

Watertown Industrial Center LDC**Income Statement for the Nine Month Period Ending March 31, 2024**

Prepared by Staff, May 24, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 516,566.00	393,284.83	\$ 42,444.18	42,344.18	123,281.17
Interest Income	19.00	8.69	1.08	0.98	10.31
LIF Loan Principal	72,959.00	61,471.43	4,933.81	4,921.51	11,487.57
Leasehold Interest	2,481.00	2,002.43	163.40	175.70	478.57
Total Revenues	592,025.00	456,767.38	47,542.47	47,442.37	135,257.62
Expenses					
Marketing	10,000.00	10,182.22	0.00	0.00	(182.22)
Salaries	122,549.00	91,991.98	9,065.32	13,597.98	30,557.02
FICA-Medicare Tax Expense	9,222.00	6,973.93	687.16	1,030.74	2,248.07
Health Ins.	5,701.00	4,333.84	489.28	454.44	1,367.16
Dental Ins	813.00	611.92	(10.52)	223.26	201.08
Vision Ins.	192.00	141.89	(2.74)	52.32	50.11
Comp Ins.	3,300.00	2,664.20	264.76	392.32	635.80
Retirement Expense	8,249.00	8,651.62	1,223.76	815.84	(402.62)
NYS Unemployment	445.00	466.27	52.56	200.96	(21.27)
NYS Re-Emp Service	24.00	17.26	1.94	7.44	6.74
Vehicle Allowance	1,800.00	1,350.00	150.00	150.00	450.00
Disability	1,214.00	477.69	(38.62)	24.69	736.31
Paychex Processing	4,292.00	3,336.65	315.04	315.04	955.35
Life Ins.	0.00	74.25	0.00	24.75	(74.25)
Office Expenses	21,304.00	14,178.56	1,352.70	1,843.60	7,125.44
Depreciation	158,226.00	124,155.99	13,795.11	13,795.11	34,070.01
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	49,381.50	5,476.41	5,477.41	15,295.50
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	1,019.00	265.00	0.00	(1,019.00)
Accounting and Auditing	7,800.00	8,070.00	0.00	220.00	(270.00)
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	4,000.00	1,720.00	0.00	0.00	2,280.00
Maintenance - Common Area	11,500.00	9,689.34	876.32	1,529.23	1,810.66
Maintenance - Building Repairs	17,300.00	18,250.69	1,810.17	2,075.59	(950.69)
Maintenance - Materials	5,000.00	5,836.07	0.00	49.77	(836.07)
Maintenance - Grounds	23,700.00	16,465.54	0.00	1,837.00	7,234.46
Maintenance - Equipment/Tools	15,500.00	10,580.40	1,870.40	538.20	4,919.60
Waste Removal	6,000.00	6,663.14	395.45	826.67	(663.14)
Property Taxes	38,292.00	35,764.82	0.00	9,686.65	2,527.18
Water	8,664.00	7,085.90	856.54	778.67	1,578.10
Electric	50,498.00	37,145.48	4,672.49	5,209.89	13,352.52
Gas	28,817.00	23,343.77	3,930.51	5,195.88	5,473.23
Interest Expense-Roof Project	5,108.00	3,898.01	415.23	419.73	1,209.99
Interest Expense-JCLDC Project	2,256.00	1,843.11	160.15	171.37	412.89
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	506,468.35	48,074.42	66,944.55	148,777.65
Total Revenue	592,025.00	456,767.38	47,542.47	47,442.37	135,257.62
Total Expenses	655,246.00	506,468.35	48,074.42	66,944.55	148,777.65
Net Income Over Expenditure	\$ (63,221.00)	(49,700.97)	\$ (531.95)	(19,502.18)	(13,520.03)

