

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 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	141,731.97	\$ 47,243.99	47,243.99	374,834.03
Interest Income	19.00	2.70	0.91	0.91	16.30
LIF Loan Principal	72,959.00	29,348.63	10,296.30	10,687.77	43,610.37
Leasehold Interest	2,481.00	844.06	255.35	287.46	1,636.94
Total Revenues	592,025.00	171,927.36	57,796.55	58,220.13	420,097.64
Expenses					
Marketing	10,000.00	7,308.56	0.00	2,277.40	2,691.44
Salaries	122,549.00	33,067.40	9,305.32	14,674.20	89,481.60
FICA-Medicare Tax Expense	9,222.00	2,507.39	705.52	1,113.02	6,714.61
Health Ins.	5,701.00	1,433.00	489.28	454.44	4,268.00
Dental Ins	813.00	202.22	(10.52)	223.26	610.78
Vision Ins.	192.00	46.84	(2.74)	52.32	145.16
Comp Ins.	3,300.00	953.30	271.12	421.55	2,346.70
Retirement Expense	8,249.00	3,348.66	1,823.76	904.50	4,900.34
NYS Unemployment	445.00	29.17	4.86	19.75	415.83
NYS Re-Emp Service	24.00	1.08	0.18	0.73	22.92
Vehicle Allowance	1,800.00	450.00	150.00	150.00	1,350.00
Disability	1,214.00	(90.46)	(48.33)	5.14	1,304.46
Paychex Processing	4,292.00	1,118.89	315.04	315.04	3,173.11
Life Ins.	0.00	24.75	0.00	24.75	(24.75)
Office Expenses	21,304.00	5,068.88	2,962.75	889.66	16,235.12
Depreciation	158,226.00	41,385.33	13,795.11	13,795.11	116,840.67
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	16,530.04	5,136.96	5,137.04	48,146.96
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	312.00	104.00	0.00	(312.00)
Accounting and Auditing	7,800.00	6,850.00	6,850.00	0.00	950.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	4,000.00	0.00	0.00	0.00	4,000.00
Maintenance - Common Area	11,500.00	2,386.99	376.32	1,069.57	9,113.01
Maintenance - Building Repairs	17,300.00	3,814.00	1,837.56	1,544.69	13,486.00
Maintenance - Materials	5,000.00	2,254.98	927.65	784.85	2,745.02
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	23,700.00
Maintenance - Equipment/Tools	15,500.00	580.75	0.00	0.00	14,919.25
Waste Removal	6,000.00	2,128.81	719.26	712.35	3,871.19
Property Taxes	38,292.00	11,536.83	0.00	0.00	26,755.17
Water	8,664.00	2,336.01	778.67	778.67	6,327.99
Electric	50,498.00	11,874.18	4,788.24	3,375.70	38,623.82
Gas	28,817.00	2,095.66	1,644.12	229.66	26,721.34
Interest Expense-Roof Project	5,108.00	1,339.40	442.04	446.47	3,768.60
Interest Expense-JCLDC Project	2,256.00	714.40	227.08	238.14	1,541.60
Interest Expense-JAIN PROJEC	103.00	93.10	20.73	31.04	9.90
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	161,702.16	53,613.98	49,669.05	493,543.84
Total Revenue	592,025.00	171,927.36	57,796.55	58,220.13	420,097.64
Total Expenses	655,246.00	161,702.16	53,613.98	49,669.05	493,543.84
Net Income Over Expenditure	\$ (63,221.00)	10,225.20	\$ 4,182.57	8,551.08	(73,446.20)

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
September 30, 2023

ASSETS

Current Assets		
General Checking - Key Bank	\$	77,596.06
Capital Reserve		110,387.35
Leasehold Improvement Fund		190,375.84
Accounts Receivable		2,540.35
Acc. Rec. LHI		92,735.50
Rents Receivable		21,182.91
		494,818.01
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(60,540.91)
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		(4,368,721.69)
		1,929,021.43
Total Property and Equipment		
Other Assets		
Work In Process-Variou		18,569.73
		18,569.73
Total Other Assets		
Total Assets	\$	2,442,409.17

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	19,302.06
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		17.27
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		86,404.46
DEFERRED LIAB. BACK OF A PROJ		3,558.55
Due WIC LHI		50.72
Deferred Revenue		2,768.71
		114,602.95
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		86,399.46
BACK A RENOVATION LOAN		3,558.38
Roof Replacement Loan		175,044.90
		265,002.74
Total Long-Term Liabilities		
Total Liabilities		
379,605.69		
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

