

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 2024**

Prepared by Staff, June 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 516,566.00	476,155.07	\$ 41,825.26	41,044.98	40,410.93
Misc Inc - Oper & Admin	0.00	3,115.86	0.00	3,115.86	(3,115.86)
Interest Income	19.00	10.87	1.12	1.06	8.13
LIF Loan Principal	72,959.00	72,150.04	5,298.21	5,380.40	808.96
Leasehold Interest	2,481.00	2,292.19	137.61	152.15	188.81
Total Revenues	592,025.00	553,724.03	47,262.20	49,694.45	38,300.97
Expenses					
Marketing	10,000.00	10,484.72	302.50	0.00	(484.72)
Salaries	122,549.00	114,122.62	9,065.32	13,065.32	8,426.38
FICA-Medicare Tax Expense	9,222.00	8,654.25	687.16	993.16	567.75
Health Ins.	5,701.00	5,312.40	489.28	489.28	388.60
Dental Ins	813.00	829.92	228.52	(10.52)	(16.92)
Vision Ins.	192.00	192.84	53.69	(2.74)	(0.84)
Comp Ins.	3,300.00	3,255.00	245.32	345.48	45.00
Retirement Expense	8,249.00	10,283.30	815.84	815.84	(2,034.30)
NYS Unemployment	445.00	535.43	0.00	69.16	(90.43)
NYS Re-Emp Service	24.00	19.82	0.00	2.56	4.18
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	1,214.00	465.75	44.00	(55.94)	748.25
Paychex Processing	4,292.00	4,160.90	335.44	488.81	131.10
Life Ins.	0.00	99.00	24.75	0.00	(99.00)
Office Expenses	21,304.00	16,858.48	1,140.06	1,539.86	4,445.52
Depreciation	158,226.00	151,746.21	13,795.11	13,795.11	6,479.79
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	64,677.00	60,334.32	5,476.41	5,476.41	4,342.68
Legal/Environmental	4,000.00	0.00	0.00	0.00	4,000.00
Legal General	0.00	1,284.00	265.00	0.00	(1,284.00)
Accounting and Auditing	7,800.00	8,070.00	0.00	0.00	(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	13,490.74	940.80	2,860.60	(1,990.74)
Maintenance - Building Repairs	17,300.00	20,361.64	2,020.00	90.95	(3,061.64)
Maintenance - Materials	5,000.00	6,147.15	160.51	150.57	(1,147.15)
Maintenance - Grounds	23,700.00	23,315.54	0.00	6,850.00	384.46
Maintenance - Equipment/Tools	15,500.00	10,979.38	329.00	69.98	4,520.62
Waste Removal	6,000.00	7,451.35	392.44	395.77	(1,451.35)
Property Taxes	38,292.00	35,764.82	0.00	0.00	2,527.18
Water	8,664.00	8,643.24	778.67	778.67	20.76
Electric	50,498.00	43,154.81	3,322.39	2,686.94	7,343.19
Gas	28,817.00	25,463.08	444.36	1,674.95	3,353.92
Interest Expense-Roof Project	5,108.00	4,714.93	406.20	410.72	393.07
Interest Expense-JCLDC Project	2,256.00	2,129.61	137.61	148.89	126.39
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	601,798.56	42,050.38	53,279.83	53,447.44
Total Revenue	592,025.00	553,724.03	47,262.20	49,694.45	38,300.97
Total Expenses	655,246.00	601,798.56	42,050.38	53,279.83	53,447.44
Net Income Over Expenditure	\$ (63,221.00)	(48,074.53)	\$ 5,211.82	(3,585.38)	(15,146.47)