Watertown Industrial Center LDC
Income Statement for the Nine Month Period Ending March 31, 2024
 Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 516,566.00	393,284.83	\$ 42,444.18	42,344.18	76.13
Interest Income	19.00	8.69	1.08	0.98	45.74
Total Revenues	516,585.00	393,293.52	42,445.26	42,345.16	76.13
Expenses					
Marketing	10,000.00	10,182.22	0.00	0.00	101.82
Salaries	122,549.00	91,991.98	9,065.32	13,597.98	75.07
Benefits	30,960.00	25,762.87	2,817.58	3,376.76	83.21
Paychex Processing	4,292.00	3,336.65	315.04	315.04	77.74
Office Expenses	21,304.00	14,178.56	1,352.70	1,843.60	66.55
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	49,381.50	5,476.41	5,477.41	76.35
Professional Consultants	24,500.00	9,089.00	265.00	220.00	37.10
Maintenance Expenses	77,000.00	62,542.04	4,556.89	6,029.79	81.22
Utilities Taxes & Rent	132,271.00	110,003.11	9,854.99	21,697.76	83.16
Interest Expense-JCLDC Project	2,256.00	1,843.11	160.15	171.37	81.70
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	0.00	100.30
Interest Exp Roof Project	5,108.00	3,898.01	415.23	419.73	76.31
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	497,020.00	382,312.36	34,279.31	53,149.44	76.92
Total Revenue	516,585.00	393,293.52	42,445.26	42,345.16	76.13
Total Expenses	497,020.00	382,312.36	34,279.31	53,149.44	76.92
Net Income Over Expenditure	\$ 19,565.00	10,981.16	\$ 8,165.95	(10,804.28)	56.13

Watertown Industrial Center LDC
Balance Sheet
March 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	123,327.33
Capital Reserve		126,518.77
Leasehold Improvement Fund		192,126.77
Accounts Receivable		1,951.98
Acc. Rec. LHI		60,612.70
Rents Receivable		25,149.65
		529,687.20
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(61,423.15)
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		(4,450,610.11)
		1,846,250.77
Total Property and Equipment		
Other Assets		
Work In Process-Variou		81,040.33
		81,040.33
Total Other Assets		
Total Assets	\$	2,456,978.30

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	17,063.21
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		26.84
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		59,561.95
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		1,046.80
ARPA Grant - Infrastructure		150,000.00
		230,250.87
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		59,556.95
Roof Replacement Loan		164,293.17
		223,850.12
Total Long-Term Liabilities		
Total Liabilities		454,100.99
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
March 31, 2024

Net Income	<u>(49,700.97)</u>	
Total Capital		<u>2,002,877.31</u>
Total Liabilities & Capital	\$	<u><u>2,456,978.30</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 2/29/24 - 3/31/24

ASSETS	2/29/2024	3/31/2024	After Adjusting Entries 6/30/2023
Current Assets			
General Checking - Key Bank	\$ 116,290.93	\$ 123,327.33	\$ 72,480.13
Capital Reserve	126,517.69	126,518.77	103,379.91
Leasehold Improvement Fund	191,689.80	192,126.77	184,874.33
Accounts Receivable	3,065.12	1,951.98	2,540.35
Acc. Rec. LHI	65,546.51	60,612.70	122,079.63
Rents Receivable	<u>29,794.79</u>	<u>25,149.65</u>	<u>19,851.81</u>
Total Current Assets	532,904.84	529,687.20	505,206.16
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(61,276.11)	(61,423.15)	(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>(4,436,962.04)</u>	<u>(4,450,610.11)</u>	<u>(4,327,777.48)</u>
Total Property and Equipment	1,860,045.88	1,846,250.77	1,970,406.76
Other Assets			
Work In Process-Variou	<u>78,639.53</u>	<u>81,040.33</u>	<u>7,616.96</u>
Total Other Assets	78,639.53	81,040.33	7,616.96
Total Assets	<u>\$ 2,471,590.25</u>	<u>\$ 2,456,978.30</u>	<u>\$ 2,483,229.88</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 19,770.18	\$ 17,063.21	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	25.21	26.84	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	64,063.67	59,561.95	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	1,478.89	1,046.80	8,233.46
ARPA Grant - Infrastructure	<u>150,000.00</u>	<u>150,000.00</u>	<u>0.00</u>
Total Current Liabilities	238,025.99	230,250.87	136,449.21
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	64,058.67	59,556.95	99,670.67
Back A Renovation Loan	0.00	0.00	14,171.05
Roof Replacement Loan	<u>166,096.33</u>	<u>164,293.17</u>	<u>180,360.67</u>
Total Long-Term Liabilities	230,155.00	223,850.12	294,202.39
Total Liabilities	468,180.99	454,100.99	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>(49,169.02)</u>	<u>(49,700.97)</u>	<u>54,903.85</u>
Total Capital	2,003,409.26	2,002,877.31	2,052,578.28
Total Liabilities & Capital	<u>\$ 2,471,590.25</u>	<u>\$ 2,456,978.30</u>	<u>\$ 2,483,229.88</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Mar 31, 2024