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
September 30, 2023

Net Income	<u>10,225.20</u>	
Total Capital		<u>2,062,803.48</u>
Total Liabilities & Capital	\$	<u><u>2,442,409.17</u></u>

Watertown Industrial Center Compative Balance Sheet for: 8/31/23 - 9/30/23

ASSETS	8/31/2023	9/30/2023	After Adjusting Entries 6/30/2023
Current Assets			
General Checking - Key Bank	\$ 61,402.85	\$ 77,596.06	\$ 72,480.13
Capital Reserve	110,386.44	110,387.35	103,379.91
Leasehold Improvement Fund	188,057.61	190,375.84	184,874.33
Accounts Receivable	2,540.35	2,540.35	2,540.35
Acc. Rec. LHI	103,027.30	92,735.50	122,079.63
Rents Receivable	<u>23,696.73</u>	<u>21,182.91</u>	<u>19,851.81</u>
Total Current Assets	489,111.28	494,818.01	505,206.16
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(60,393.87)	(60,540.91)	(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>(4,355,073.62)</u>	<u>(4,368,721.69)</u>	<u>(4,327,777.48)</u>
Total Property and Equipment	1,942,816.54	1,929,021.43	1,970,406.76
Other Assets			
Work In Process-Variou	<u>17,516.96</u>	<u>18,569.73</u>	<u>7,616.96</u>
Total Other Assets	17,516.96	18,569.73	7,616.96
Total Assets	<u>\$ 2,449,444.78</u>	<u>\$ 2,442,409.17</u>	<u>\$ 2,483,229.88</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 10,330.51	\$ 19,302.06	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	15.73	17.27	12.57
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	139.10	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	90,839.25	86,404.46	99,675.67
Deferred Liab.Back of A Project	7,106.41	3,558.55	14,171.22
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>5,082.36</u>	<u>2,768.71</u>	<u>8,233.46</u>
Total Current Liabilities	116,062.13	114,602.95	136,449.21
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	90,834.25	86,399.46	99,670.67
Back A Renovation Loan	7,106.24	3,558.38	14,171.05
Roof Replacement Loan	<u>176,821.25</u>	<u>175,044.90</u>	<u>180,360.67</u>
Total Long-Term Liabilities	274,761.74	265,002.74	294,202.39
Total Liabilities	390,823.87	379,605.69	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>6,042.63</u>	<u>10,225.20</u>	<u>54,903.85</u>
Total Capital	2,058,620.91	2,062,803.48	2,052,578.28
Total Liabilities & Capital	<u>\$ 2,449,444.78</u>	<u>\$ 2,442,409.17</u>	<u>\$ 2,483,229.88</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 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
BLACK HORSE GROUP, LLC	6971	9/1/23	1,593.51				1,593.51
BLACK HORSE GROUP, LLC			1,593.51				1,593.51
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
DigiCollect LLC			304.50	304.50	304.50		913.50
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	6958	6/1/23				4,443.43	4,443.43
	6993	7/1/23			4,443.43		4,443.43
	7013	8/1/23		4,443.43			4,443.43
	7028	9/1/23	4,443.43				4,443.43
MODERN MOVING AND STORAG			4,443.43	4,443.43	4,443.43	4,443.43	17,773.72
WATERTOWN MODEL RAILROAD	6986	9/1/23	375.00				375.00
WATERTOWN MODEL RAILROAD			375.00				375.00
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
	7031	9/1/23	95.46				95.46
W.B. Mason Co, Inc.			95.46			-0.12	95.34
WESTELCOM	7032	9/1/23	586.60				586.60
WESTELCOM			586.60				586.60
			7,398.50	4,747.93	4,747.93	332.07	17,226.43

Watertown Industrial Center LDC
Aged Receivables
As of Sep 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
MODERN MOVING MODERN MOVING AND S 315-225-9279	7024			2,456.04		2,456.04
MODERN MOVING MODERN MOVING AND S				2,456.04		2,456.04
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total				2,456.04	84.31	2,540.35

