

**Watertown Industrial Center LDC****Income Statement for the One Month Period Ending July 31, 2024**

Prepared by Staff, September 21, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 573,417.00	40,234.16	\$ 40,234.16	41,830.00	533,182.84
Misc Inc - Oper & Admin	0.00	0.00	0.00	(827.24)	0.00
Interest Income	12.00	1.17	1.17	1.10	10.83
LIF Loan Principal	45,984.00	4,546.91	4,546.91	4,535.57	41,437.09
Leasehold Interest	0.00	114.96	114.96	126.30	(114.96)
<b>Total Revenues</b>	<b>619,413.00</b>	<b>44,897.20</b>	<b>44,897.20</b>	<b>45,665.73</b>	<b>574,515.80</b>
<b>Expenses</b>					
Marketing	10,000.00	3,150.00	3,150.00	0.00	6,850.00
Salaries	131,754.00	15,074.10	15,074.10	9,065.32	116,679.90
FICA-Medicare Tax Expense	9,750.00	1,142.43	1,142.43	687.16	8,607.57
Health Ins.	5,872.00	497.12	497.12	489.28	5,374.88
Dental Ins	774.00	(15.78)	(15.78)	(10.52)	789.78
Vision Ins.	202.00	(4.11)	(4.11)	(2.74)	206.11
Comp Ins.	2,900.00	405.09	405.09	240.74	2,494.91
Retirement Expense	11,228.00	839.73	839.73	815.84	10,388.27
NYS Unemployment	438.00	19.14	19.14	31.25	418.86
NYS Re-Emp Service	25.00	0.71	0.71	0.00	24.29
Vehicle Allowance	1,800.00	300.00	300.00	150.00	1,500.00
Disability	1,214.00	(65.84)	(65.84)	(38.62)	1,279.84
Paychex Processing	4,292.00	353.44	353.44	503.16	3,938.56
Office Expenses	20,879.00	1,379.11	1,379.11	1,588.25	19,499.89
Depreciation	158,226.00	13,795.11	13,795.11	13,795.11	144,430.89
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	6,595.41	6,595.41	5,476.41	61,458.59
Legal General	7,000.00	0.00	0.00	0.00	7,000.00
Accounting and Auditing	8,581.00	0.00	0.00	0.00	8,581.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	7,800.00
Maintenance - Common Area	11,500.00	993.82	993.82	895.12	10,506.18
Maintenance - Building Repairs	20,800.00	894.00	894.00	1,530.00	19,906.00
Maintenance - Materials	7,000.00	501.52	501.52	27.45	6,498.48
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	23,700.00
Maintenance - Equipment/Tools	23,500.00	3,112.37	3,112.37	119.99	20,387.63
Waste Removal	5,544.00	390.17	390.17	391.34	5,153.83
Property Taxes	35,764.00	9,652.06	9,652.06	0.00	26,111.94
Water	9,324.00	802.03	802.03	802.03	8,521.97
Electric	49,682.00	3,618.72	3,618.72	3,826.51	46,063.28
Gas	29,702.00	201.69	201.69	306.97	29,500.31
Interest Expense-Roof Project	4,463.00	397.13	397.13	401.67	4,065.87
Interest Expense-JCLDC Project	635.00	114.96	114.96	126.30	520.04
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>689,103.00</b>	<b>64,144.13</b>	<b>64,144.13</b>	<b>41,218.02</b>	<b>624,958.87</b>
Total Revenue	619,413.00	44,897.20	44,897.20	45,665.73	574,515.80
Total Expenses	689,103.00	64,144.13	64,144.13	41,218.02	624,958.87
<b>Net Income Over Expenditure</b>	<b>\$ (69,690.00)</b>	<b>(19,246.93)</b>	<b>\$ (19,246.93)</b>	<b>4,447.71</b>	<b>(50,443.07)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the One Month Period Ending July 31, 2024**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 573,417.00	40,234.16	\$ 40,234.16	41,830.00	7.02
Misc Inc - Oper & Admin	0.00	0.00	0.00	(827.24)	0.00
Interest Income	12.00	1.17	1.17	1.10	9.75
<b>Total Revenues</b>	<b>573,429.00</b>	<b>40,235.33</b>	<b>40,235.33</b>	<b>41,003.86</b>	<b>7.02</b>
<b>Expenses</b>					
Marketing	10,000.00	3,150.00	3,150.00	0.00	31.50
Salaries	131,754.00	15,074.10	15,074.10	9,065.32	11.44
Benefits	34,203.00	3,118.49	3,118.49	2,362.39	9.12
Paychex Processing	4,292.00	353.44	353.44	503.16	8.23
Office Expenses	20,879.00	1,379.11	1,379.11	1,588.25	6.61
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	0.00
Insurance	68,054.00	6,595.41	6,595.41	5,476.41	9.69
Professional Consultants	28,281.00	0.00	0.00	0.00	0.00
Maintenance Expenses	94,300.00	5,501.71	5,501.71	2,572.56	5.83
Utilities Taxes & Rent	130,016.00	14,664.67	14,664.67	5,326.85	11.28
Interest Expense-JCLDC Project	635.00	114.96	114.96	126.30	18.10
Interest Exp Roof Project	4,463.00	397.13	397.13	401.67	8.90
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
<b>Total Operations</b>	<b>530,877.00</b>	<b>50,349.02</b>	<b>50,349.02</b>	<b>27,422.91</b>	<b>9.48</b>
Total Revenue	573,429.00	40,235.33	40,235.33	41,003.86	7.02
Total Expenses	530,877.00	50,349.02	50,349.02	27,422.91	9.48
<b>Net Income Over Expenditure</b>	<b>\$ 42,552.00</b>	<b>(10,113.69)</b>	<b>\$ (10,113.69)</b>	<b>13,580.95</b>	<b>(23.77)</b>