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Bice Family LLC	7119	4/3/24	-550.00				-550.00
Bice Family LLC			-550.00				-550.00
City of Watertown	7075	3/15/24	1,200.00				1,200.00
City of Watertown			1,200.00				1,200.00
DigiCollect LLC	7078	4/1/24	-304.50				-304.50
	7079	5/1/24	-304.50				-304.50
	7080	6/1/24	-304.50				-304.50
DigiCollect LLC			-913.50				-913.50
DocPPE	7092	12/1/23				2,782.00	2,782.00
	7116	1/1/24			2,782.00		2,782.00
	7137	2/1/24		2,782.00			2,782.00
	7138	3/1/24	2,782.00				2,782.00
DocPPE			2,782.00	2,782.00	2,782.00	2,782.00	11,128.00
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
JEFFERSON COUNTY LDC	7142	3/1/24	1,534.74				1,534.74
JEFFERSON COUNTY LDC			1,534.74				1,534.74
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	7111	1/1/24			4,443.43		4,443.43
	7132	2/1/24		4,443.43			4,443.43
	7150	3/1/24	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
TI HABITAT FOR HUMMANITY	7158	4/1/24	-100.00				-100.00
	7159	5/1/24	-100.00				-100.00
	7160	6/1/24	-100.00				-100.00
	7165	7/1/24	-100.00				-100.00
	7166	8/1/24	-100.00				-100.00
TI HABITAT FOR HUMMANITY			-500.00				-500.00
Tom Barker	7156	3/1/24	75.00				75.00

Watertown Industrial Center LDC
Tenant Receivables
As of Mar 31, 2024

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Tom Barker			75.00				75.00
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
	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
			8,071.67	7,225.43	7,225.43	-1,329.36	21,193.17

Watertown Industrial Center LDC Aged Receivables As of Mar 31, 2024

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

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
MODERN MOVING	7096				153.88	153.88
MODERN MOVING AND S	7151		1,713.79			1,713.79
315-225-9279						
MODERN MOVING MODERN MOVING AND S			1,713.79		153.88	1,867.67
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO SERV-PRO					84.32	84.32
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total			1,713.79		238.19	1,951.98

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

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
3/7/24	141000 100000	24237	Invoice: 7148 BLACK HORSE GROUP, LLC	1,493.12	1,493.12
3/7/24	141000 100000	841190	Invoice: 7144 W.B. Mason Co, Inc.	1,092.56	1,092.56
3/7/24	141000 100000	3054	Invoice: 7153 CONVERSE LABORATORIES INC.	1,917.61	1,917.61
3/7/24	141000 100000	94951	Invoice: 7149 UPSTATE CONSTRUCTION SERVICES, INC.	1,236.61	1,236.61
3/7/24	141000 100000	106256	Invoice: 7147 Luck Bros Inc	575.00	575.00
3/7/24	141000 100000	3268	Invoice: 7128 PICK N GO PROPERTY WASTE SERVICES	2,165.95	2,165.95
3/7/24	141000 100000	100522	Invoice: 7141 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
3/7/24	141000 100000	0000080709	Invoice: 6982 LAURENCE WOLLUM	401.81	401.81
3/7/24	141000 100000	1106	Invoice: 7067 DocPPE	2,782.00	2,782.00
3/7/24	141000 100000	1603	Invoice: 7155 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
3/19/24	141000 141000 141000 141000 141000 141000 100000	7743	Invoice: 7157 Invoice: 7158 Invoice: 7159 Invoice: 7160 Invoice: 7165 Invoice: 7166 TI HABITAT FOR HUMMANITY	600.00	100.00 100.00 100.00 100.00 100.00 100.00
3/19/24	141000 100000	11985	Invoice: 7143 Nytric Electrical Contractors, LLC.	5,585.38	5,585.38
3/19/24	141000 100000	12242	Invoice: 7154 SERV-PRO	2,361.63	2,361.63
3/19/24	141000 100000	0076276334	Invoice: 7140 Ampersand New York Operations Co. LLC.	943.39	943.39
3/19/24	141000 100000	1615	Invoice: 7145 WESTELCOM	586.60	586.60
3/19/24	141000 141000 125000 100000	033504	Invoice: 7056 Invoice: 7084 Invoice: 7096 MODERN MOVING AND STORAGE	10,000.00	4,443.43 4,443.43 1,113.14
3/19/24	141000 100000	00157759	Invoice: 7074 City of Watertown	1,200.00	1,200.00
3/19/24	141000 100000	1281	Invoice: 7152 STEVEN ELLIOT	540.79	540.79
3/19/24	141000 100000	3291	Invoice: 7146 PICK N GO PROPERTY WASTE	2,165.95	2,165.95

