/18/23	141000 100000	1278	Invoice: 7093 STEVEN ELLIOT	530.20	530.20
12/18/23	141000 141000 141000 141000 100000	5752	Invoice: 7097 Invoice: 7098 Invoice: 7099 Invoice: 7100 Tom Barker	300.00	75.00 75.00 75.00 75.00
12/18/23	141000 100000	1600	Invoice: 6989 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
12/21/23	141000 141000 141000 100000	033490	Invoice: 7013 Invoice: 7028 Invoice: 7043 MODERN MOVING AND STORAGE	13,330.29	4,443.43 4,443.43 4,443.43
12/21/23	141000 100000	6996	Invoice: 7083 JEFFERSON COUNTY LDC	1,534.74	1,534.74
12/21/23	141000 100000	100259	Invoice: 7082 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
				48,034.72	48,034.72

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
CITYCOMP	0002012-12/20	295.78				295.78
CITY COMPROLLER	0004614-12/23-	482.89				482.89
	315-785-7757					
CITYCOMP		778.67				778.67
CITY COMPROLLER						
DE	233630053359	87.98				87.98
DIRECT ENERGY	240030053380	641.70				641.70
	240030053380	339.30				339.30
	240020053372	55.27				55.27
DE		1,124.25				1,124.25
DIRECT ENERGY						
FP	RI106042366	146.28				146.28
FP MAILING SOLUTION						
FP		146.28				146.28
FP MAILING SOLUTION						
MCQUADE	4185479		961.77			961.77
MCQUADE & BANNIGAN	4183805	725.00				725.00
	4185475	674.32				674.32
3157882612						
MCQUADE		1,399.32	961.77			2,361.09
MCQUADE & BANNIGA						
NG	0338937134-12	26.66				26.66
NATIONAL GRID	0438937172-12	1,087.00				1,087.00
	0498786119-12	164.92				164.92
	1078719124-12	444.70				444.70
	0538786113-12	29.60				29.60
	0898937178-12	1,232.55				1,232.55
	0918937121-12	127.66				127.66
	9678936125-12	265.87				265.87
	0058937125-12	479.88				479.88
	4083010042-12	550.97				550.97
	2017080029-12	170.56				170.56
	0038937138-12	356.06				356.06
	1118719182-12	325.29				325.29
	0518786126-12	169.57				169.57
NG		5,431.29				5,431.29
NATIONAL GRID						

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
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	18551	2,299.88				2,299.88
NYTRIC NYTRIC ELECTRICAL C		2,299.88				2,299.88
SANICO SANICO KELLY 607-773-0321	S168855 S170802	97.18	850.15			850.15 97.18
SANICO SANICO		97.18	850.15			947.33
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	172059-RB2	1,837.00				1,837.00
SEAWAY RENTAL SEAWAY RENTAL COR		1,837.00				1,837.00
SHERWIN WILLIAMS SHERWIN WILLIAMS 315-788-3130	1009-5458-5-1	860.00				860.00
SHERWIN WILLIAMS SHERWIN WILLIAMS		860.00				860.00
WASTE M WASTE MANAGEMENT 315-773-5696	3413360-04484	844.45				844.45

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
WASTE M WASTE MANAGEMENT		844.45				844.45
WB MASON W.B. MASON COMPANY	STMT5994953	564.31				564.31
WB MASON W.B. MASON COMPAN		564.31				564.31
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		15,382.63	1,811.92		272.00	17,466.55