Watertown Industrial Center LDC  
Balance Sheet  
July 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	121,839.67
Capital Reserve		139,425.83
Leasehold Improvement Fund		193,777.84
Accounts Receivable		2,547.52
Acc. Rec. LHI		40,851.61
Rents Receivable		19,782.77
		518,225.24
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(62,011.31)
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		(4,505,202.39)
		1,791,070.33
Total Property and Equipment		
Other Assets		
Work In Process-Variou		94,720.37
		94,720.37
Total Other Assets		
Total Assets	\$	2,404,015.94

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	22,261.91
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		33.28
ACCRUED PAYROLL		1,471.00
Retirement Withheld		147.06
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		41,442.23
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		50.72
Deferred Revenue		(594.57)
ARPA Grant - Infrastructure		150,000.00
		215,838.85
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		41,437.23
Roof Replacement Loan		157,035.33
		198,472.56
Total Long-Term Liabilities		
Total Liabilities		414,311.41
Capital		
Fund Balance		235,360.57
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  
July 31, 2024

Net Income	<u>(19,246.93)</u>	
Total Capital		<u>1,989,704.53</u>
Total Liabilities & Capital	\$	<u><u>2,404,015.94</u></u>

Watertown Industrial Center Compative Balance Sheet for: 6/30/24 - 7/31/24

<b>ASSETS</b>	6/30/2024	7/31/2024	Before Adjusting Entries 6/30/2024
<b>Current Assets</b>			
General Checking - Key Bank	\$ 129,683.41	\$ 121,839.67	\$ 129,683.41
Capital Reserve	136,828.72	139,425.83	136,828.72
Leasehold Improvement Fund	193,776.20	193,777.84	193,776.20
Accounts Receivable	1,690.49	2,547.52	1,690.49
Acc. Rec. LHI	45,398.52	40,851.61	45,398.52
Rents Receivable	<u>17,495.50</u>	<u>19,782.77</u>	<u>17,495.50</u>
<b>Total Current Assets</b>	<b>524,872.84</b>	<b>518,225.24</b>	<b>524,872.84</b>
<b>Property and Equipment</b>			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(61,864.27)	(62,011.31)	(61,864.27)
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>(4,491,554.32)</u>	<u>(4,505,202.39)</u>	<u>(4,491,554.32)</u>
<b>Total Property and Equipment</b>	<b>1,804,865.44</b>	<b>1,791,070.33</b>	<b>1,804,865.44</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>90,707.87</u>	<u>94,720.37</u>	<u>90,707.87</u>
<b>Total Other Assets</b>	<b>90,707.87</b>	<b>94,720.37</b>	<b>90,707.87</b>
<b>Total Assets</b>	<b><u>\$ 2,420,446.15</u></b>	<b><u>\$ 2,404,015.94</u></b>	<b><u>\$ 2,420,446.15</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 8,675.68	\$ 22,261.91	\$ 8,675.68
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	31.64	33.28	31.64
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	147.06	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	45,989.14	41,442.23	45,989.14
Deferred Liab.Back of A Project	0.17	0.17	0.17
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	(594.57)	(594.57)	(594.57)
ARPA Grant - Infrastructure	<u>150,000.00</u>	<u>150,000.00</u>	<u>150,000.00</u>
<b>Total Current Liabilities</b>	<b>206,653.96</b>	<b>215,838.85</b>	<b>206,653.96</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	45,984.14	41,437.23	45,984.14
Back A Renovation Loan	0.00	0.00	0.00
Roof Replacement Loan	<u>158,856.59</u>	<u>157,035.33</u>	<u>158,856.59</u>
<b>Total Long-Term Liabilities</b>	<b>204,840.73</b>	<b>198,472.56</b>	<b>204,840.73</b>
<b>Total Liabilities</b>	<b>411,494.69</b>	<b>414,311.41</b>	<b>411,494.69</b>
<b>Capital</b>			
Fund Balance	278,987.39	235,360.57	278,987.39
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>(43,626.82)</u>	<u>(19,246.93)</u>	<u>(43,626.82)</u>
<b>Total Capital</b>	<b>2,008,951.46</b>	<b>1,989,704.53</b>	<b>2,008,951.46</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,420,446.15</u></b>	<b><u>\$ 2,404,015.94</u></b>	<b><u>\$ 2,420,446.15</u></b>