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

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
			SERVICES		
				<u>48,202.46</u>	<u>48,202.46</u>

Watertown Industrial Center LDC
Aged Payables
As of Mar 31, 2024

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
A&C AUBERTINE AND CURRI 315-782-2005	14923	2,400.80				2,400.80
A&C AUBERTINE AND CURR		2,400.80				2,400.80
CINTAS CINTAS	12666550-3312	376.32				376.32
CINTAS CINTAS		376.32				376.32
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-32924 0004614-32924	325.36 531.18				325.36 531.18
CITYCOMP CITY COMPTROLLER		856.54				856.54
COOPER COOPER ELECTRIC	348751-33124	527.37				527.37
COOPER COOPER ELECTRIC		527.37				527.37
DE DIRECT ENERGY	270870054011 240880054022 240880054022 240890054032	175.56 530.21 288.42 55.27				175.56 530.21 288.42 55.27
DE DIRECT ENERGY		1,049.46				1,049.46
FP FP MAILING SOLUTION	RI106159994	146.28				146.28
FP FP MAILING SOLUTION		146.28				146.28

Watertown Industrial Center LDC
Aged Payables
As of Mar 31, 2024

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Great America Great America Financial Matt Burlage 1-866-803-2665	36175245	313.23				313.23
Great America Great America Financial		313.23				313.23
NG NATIONAL GRID	0438937172-32 1118719182-32 0038937138-32 4083010042-32 2853006061-32 9678936125-32 0338937134-32 0958937178-32 1078719124-32 0918937121-32 0898937178-32 2017080029-32 0058937125-32 0538786113-32 0498937161-32 0498786119-32 0518786126-32	1,075.67 729.56 351.33 505.64 436.53 286.98 26.65 432.91 476.22 93.72 1,123.92 115.86 466.44 29.15 1,005.67 227.15 170.14				1,075.67 729.56 351.33 505.64 436.53 286.98 26.65 432.91 476.22 93.72 1,123.92 115.86 466.44 29.15 1,005.67 227.15 170.14
NG NATIONAL GRID		7,553.54				7,553.54
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. 3157859553	2024-029	150.00				150.00
PSG P.S.G.		150.00				150.00
SCHWERZMANN	007572-33124	265.00				265.00

Watertown Industrial Center LDC
Aged Payables
As of Mar 31, 2024

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
SCHWERZMANN & WIS 315-788-6700						
SCHWERZMANN SCHWERZMANN & WIS		265.00				265.00
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	19868-33124	1,870.40				1,870.40
SEAWAY RENTAL SEAWAY RENTAL COR		1,870.40				1,870.40
SERV-PRO SERV-PRO	20240228-2	500.00				500.00
SERV-PRO SERV-PRO		500.00				500.00
WASTE M WASTE MANAGEMENT 315-773-5696	3417714-0448-	395.45				395.45
WASTE M WASTE MANAGEMENT		395.45				395.45
WB MASON W.B. MASON COMPANY	STMT6217735	154.07				154.07
WB MASON W.B. MASON COMPAN		154.07				154.07
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 Mar 31, 2024

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Report Total		16,558.46			272.00	16,830.46

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

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
3/1/24	12046	200000 100000	Invoice: 11213/1/24 NOBEL ACE HDWE	814.12	814.12
3/1/24	12047	200000 100000	Invoice: 225422 BOWERS & COMPANY CPA's	220.00	220.00
3/1/24	12048	200000 100000	Invoice: 3/24 INS Central Insurance Companies	5,476.41	5,476.41
3/1/24	12049	200000 100000	Invoice: 107599-2/24 DIVAL SAFETY & SUPPLIES	538.20	538.20
3/1/24	12050	200000 100000	Invoice: 000038163673 EXCELLUS HEALTH PLAN	558.96	558.96
3/1/24	12051	200000 100000	Invoice: 35964925 Great America Financial Services	313.23	313.23
3/1/24	12052	200000 100000	Invoice: 19793-1/24 HANES SUPPLY, INC.	233.89	233.89
3/1/24	12053	200000 100000	Invoice: 55257 NETTO FIRE EQUIPMENT	687.25	687.25
3/1/24	12054	200000 100000	Invoice: 0498937152-12424-J NATIONAL GRID	1,470.98	1,470.98
3/1/24	12055	200000 100000	Invoice: 144093601020724 Charter Communications	275.29	275.29
3/1/24	12056	200000 100000	Invoice: 57321 WESTELCOM	105.30	105.30
3/1/24	12057	200000 100000	Invoice: 3/24 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
3/20/24	12058	200000	Invoice: 0918937121-22324	100.10	
		200000	Invoice: 1118719182-22324	850.11	
		200000	Invoice: 2017080029-22324	222.38	
		200000	Invoice: 0058937125-22324	535.48	
		200000	Invoice: 4083010042-22324	878.77	
		200000	Invoice: 0438937172-22324	1,092.38	
		200000	Invoice: 0498786119-22324	188.45	
		200000	Invoice: 0338937134-22324	26.26	
		200000	Invoice: 0538786113-22324	29.60	