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2023 to Sep 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
9/18/23	141000 100000	166210	Invoice: 7019 Jain Irrigation Inc.	9,262.08	9,262.08
9/18/23	141000 100000	166233	Invoice: 7034 Jain Irrigation Inc.	9,262.08	9,262.08
9/18/23	141000 100000	11702	Invoice: 7029 Nytric Electrical Contractors, LLC.	5,585.38	5,585.38
9/18/23	141000 100000	104884	Invoice: 7035 Luck Bros Inc	500.00	500.00
9/18/23	141000 100000	1235	Invoice: 7017 WESTELCOM	586.60	586.60
9/18/23	141000 100000	94505	Invoice: 7030 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
9/18/23	141000 141000 100000	833404	Invoice: 7016 Invoice: 7031 W.B. Mason Co, Inc.	1,060.74	63.64 997.10
9/18/23	141000 100000	2826	Invoice: 7037 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
9/18/23	141000 100000	6828	Invoice: 7027 JEFFERSON COUNTY LDC	1,516.82	1,516.82
9/18/23	141000 100000	73059383	Invoice: 7025 Ampersand New York Operations Co. LLC.	943.39	943.39
9/18/23	141000 100000	0000080677	Invoice: 6976 LAURENCE WOLLUM	401.81	401.81
9/18/23	141000 100000	1271	Invoice: 7036 STEVEN ELLIOT	530.20	530.20
9/29/23	141000 100000	3160	Invoice: 7033 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
9/29/23	141000 100000	12020	Invoice: 7038 SERV-PRO	2,684.48	2,684.48
9/29/23	141000 100000	16760	Invoice: 7026 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
				49,757.81	49,757.81

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
ACE NOBEL ACE HDWE 315-782-5964	11213-9/23	334.41				334.41
ACE NOBEL ACE HDWE		334.41				334.41
BOWERS BOWERS & COMPANY BRIE 315-788-7690	222129	6,850.00				6,850.00
BOWERS BOWERS & COMPANY		6,850.00				6,850.00
CINTAS CINTAS	12666550-9/23	376.32				376.32
CINTAS CINTAS		376.32				376.32
CITYCOMP CITY COMPROLLER 315-785-7757	0004614-9/23 0002012-9/23	482.89 295.78				482.89 295.78
CITYCOMP CITY COMPROLLER		778.67				778.67
COOPER COOPER ELECTRIC	348751-9/23	95.00				95.00
COOPER COOPER ELECTRIC		95.00				95.00
DE DIRECT ENERGY	232720052696 232720052696 232710052687 232720052696	488.38 221.21 81.76 55.27				488.38 221.21 81.76 55.27
DE DIRECT ENERGY		846.62				846.62

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
FP FP MAILING SOLUTION	RI105924837	146.28				146.28
FP FP MAILING SOLUTION		146.28				146.28
NG NATIONAL GRID	2017080029-92	86.37				86.37
	0958937178-92	810.00				810.00
	0498937161-92	1,420.00				1,420.00
	2853006061-92	910.00				910.00
	4083010042-92	125.39				125.39
	0338937134-92	26.26				26.26
	9678936125-92	26.26				26.26
	0058937125-92	188.55				188.55
	0038937138-92	362.60				362.60
	1078719124-92	255.80				255.80
	0918937121-92	29.15				29.15
	0898937178-92	31.63				31.63
	0538786113-92	29.15				29.15
	0438937172-92	931.21				931.21
	0498786119-92	187.39				187.39
	0518786126-92	165.98				165.98
NG NATIONAL GRID		5,585.74				5,585.74
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
PSG P.S.G.	2023-101	872.00				872.00
3157859553						
PSG P.S.G.		872.00				872.00
SCHWERZMANN SCHWERZMANN & WIS	007572-9/23	104.00				104.00

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		104.00				104.00
SECURITY SUPPLY SECURITY SUPPLY CO	00592-000420-	1,052.77				1,052.77
518-757-2226						
SECURITY SUPPLY SECURITY SUPPLY CO		1,052.77				1,052.77
SHERWIN WILLIAMS SHERWIN WILLIAMS	1009-5458-5-9/	678.60				678.60
315-788-3130						
SHERWIN WILLIAMS SHERWIN WILLIAMS		678.60				678.60
WASTE M WASTE MANAGEMENT	3408837-0448-	719.26				719.26
315-773-5696						
WASTE M WASTE MANAGEMENT		719.26				719.26
WB MASON W.B. MASON COMPANY	STMT5778657	357.64				357.64
WB MASON W.B. MASON COMPAN		357.64				357.64
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

Watertown Industrial Center LDC
Aged Payables
As of Sep 30, 2023

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

Vendor ID	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Vendor						
Contact						
Telephone 1						
Report Total		18,797.31			272.00	19,069.31