### Watertown Industrial Center LDC Tenant Receivables As of Jul 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	7162	8/3/24	-550.00				-550.00
<b>Bice Family LLC</b>			<b>-550.00</b>				<b>-550.00</b>
DigiCollect LLC	7230	7/1/24	304.50				304.50
<b>DigiCollect LLC</b>			<b>304.50</b>				<b>304.50</b>
Cean Enterprises Incorporated	7225	7/1/24	1,720.08				1,720.08
<b>Cean Enterprises Incorporated</b>			<b>1,720.08</b>				<b>1,720.08</b>
<b>Erie Boulevard Hydropower L.P.</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
	7227	7/1/24	6.14				6.14
<b>LAURENCE WOLLUM</b>			<b>6.14</b>			<b>-5.70</b>	<b>0.44</b>
MODERN MOVING AND STORAG	7150	3/1/24				197.96	197.96
	7177	4/1/24				4,565.40	4,565.40
	7191	5/1/24			4,565.40		4,565.40
	7208	6/1/24		4,565.40			4,565.40
	7223	7/1/24	4,565.40				4,565.40
<b>MODERN MOVING AND STORAG</b>			<b>4,565.40</b>	<b>4,565.40</b>	<b>4,565.40</b>	<b>4,763.36</b>	<b>18,459.56</b>
<b>PICK N GO PROPERTY WASTE S</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>
TI HABITAT FOR HUMMANITY	7166	8/1/24	-100.00				-100.00
<b>TI HABITAT FOR HUMMANITY</b>			<b>-100.00</b>				<b>-100.00</b>
Tom Barker	7181	4/1/24				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

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Jul 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
	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
	7219	7/1/24	22.37				22.37
<b>W.B. Mason Co, Inc.</b>			<b>22.37</b>			<b>-0.12</b>	<b>22.25</b>
			<b>5,968.49</b>	<b>4,565.40</b>	<b>4,565.40</b>	<b>727.00</b>	<b>15,826.29</b>

## Watertown Industrial Center LDC Aged Receivables As of Jul 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	7214			1,606.18		1,606.18
MODERN MOVING AND S	7246	857.03				857.03
315-225-9279						
<b>MODERN MOVING MODERN MOVING AND S</b>		<b>857.03</b>		<b>1,606.18</b>		<b>2,463.21</b>
SERV-PRO	4268				84.32	84.32
SERV-PRO						
<b>SERV-PRO SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
<b>SOLURI BILLY SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>Report Total</b>		<b>857.03</b>		<b>1,606.18</b>	<b>84.31</b>	<b>2,547.52</b>