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2023 to Dec 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
12/1/23	11966	200000 100000	Invoice: 14430 AUBERTINE AND CURRIER ARCHITECTS	16,115.80	16,115.80
12/1/23	11967	200000 100000	Invoice: 12/23 INS Central Insurance Companies	5,478.41	5,478.41
12/1/23	11968	200000 100000	Invoice: 000037161119 EXCELLUS HEALTH PLAN	558.96	558.96
12/1/23	11969	200000 100000	Invoice: 35333585 Great America Financial Services	313.23	313.23
12/1/23	11970	200000 100000	Invoice: 202309125-5 SERV-PRO	925.00	925.00
12/1/23	11971	200000 100000	Invoice: 12/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
12/19/23	11972	200000	Invoice: 0898937178-112723	954.76	
		200000	Invoice: 0918937121-112723	63.18	
		200000	Invoice: 0538786113-112723	29.60	
		200000	Invoice: 0498786119-112723	184.71	
		200000	Invoice: 9678936125-112723	207.87	
		200000	Invoice: 0058937125-112723	392.37	
		200000	Invoice: 2017080029-112723	145.67	
		200000	Invoice: 0338937134-112723	26.66	
		200000	Invoice: 0038937138-112723	319.10	
		200000	Invoice: 0438937172-112723	1,090.98	
		200000	Invoice: 1118719182-112723	316.59	
		200000	Invoice: 1078719124-112723	330.16	
		200000	Invoice: 4083010042-112723	374.40	
		200000	Invoice: 0518786126-112923	167.22	
		100000	NATIONAL GRID		4,603.27
12/19/23	11973	100000	VOID		
12/19/23	11973	200000 200000 100000	Invoice: 14650 Invoice: 14651 AUBERTINE AND CURRIER ARCHITECTS	8,025.00 482.50	8,507.50
12/19/23	11974	200000 100000	Invoice: 12666550-11/23 CINTAS	376.32	376.32

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2023 to Dec 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
12/19/23	11975	200000	Invoice: 0002012-11/23	295.78	
		200000	Invoice: 0004614-11/23	482.89	
		100000	CITY COMPTRROLLER		778.67
12/19/23	11976	200000	Invoice: 348751-11/23	786.04	
		100000	COOPER ELECTRIC		786.04
12/19/23	11977	200000	Invoice: 233340053148744	555.37	
		200000	Invoice: 233310053126655	96.64	
		200000	Invoice: 233340053148745	260.17	
		200000	Invoice: 233330053138250	241.42	
		200000	Invoice: 233380053171033	55.28	
		100000	DIRECT ENERGY		1,208.88
12/19/23	11978	200000	Invoice: 4743543	431.44	
		100000	RSI ROOFING, INC.		431.44
12/19/23	11979	200000	Invoice: 007572-11/23	260.00	
		100000	SCHWERZMANN & WISE, PC		260.00
12/19/23	11980	200000	Invoice: 17059-RB1	1,962.00	
		100000	SEAWAY RENTAL CORP.		1,962.00
12/19/23	11981	200000	Invoice: 1009-5458-5-11/23	860.00	
		100000	SHERWIN WILLIAMS		860.00
12/19/23	11982	200000	Invoice: 144093601120723	275.29	
		100000	Charter Communications		275.29
12/19/23	11983	200000	Invoice: 9950687168	201.49	
		100000	VERIZON		201.49
12/19/23	11984	200000	Invoice: 3411779-0448-7	817.42	
		100000	WASTE MANAGEMENT OF NEW YORK		817.42
12/19/23	11985	200000	Invoice: 54602	105.23	
		100000	WESTELCOM		105.23
Total				46,783.34	46,783.34

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2023
 Prepared by WICLDC STAFF, January 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 102,210.00	49,352.65	\$ 7,680.50	7,680.50	48.29
Total Revenues	<u>102,210.00</u>	<u>49,352.65</u>	<u>7,680.50</u>	<u>7,680.50</u>	48.29
Expenses					
Maintenance - Improvements	4,000.00	1,720.00	860.00	860.00	43.00
Maintenance - Building Repairs	17,300.00	10,132.04	2,299.88	3,548.16	58.57
Maintenance - Common Area	11,500.00	4,599.57	0.00	376.32	40.00
Maintenance - Grounds	23,700.00	5,941.54	0.00	5,941.54	25.07
Maintenance - Equipment/Tools	15,500.00	5,826.96	2,562.00	1,962.00	37.59
Maintenance - Materials	5,000.00	5,241.14	97.18	1,382.78	104.82
Total Operations	<u>77,000.00</u>	<u>33,461.25</u>	<u>5,819.06</u>	<u>14,070.80</u>	43.46
Net Income Over Expenditure	\$ <u>25,210.00</u>	<u>15,891.40</u>	\$ <u>1,861.44</u>	<u>(6,390.30)</u>	63.04

WICLDC
LHI Summary Report
For 12-31-23 Financials
Unaudited

Tenant	Start Date	Original	Remaining	Term	Int. Rate	Status
Servpro	10/1/2014	\$ 45,084.71	\$ 2,934.41	10 Years	3%	Ahead by 5 months