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

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		200000	Invoice: 9678936125-22324	302.34	
		200000	Invoice: 2853006061-22324	439.30	
		200000	Invoice: 0038937138-22324	351.72	
		200000	Invoice: 1078719124-22324	519.28	
		200000	Invoice: 0958937178-22324	485.03	
		200000	Invoice: 0898937178-22324	1,458.16	
		200000	Invoice: 0498937161-22324	1,373.69	
		200000	Invoice: 0518786126-22724	168.33	
		100000	NATIONAL GRID		9,021.38
3/20/24	12059	100000	VOID		
3/20/24	12059	200000 100000	Invoice: 11213-2/24 NOBEL ACE HDWE	49.77	49.77
3/20/24	12060	200000 100000	Invoice: 12666550-22924 CINTAS	376.32	376.32
3/20/24	12061	200000 200000 100000	Invoice: 0004614-22924-AB Invoice: 0002012-22924-C CITY COMPROLLER	482.89 295.78	778.67
3/20/24	12062	200000 100000	Invoice: 348751 - 2/2024 COOPER ELECTRIC	25.59	25.59
3/20/24	12063	200000 200000 200000 200000 100000	Invoice: 240590053799542 Invoice: 240590053799541 Invoice: 240580053790396 Invoice: 240600053810518 DIRECT ENERGY	348.94 694.14 286.04 55.27	1,384.39
3/20/24	12064	200000 100000	Invoice: 2024-025 P.S.G.	797.80	797.80
3/20/24	12065	200000 100000	Invoice: 1709 SAMPSON GLASS	335.00	335.00
3/20/24	12066	200000 100000	Invoice: 19868 - 2/2024 SEAWAY RENTAL CORP.	1,837.00	1,837.00
3/20/24	12067	200000 100000	Invoice: 144093601030724 Charter Communications	277.25	277.25
3/20/24	12068	200000 100000	Invoice: 9958086087 VERIZON WIRELESS	251.18	251.18

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

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
3/20/24	12069	200000	Invoice: 3416142-0448-3	826.67	
		100000	WASTE MANAGEMENT OF NEW YORK		826.67
3/20/24	12070	200000	Invoice: STMT61428796	361.38	
		100000	W.B. MASON COMPANY, INC.		361.38
3/20/24	12071	200000	Invoice: 58719	106.69	
		100000	WESTELCOM		106.69
	Total			29,341.11	29,341.11

Watertown Industrial Center LDC
Maintenance Report for the Nine Month Period Ending March 31, 2024
 Prepared by WICLDC STAFF, May 24, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 102,210.00	72,412.33	\$ 7,686.56	7,686.56	70.85
Total Revenues	<u>102,210.00</u>	<u>72,412.33</u>	<u>7,686.56</u>	<u>7,686.56</u>	70.85
Expenses					
Maintenance - Improvements	4,000.00	1,720.00	0.00	0.00	43.00
Maintenance - Building Repairs	17,300.00	18,250.69	1,810.17	2,075.59	105.50
Maintenance - Common Area	11,500.00	9,689.34	876.32	1,529.23	84.26
Maintenance - Grounds	23,700.00	16,465.54	0.00	1,837.00	69.47
Maintenance - Equipment/Tools	15,500.00	10,580.40	1,870.40	538.20	68.26
Maintenance - Materials	5,000.00	5,836.07	0.00	49.77	116.72
Total Operations	<u>77,000.00</u>	<u>62,542.04</u>	<u>4,556.89</u>	<u>6,029.79</u>	81.22
Net Income Over Expenditure	\$ <u>25,210.00</u>	<u>9,870.29</u>	\$ <u>3,129.67</u>	<u>1,656.77</u>	39.15