## Watertown Industrial Center LDC Cash Receipts Journal For the Period From Jul 1, 2024 to Jul 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
7/17/24	141000 100000	3225	Invoice: 7226 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
7/17/24	141000 100000	0077692360	Invoice: 7216 Ampersand New York Operations Co. LLC.	972.30	972.30
7/17/24	141000 100000	12168	Invoice: 7224 Nytric Electrical Contractors, LLC.	6,090.66	6,090.66
7/17/24	141000 100000	7308	Invoice: 7218 JEFFERSON COUNTY LDC	1,534.74	1,534.74
7/17/24	141000 100000	107064	Invoice: 7221 Luck Bros Inc	575.00	575.00
7/17/24	141000 100000	0000080730	Invoice: 7227 LAURENCE WOLLUM	401.81	401.81
7/17/24	141000 100000	95267	Invoice: 7215 UPSTATE CONSTRUCTION SERVICES, INC.	1,273.70	1,273.70
7/17/24	141000 100000	3350	Invoice: 7205 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22
7/17/24	141000 100000	845920	Invoice: 7219 W.B. Mason Co, Inc.	1,092.56	1,092.56
7/17/24	141000 100000	24466	Invoice: 7222 BLACK HORSE GROUP, LLC	1,717.38	1,717.38
7/17/24	141000 100000	1608	Invoice: 7229 WATERTOWN MODEL RAILROAD CLUB	375.00	375.00
7/17/24	141000 100000	005013	Invoice: 7199 Cean Enterprises Incorporated	2,782.00	2,782.00
7/31/24	141000 100000	12422	Invoice: 7228 SERV-PRO	2,711.63	2,711.63
7/31/24	141000 100000	100967	Invoice: 7217 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
7/31/24	141000 100000	3367	Invoice: 7220 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22
				<b>37,946.89</b>	<b>37,946.89</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jul 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	11213-6/24		119.99			119.99
NOBEL ACE HDWE	11213-7/24	1,925.20				1,925.20
315-782-5964						
<b>ACE</b>		<b>1,925.20</b>	<b>119.99</b>			<b>2,045.19</b>
<b>NOBEL ACE HDWE</b>						
CINTAS	12666550-7/24	395.14				395.14
CINTAS						
<b>CINTAS</b>		<b>395.14</b>				<b>395.14</b>
<b>CINTAS</b>						
CITYCOMP	0004614-7/24	497.38				497.38
CITY COMPTROLLER	0002012-7/24	304.65				304.65
315-785-7757						
<b>CITYCOMP</b>		<b>802.03</b>				<b>802.03</b>
<b>CITY COMPTROLLER</b>						
DE	242130054913	585.05				585.05
DIRECT ENERGY	242130054913	242.72				242.72
	242120054902	87.21				87.21
	242140054921	55.28				55.28
<b>DE</b>		<b>970.26</b>				<b>970.26</b>
<b>DIRECT ENERGY</b>						
Great America	37046609	313.23				313.23
Great America Financial						
Matt Burlage						
1-866-803-2665						
<b>Great America</b>		<b>313.23</b>				<b>313.23</b>
<b>Great America Financial</b>						
HANES	19793-7/24	1,604.80				1,604.80
HANES SUPPLY, INC.						
<b>HANES</b>		<b>1,604.80</b>				<b>1,604.80</b>
<b>HANES SUPPLY, INC.</b>						

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jul 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
JCIDA JEFFERSON COUNTY I  315-782-9277	3955	9,652.06				9,652.06
<b>JCIDA JEFFERSON COUNTY I</b>		<b>9,652.06</b>				<b>9,652.06</b>
NG NATIONAL GRID	1118719182-72 1078719124-72 0918937121-72 0898937178-72 0538786113-72 0498937161-72 0498786119-72 0438937172-72 28530006061-7 4083010042-72 0058937125-72 00389337138-7 9678936125-72 2017080029-72 0958937178-72 0338937134-72 0518786126-73	29.60 264.22 29.60 30.83 29.60 29.62 263.78 1,329.12 339.07 140.13 198.74 345.62 26.67 87.45 346.88 26.66 189.59				29.60 264.22 29.60 30.83 29.60 29.62 263.78 1,329.12 339.07 140.13 198.74 345.62 26.67 87.45 346.88 26.66 189.59
<b>NG NATIONAL GRID</b>		<b>3,707.18</b>				<b>3,707.18</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>
PITCHER'S SEWER PITCHER'S SEWER SE  315-785-1834	20356	324.00				324.00
<b>PITCHER'S SEWER PITCHER'S SEWER SE</b>		<b>324.00</b>				<b>324.00</b>
SERV-PRO	20240717-5	570.00				570.00