Watertown Industrial Center LDC Cash Disbursements Journal For the Period From Sep 1, 2023 to Sep 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
9/1/23	11889	200000 100000	Invoice: 92051324 ABJ FIRE PROTECTION CO.	693.25	693.25
9/1/23	11890	200000 100000	Invoice: 11213-7/23 NOBEL ACE HDWE	742.47	742.47
9/1/23	11891	200000 100000	Invoice: 9/23 INS Central Insurance Companies	5,136.96	5,136.96
9/1/23	11892	200000 100000	Invoice: 000036221260 EXCELLUS HEALTH PLAN	558.96	558.96
9/1/23	11893	200000 100000	Invoice: 34706204 Great America Financial Services	338.59	338.59
9/1/23	11894	200000 100000	Invoice: 0814 P.S.G.	60.00	60.00
9/1/23	11895	200000 100000	Invoice: 007572-7/23 SCHWERZMANN & WISE, PC	208.00	208.00
9/1/23	11896	200000 100000	Invoice: 144093601080723 Charter Communications	275.29	275.29
9/1/23	11897	200000 100000	Invoice: 48969 WESTELCOM	104.51	104.51
9/1/23	11898	200000 100000	Invoice: 9/23 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
9/19/23	11899	200000	Invoice:	29.59	
		200000	0918937121-82523 Invoice:	84.49	
		200000	2017080029-82523 Invoice:	29.59	
		200000	0898937178-82523 Invoice:	188.29	
		200000	0498786119-82523 Invoice:	26.83	
		200000	9678936125-82523 Invoice:	26.65	
		200000	0338937134-82523 Invoice:	370.38	
		200000	0038937138-82523 Invoice:	188.21	
		200000	0058937125-82523 Invoice:	121.26	
		200000	4083010042-82523 Invoice:	1,110.58	
		200000	0438937172-82523 Invoice:	29.59	
		200000	0538786113-82523 Invoice:	296.26	
		200000	1078719124-82523 Invoice:	164.37	
		100000	0518786126-82923 NATIONAL GRID		2,666.09

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2023 to Sep 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
9/19/23	11900	100000	VOID		
9/19/23	11900	200000 100000	Invoice: 11213-8/23 NOBEL ACE HDWE	466.65	466.65
9/19/23	11901	200000 100000	Invoice: 12666550-8/23 CINTAS	376.32	376.32
9/19/23	11902	200000 200000 100000	Invoice: 0004614-8/23 Invoice: 0002012-8/23 CITY COMPROLLER	482.89 295.78	778.67
9/19/23	11903	200000 200000 200000 200000 100000	Invoice: 232440052489954 Invoice: 232410052460569 Invoice: 232420052469602 Invoice: 232420052469601 DIRECT ENERGY	55.28 77.61 222.80 583.58	939.27
9/19/23	11904	200000 100000	Invoice: 134113-9/23 MCQUADE & BANNIGAN	785.20	785.20
9/19/23	11905	200000 100000	Invoice: 18231 NYTRIC ELECTRICAL CONTRACTORS, LLC	808.48	808.48
9/19/23	11906	200000 100000	Invoice: 2022 OMEGA, INC.	600.00	600.00
9/19/23	11907	200000 100000	Invoice: 00592-000420-8/23 SECURITY SUPPLY CORPORATION	474.15	474.15
9/19/23	11908	200000 100000	Invoice: 144093601090723 Charter Communications	275.29	275.29
9/19/23	11909	200000 100000	Invoice: 9943391634 VERIZON WIRELESS	202.20	202.20
9/19/23	11910	200000 100000	Invoice: 3407181-0448-2 WASTE MANAGEMENT OF NEW YORK	712.35	712.35
9/19/23	11911	200000 100000	Invoice: 50423 WESTELCOM	106.75	106.75
9/19/23	11912	200000 100000	Invoice: 105092-8/23 G.W. WHITE & SON INC.	520.26	520.26

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2023 to Sep 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
Total				<u>20,048.10</u>	<u>20,048.10</u>

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 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	26,923.65	\$ 8,974.55	8,974.55	26.34
Total Revenues	<u>102,210.00</u>	<u>26,923.65</u>	<u>8,974.55</u>	<u>8,974.55</u>	26.34
Expenses					
Maintenance - Improvements	4,000.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	17,300.00	3,814.00	1,837.56	1,544.69	22.05
Maintenance - Common Area	11,500.00	2,386.99	376.32	1,069.57	20.76
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	15,500.00	580.75	0.00	0.00	3.75
Maintenance - Materials	5,000.00	2,254.98	927.65	784.85	45.10
Total Operations	<u>77,000.00</u>	<u>9,036.72</u>	<u>3,141.53</u>	<u>3,399.11</u>	11.74
Net Income Over Expenditure	\$ <u>25,210.00</u>	<u>17,886.93</u>	\$ <u>5,833.02</u>	<u>5,575.44</u>	70.95