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2024

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 516,566.00	476,155.07	\$ 41,825.26	41,044.98	92.18
Misc Inc - Oper & Admin	0.00	3,115.86	0.00	3,115.86	0.00
Interest Income	19.00	10.87	1.12	1.06	57.21
Total Revenues	516,585.00	479,281.80	41,826.38	44,161.90	92.78
Expenses					
Marketing	10,000.00	10,484.72	302.50	0.00	104.85
Salaries	122,549.00	114,122.62	9,065.32	13,065.32	93.12
Benefits	30,960.00	31,297.71	2,738.56	2,796.28	101.09
Paychex Processing	4,292.00	4,160.90	335.44	488.81	96.95
Office Expenses	21,304.00	16,858.48	1,140.06	1,539.86	79.13
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	64,677.00	60,334.32	5,476.41	5,476.41	93.29
Professional Consultants	24,500.00	9,354.00	265.00	0.00	38.18
Maintenance Expenses	77,000.00	76,014.45	3,450.31	10,022.10	98.72
Utilities Taxes & Rent	132,271.00	120,477.30	4,937.86	5,536.33	91.08
Interest Expense-JCLDC Project	2,256.00	2,129.61	137.61	148.89	94.40
Interest Expense-JAIN PROJEC	103.00	103.31	0.00	0.00	100.30
Interest Exp Roof Project	5,108.00	4,714.93	406.20	410.72	92.30
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	450,052.35	28,255.27	39,484.72	90.55
Total Revenue	516,585.00	479,281.80	41,826.38	44,161.90	92.78
Total Expenses	497,020.00	450,052.35	28,255.27	39,484.72	90.55
Net Income Over Expenditure	\$ 19,565.00	29,229.45	\$ 13,571.11	4,677.18	149.40

Watertown Industrial Center LDC
Balance Sheet
May 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	119,435.92
Capital Reserve		134,245.20
Leasehold Improvement Fund		193,774.62
Accounts Receivable		1,690.49
Acc. Rec. LHI		49,934.09
Rents Receivable		23,122.38
		522,202.70
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(61,717.23)
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		(4,477,906.25)
		1,818,660.55
Total Property and Equipment		
Other Assets		
Work In Process-Variou		85,800.33
		85,800.33
Total Other Assets		
Total Assets	\$	2,426,663.58

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	8,454.54
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		30.06
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		50,524.71
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		(594.57)
ARPA Grant - Infrastructure		150,000.00
		210,966.81
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		50,519.71
Roof Replacement Loan		160,673.31
		211,193.02
Total Long-Term Liabilities		
Total Liabilities		422,159.83
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
May 31, 2024

Net Income	<u>(48,074.53)</u>	
Total Capital		<u>2,004,503.75</u>
Total Liabilities & Capital	\$	<u><u>2,426,663.58</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 4/30/24 - 5/31/24

ASSETS	4/30/2024	5/31/2024	After Adjusting Entries 6/30/2023
Current Assets			
General Checking - Key Bank	\$ 108,978.49	\$ 119,435.92	\$ 72,480.13
Capital Reserve	131,662.84	134,245.20	103,379.91
Leasehold Improvement Fund	192,999.03	193,774.62	184,874.33
Accounts Receivable	3,001.59	1,690.49	2,540.35
Acc. Rec. LHI	55,232.30	49,934.09	122,079.63
Rents Receivable	<u>30,082.34</u>	<u>23,122.38</u>	<u>19,851.81</u>
Total Current Assets	521,956.59	522,202.70	505,206.16
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(61,570.19)	(61,717.23)	(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>(4,464,258.18)</u>	<u>(4,477,906.25)</u>	<u>(4,327,777.48)</u>
Total Property and Equipment	1,832,455.66	1,818,660.55	1,970,406.76
Other Assets			
Work In Process-Variou	<u>85,800.33</u>	<u>85,800.33</u>	<u>7,616.96</u>
Total Other Assets	85,800.33	85,800.33	7,616.96
Total Assets	<u>\$ 2,440,212.58</u>	<u>\$ 2,426,663.58</u>	<u>\$ 2,483,229.88</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,582.34	\$ 8,454.54	\$ 11,804.39
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	28.42	30.06	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	55,048.97	50,524.71	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	179.38	(594.57)	8,233.46
ARPA Grant - Infrastructure	<u>150,000.00</u>	<u>150,000.00</u>	<u>0.00</u>
Total Current Liabilities	223,391.18	210,966.81	136,449.21
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	55,043.97	50,519.71	99,670.67
Back A Renovation Loan	0.00	0.00	14,171.05
Roof Replacement Loan	<u>162,485.50</u>	<u>160,673.31</u>	<u>180,360.67</u>
Total Long-Term Liabilities	217,529.47	211,193.02	294,202.39
Total Liabilities	440,920.65	422,159.83	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>(53,286.35)</u>	<u>(48,074.53)</u>	<u>54,903.85</u>
Total Capital	1,999,291.93	2,004,503.75	2,052,578.28
Total Liabilities & Capital	<u>\$ 2,440,212.58</u>	<u>\$ 2,426,663.58</u>	<u>\$ 2,483,229.88</u>