## Watertown Industrial Center LDC Aged Payables As of Jul 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
SERV-PRO						
<b>SERV-PRO</b>		<b>570.00</b>				<b>570.00</b>
<b>SERV-PRO</b>						
WASTE M WASTE MANAGEMENT	3424028-0448-	390.17				390.17
315-773-5696						
<b>WASTE M</b> <b>WASTE MANAGEMENT</b>		<b>390.17</b>				<b>390.17</b>
WB MASON W.B. MASON COMPANY	STMT6514562	371.78				371.78
<b>WB MASON</b> <b>W.B. MASON COMPAN</b>		<b>371.78</b>				<b>371.78</b>
WHITE'S G.W. WHITE & SON INC	105092-6/24 105092-7/24	83.89	527.43			527.43 83.89
315-788-6200						
<b>WHITE'S</b> <b>G.W. WHITE &amp; SON INC</b>		<b>83.89</b>	<b>527.43</b>			<b>611.32</b>
WICLDC WATERTOWN INDUSTR	3/09 LHI SERV 04/09-SERVPR				-1.00 -1.00	-1.00 -1.00
Billy Soluri 315-782-9277	5/09 LHI SERV				-1.00	-1.00
<b>WICLDC</b> <b>WATERTOWN INDUSTR</b>					<b>-3.00</b>	<b>-3.00</b>
<b>Report Total</b>		<b>21,109.74</b>	<b>647.42</b>		<b>272.00</b>	<b>22,029.16</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the One Month Period Ending July 31, 2024**  
 Prepared by WICLDC STAFF, September 21, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 113,793.00	7,572.71	\$ 7,572.71	7,709.90	6.65
Total Revenues	<u>113,793.00</u>	<u>7,572.71</u>	<u>7,572.71</u>	<u>7,709.90</u>	6.65
<b>Expenses</b>					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	894.00	894.00	1,530.00	4.30
Maintenance - Common Area	11,500.00	993.82	993.82	895.12	8.64
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	23,500.00	3,112.37	3,112.37	119.99	13.24
Maintenance - Materials	7,000.00	501.52	501.52	27.45	7.16
Total Operations	<u>94,300.00</u>	<u>5,501.71</u>	<u>5,501.71</u>	<u>2,572.56</u>	5.83
<b>Net Income Over Expenditure</b>	<b>\$ <u>19,493.00</u></b>	<b><u>2,071.00</u></b>	<b>\$ <u>2,071.00</u></b>	<b><u>5,137.34</u></b>	<b>10.62</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the One Month Period Ending July 31, 2024**  
 Prepared by WICLDC STAFF, August 24, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 113,793.00	7,572.71	\$ 7,572.71	7,709.90	6.65
Total Revenues	<u>113,793.00</u>	<u>7,572.71</u>	<u>7,572.71</u>	<u>7,709.90</u>	6.65
<b>Expenses</b>					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	894.00	894.00	1,530.00	4.30
Maintenance - Common Area	11,500.00	993.82	993.82	895.12	8.64
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	23,500.00	3,112.37	3,112.37	119.99	13.24
Maintenance - Materials	7,000.00	501.52	501.52	27.45	7.16
Total Operations	<u>94,300.00</u>	<u>5,501.71</u>	<u>5,501.71</u>	<u>2,572.56</u>	5.83
<b>Net Income Over Expenditure</b>	<b>\$ <u>19,493.00</u></b>	<b><u>2,071.00</u></b>	<b>\$ <u>2,071.00</u></b>	<b><u>5,137.34</u></b>	<b>10.62</b>