Watertown Industrial Center LDC Tenant Receivables As of May 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	7121	6/3/24	-550.00				-550.00
	7161	7/3/24	-550.00				-550.00
	7162	8/3/24	-550.00				-550.00
Bice Family LLC			-1,650.00				-1,650.00
DigiCollect LLC	7080	6/1/24	-304.50				-304.50
DigiCollect LLC			-304.50				-304.50
DocPPE	7137	2/1/24				2,782.00	2,782.00
	7138	3/1/24			2,782.00		2,782.00
	7139	4/1/24		2,782.00			2,782.00
	7198	5/1/24	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
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	7132	2/1/24				754.53	754.53
	7150	3/1/24			4,443.43		4,443.43
	7177	4/1/24		4,565.40			4,565.40
	7191	5/1/24	4,565.40				4,565.40
MODERN MOVING AND STORAG			4,565.40	4,565.40	4,443.43	754.53	14,328.76
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	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			-300.00				-300.00
Tom Barker	7181	4/1/24		75.00			75.00
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

Watertown Industrial Center LDC
Tenant Receivables
As of May 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
	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
			5,092.90	7,422.40	7,225.43	-574.83	19,165.90

Watertown Industrial Center LDC
Aged Receivables
As of May 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 MODERN MOVING AND S 315-225-9279	7214	1,606.18				1,606.18
MODERN MOVING MODERN MOVING AND S		1,606.18				1,606.18
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		1,606.18			84.31	1,690.49

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2024 to May 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
5/6/24	141000 100000	1126	Invoice: 7092 DocPPE	2,782.00	2,782.00
5/6/24	141000 100000	1127	Invoice: 7116 DocPPE	2,782.00	2,782.00
5/6/24	141000 100000	7197	Invoice: 7184 JEFFERSON COUNTY LDC	1,534.74	1,534.74
5/6/24	141000 100000	7176	Invoice: 7169 JEFFERSON COUNTY LDC	1,534.74	1,534.74
5/6/24	141000 100000	95097	Invoice: 7190 UPSTATE CONSTRUCTION SERVICES, INC.	1,273.70	1,273.70
5/6/24	141000 100000	24344	Invoice: 7189 BLACK HORSE GROUP, LLC	1,717.38	1,717.38
5/6/24	141000 100000	3309	Invoice: 7173 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22
5/24/24	141000 100000	3329	Invoice: 7187 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22
5/24/24	141000 100000	100782	Invoice: 7183 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
5/24/24	125000 141000 100000	033518	Invoice: 7151 Invoice: 7132 MODERN MOVING AND STORAGE	5,000.00	1,311.10 3,688.90
5/24/24	141000 100000	1704	Invoice: 7186 WESTELCOM	586.60	586.60
5/24/24	141000 100000	3137	Invoice: 7192 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
5/24/24	141000 100000	12081	Invoice: 7197 Nytric Electrical Contractors, LLC.	6,090.66	6,090.66
5/24/24	141000 100000	77230397	Invoice: 7182 Ampersand New York Operations Co. LLC.	943.39	943.39
5/24/24	141000 141000 141000 141000 100000	939237	Invoice: 7120 Invoice: 7121 Invoice: 7161 Invoice: 7162 Bice Family LLC	2,200.00	550.00 550.00 550.00 550.00
5/24/24	141000 100000	12317	Invoice: 7195 SERV-PRO	2,711.63	2,711.63
5/24/24	141000 100000	0000080721	Invoice: 7193 LAURENCE WOLLUM	401.81	401.81
5/24/24	141000 100000	106582	Invoice: 7188 Luck Bros Inc	575.00	575.00
5/24/24	141000 100000	843446	Invoice: 7185 W.B. Mason Co, Inc.	1,092.56	1,092.56
5/24/24	141000 100000	1606	Invoice: 7196 WATERTOWN MODEL RAILROAD	375.00	375.00

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2024 to May 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
			CLUB		
5/24/24	141000 100000	5769	Invoice: 7156 Tom Barker	75.00	75.00
				<u>50,096.32</u>	<u>50,096.32</u>

Watertown Industrial Center LDC
Aged Payables
As of May 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
ACE NOBEL ACE HDWE 315-782-5964	11213-5/24	379.52				379.52
ACE NOBEL ACE HDWE		379.52				379.52
CINTAS CINTAS	12666550-5/24	940.80				940.80
CINTAS CINTAS		940.80				940.80
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-5/24- 0004614-5/24-	295.78 482.89				295.78 482.89
CITYCOMP CITY COMPTROLLER		778.67				778.67
DE DIRECT ENERGY	241520054488 241520054488 241520054488 241520054488	178.04 406.14 97.38 55.28				178.04 406.14 97.38 55.28
DE DIRECT ENERGY		736.84				736.84
Great America Great America Financial Matt Burlage 1-866-803-2665	36592533	313.23				313.23
Great America Great America Financial		313.23				313.23
GWNC GREATER WATERTOW 315-788-4400	58650A	302.50				302.50
GWNC GREATER WATERTOW		302.50				302.50

Watertown Industrial Center LDC
Aged Payables
As of May 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
NG NATIONAL GRID	0058937125-52	184.95				184.95
	0038937138-52	288.34				288.34
	9678936125-52	26.26				26.26
	28530060061-5	329.22				329.22
	4083010042-52	136.72				136.72
	2017080029-52	77.60				77.60
	0958937178-52	273.82				273.82
	1118719182-52	29.74				29.74
	1078719124-52	266.82				266.82
	0918937121-52	29.44				29.44
	0898937178-52	105.80				105.80
	0538786113-52	29.15				29.15
	0498937161-52	116.04				116.04
	0498786119-52	195.01				195.01
	0438937172-52	742.42				742.42
	0338937134-52	26.26				26.26
	0518786126-52	172.32				172.32
NG NATIONAL GRID		3,029.91				3,029.91
NORTHERN C NORTHERN COMPUTE	19613	183.00				183.00
315-779-1385						
NORTHERN C NORTHERN COMPUTE		183.00				183.00
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.	2024-046	125.00				125.00
3157859553						
PSG P.S.G.		125.00				125.00
SCHWERZMANN	007572-5/24	265.00				265.00

Watertown Industrial Center LDC
Aged Payables
As of May 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
Time Warner Charter Communications	144093601050	287.88				287.88
Time Warner Charter Communication		287.88				287.88
WASTE M WASTE MANAGEMENT 315-773-5696	3420721-0448-	392.44				392.44
WASTE M WASTE MANAGEMENT		392.44				392.44
WEST WESTELCOM	61498	105.01				105.01
WEST WESTELCOM		105.01				105.01
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-5/24	109.99				109.99
WHITE'S G.W. WHITE & SON INC		109.99				109.99
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 May 31, 2024

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		7,949.79			272.00	8,221.79