May-24

Tenant	Staff	Expiration	Option	Rate Change	Main Square Ft	Storage Square Ft	Base Rent	Taxes	Maint	Heat	Electric	CIR	Water	Storage /Trash/Other	Total	Billing Check	Ok to Invoice
Black Horse Group	28	12/31/2024	None	11/1/2024	2,233.00	1,500.00	793.13	65.75	246.54	-	-	71.91	40.05	500.00	\$ 1,717.38	Yes	Yes
Brookfield Power	43	1/31/2031	3/1/2031	2/1/2025	21,356.00	-	8,273.64	641.57	2,474.63	-	-	733.22	56.00	-	\$ 12,179.06	Yes	Yes
Converse Labs	12	12/31/2025	None	-	3,700.00	-	1,118.03	123.33	462.50	-	-	138.75	-	-	\$ 1,842.61	Yes	Yes
All Ski Lifts - Larry Wollum	1	Monthly	-	-	288.00	-	192.47	8.82	33.09	-	68.92	9.65	-	95.00	\$ 407.95	Yes	Yes
JCLDC	7	4/30/2025	5/1/2025	10/1/2024	4,616.00	2,000.00	484.68	150.05	562.69	-	-	164.12	36.57	136.63	\$ 1,534.74	Yes	Yes
ServPro of Jefferson County	11	9/30/2024	10/1/2024	10/1/2024	5,480.00	-	1,248.93	182.50	684.38	-	-	199.61	46.21	350.00	\$ 2,711.63	Yes	Yes
Upstate Construction	3	3/31/2025	None	4/1/2024	1,080.00	-	700.19	60.27	223.86	100.31	86.10	63.72	39.25	-	\$ 1,273.70	Yes	Yes
Upstate Testing and Control	2	6/30/2025	-	7/1/2025	1,500.00	-	619.53	51.99	194.93	-	-	62.85	38.22	-	\$ 972.30	Yes	Yes
W.B. Mason	3	Monthly	-	7/1/2024	1,700.00	-	497.53	52.07	195.26	122.04	148.08	56.95	43.00	-	\$ 1,114.93	Yes	Yes
Watertown Model Railroad Club	-	12/31/2024	1/1/2025	1/1/2025	2,800.00	-	375.00	-	-	-	-	-	-	-	\$ 375.00	Yes	Yes
Modern Moving	13	3/31/2026	4/1/2026	4/1/2025	9,600.00	-	2,271.82	329.67	1,250.82	-	-	368.46	44.63	300.00	\$ 4,565.40	Yes	Yes
WRMC	37	6/30/2031	7/1/2031	7/1/2025	11,022.00	-	3,553.24	350.04	378.42	691.79	691.79	387.88	37.50	-	\$ 6,090.66	Yes	Yes
Pick N Go Waste Services	6	3/31/2026	-	-	2,160.00	-	1,051.98	83.57	297.19	-	35.62	87.54	43.32	600.00	\$ 2,199.22	Yes	Yes
DigiCollect	0	Monthly	None	-	400.00	-	154.50	-	-	-	-	-	-	150.00	\$ 304.50	Yes	Yes
Luck Bros Contracting	2	Monthly	-	-	8,000.00	-	575.00	-	-	-	-	-	-	-	\$ 575.00	Yes	Yes
DocPE	3	1/31/2024	-	-	4,923.00	-	936.00	102.60	396.90	71.82	71.82	116.10	24.84	-	\$ 1,720.08	Yes	Yes
Bice Family LLC	0	10/31/2024	11/1/2024	11/1/2024	1,400.00	-	281.67	45.50	171.50	-	-	51.33	-	-	\$ 550.00	Yes	Yes
THabitat	0	2/28/2026	3/1/2026	3/1/2025	800.00	-	100.00	-	-	-	-	-	-	-	\$ 100.00	Yes	Yes
<b>Total</b>	<b>171</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>83,058.00</b>	<b>3,500.00</b>	<b>\$ 23,127.34</b>	<b>\$ 2,247.73</b>	<b>\$ 7,572.71</b>	<b>\$ 985.96</b>	<b>\$ 1,102.33</b>	<b>\$ 2,512.09</b>	<b>\$ 449.59</b>	<b>\$ 2,131.63</b>	<b>\$ 40,234.16</b>		

Yard Space			
Total Leased			
			Sq.ft. Leased 86,558.00
			WICLDC 25,624.00
			<b>Total 112,182.00</b>
Per Proposed Pilot	Office	Flex	Subpar
Leased Sq.ft.	20,035.00	91,250.00	897.00
Leasable Sq.ft.	22,126.00	95,633.00	63,914.00
<b>% Occupied</b>	<b>91%</b>	<b>95%</b>	<b>1%</b>

New Lease or Executed Option					
Begins	Tenant	Employees	Length	Square Feet	Total Base Rent

Additional	
Tenant Billing	40,234.16
Modern Moving - Utility	857.03
<b>Total Billing</b>	<b>\$ 41,091.19</b>

Total Available Sq.ft.	181,673.00
Total Leased Sq.ft	112,182.00
<b>% Occupied</b>	<b>62%</b>

Prospect List					
ID	Prospect	Length	Square Ft.	Estimated Move In Cost	# of Jobs
A					