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2024 to May 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
5/1/24	12095	200000 100000	Invoice: 5/24 INS Central Insurance Companies	5,476.41	5,476.41
5/1/24	12096	200000 100000	Invoice: 000038830180 EXCELLUS HEALTH PLAN	558.96	558.96
5/1/24	12097	200000 100000	Invoice: 5/24 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/10/24	12098	200000	Invoice: 0058937125-42524	282.53	
		200000	Invoice: 0498786119-42524	201.48	
		200000	Invoice: 0038937138-42524	354.24	
		200000	Invoice: 0898937178-42524	559.74	
		200000	Invoice: 2017080029-42524	83.45	
		200000	Invoice: 1118719182-42524	147.31	
		200000	Invoice: 1078719124-42524	360.84	
		200000	Invoice: 0958937178-42524	473.21	
		200000	Invoice: 0538786113-42524	30.04	
		200000	Invoice: 0918937121-42524	56.02	
		200000	Invoice: 0438937172-42524	795.42	
		200000	Invoice: 0498937161-42524	739.53	
		200000	Invoice: 2853006061-42524	359.69	
		200000	Invoice: 4083010042-42524	259.70	
		200000	Invoice: 9678936125-42524	177.73	
		200000	Invoice: 0338937134-42524	26.26	
		200000	Invoice: 0518786126-42924	170.51	
		100000	NATIONAL GRID		5,077.70
5/10/24	12099	100000	VOID		
5/10/24	12099	200000 100000	Invoice: 15007 AUBERTINE AND CURRIER ARCHITECTS	4,760.00	4,760.00
5/10/24	12100	200000 200000 100000	Invoice: 92058644 Invoice: 92058725 ABJ FIRE PROTECTION CO.	707.00 1,475.00	2,182.00
5/10/24	12101	200000 100000	Invoice: 11213-43024 NOBEL ACE HDWE	311.50	311.50
5/10/24	12102	200000	Invoice: 0004614-4/24-AB	482.89	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2024 to May 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: 0002012-4/24-C	295.78	
		100000	CITY COMPTROLLER		778.67
5/10/24	12103	200000	Invoice: 241200054245604	187.62	
		200000	Invoice: 241220054265769	444.17	
		200000	Invoice: 241220054265770	203.30	
		200000	Invoice: 241230054276473	55.28	
		100000	DIRECT ENERGY		890.37
5/10/24	12104	200000	Invoice: 50070	770.00	
		100000	GLEASON'S SEPTIC DRAIN SERVICE		770.00
5/10/24	12105	200000	Invoice: 36387907	313.23	
		100000	Great America Financial Services		313.23
5/10/24	12106	200000	Invoice: 5/24 - 7/24	402.84	
		100000	Guardian Life Ins Co		402.84
5/10/24	12107	200000	Invoice: 1401809	79.92	
		100000	PROSHRED		79.92
5/10/24	12108	200000	Invoice: 2024-040	1,125.00	
		100000	P.S.G.		1,125.00
5/10/24	12109	200000	Invoice: 9963075580	250.94	
		100000	VERIZON WIRELESS		250.94
5/10/24	12110	200000	Invoice: 3419174-0448-3	395.77	
		100000	WASTE MANAGEMENT OF NEW YORK		395.77
5/10/24	12111	200000	Invoice: STMT62883792	288.43	
		100000	W.B. MASON COMPANY, INC.		288.43
	Total			25,880.13	25,880.13

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2024
 Prepared by WICLDC STAFF, June 20, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 102,210.00	87,810.23	\$ 7,707.91	7,689.99	85.91
Total Revenues	<u>102,210.00</u>	<u>87,810.23</u>	<u>7,707.91</u>	<u>7,689.99</u>	85.91
Expenses					
Maintenance - Improvements	4,000.00	1,720.00	0.00	0.00	43.00
Maintenance - Building Repairs	17,300.00	20,361.64	2,020.00	90.95	117.70
Maintenance - Common Area	11,500.00	13,490.74	940.80	2,860.60	117.31
Maintenance - Grounds	23,700.00	23,315.54	0.00	6,850.00	98.38
Maintenance - Equipment/Tools	15,500.00	10,979.38	329.00	69.98	70.83
Maintenance - Materials	5,000.00	6,147.15	160.51	150.57	122.94
Total Operations	<u>77,000.00</u>	<u>76,014.45</u>	<u>3,450.31</u>	<u>10,022.10</u>	98.72
Net Income Over Expenditure	\$ <u>25,210.00</u>	<u>11,795.78</u>	\$ <u>4,257.60</u>	<u>(2,332.11)</u>	46.79