

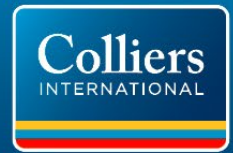


# LETTER OF TRANSMITTAL

COLLIERS INTERNATIONAL  
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September 27, 2023

James V. Lettiere, Jr.  
Southside Water Inc.  
16115 Heaslip Lane  
Clayton, New York 13624

and

Joel R. Bartlett, Town Supervisor  
Town of Watertown  
22867 County Route 67  
Watertown, New York 13601

RE: Appraisal of  
Southside Water, Inc. Property  
Lettiere Subdivision off Ives Street (County Route 65)  
Town of Watertown, Jefferson County, New York

Dear Mr. Lettiere and Mr. Bartlett:

At your request, the attached appraisal report has been completed to analyze the "as is" market value of the fee simple estate interest of the above referenced property at Lettiere Subdivision off Ives Street (County Route 65), in the town of Watertown, Jefferson County, New York.

The subject is a water supply line consisting of 12,733± linear feet that includes several accessory components. The first sections of the pipeline system were originally constructed starting in 1958, with sections added through 2009. The sections completed through 1966 consisted mostly of AC pipe (asbestos cement pipe), totaling 9,295 linear feet, the sections added after 1966 consisted of ductile iron pipe, totaling 3,385 linear feet, plus three feet of cast iron and 50 linear feet of steel casing. Most of the pipeline system consists of six-inch diameter pipe, however, there are some pipe sections that are eight inches and 18 inches in diameter. The waterline system also includes 110 copper water services (mostly installed 1958-2008) totaling 3,080 linear feet, ten HDPE (3/4-inch and one-inch high density polyethylene or PEX) water services (installed 2008-2023) totaling 250 linear feet, 35 six-inch and eight-inch gate valves, two meters, one meter pit, six fire hydrants and three blow-offs.

The intended use of this appraisal is for market valuation purposes to establish a selling price. This appraisal does not include consideration for any personal property, business value, goodwill, or other intangibles.

Southside Water Inc. and the Town of Watertown are the clients and the only intended users of this report. This report may not be distributed to or relied upon by any other persons or entities for any purpose whatsoever, without our written permission. All other uses and users are unintended, unless specifically stated in the letter of transmittal.

The scope of this assignment includes the application of the Cost Approach and Income Capitalization Approach. An analysis was made, reviewing recent transactions in the market. The valuation is reported in the form of an appraisal report.

Extraordinary assumptions adopted for this appraisal include that the property is assumed to have no environmental issues and that the diameters, lengths and conditions of the waterline piping as provided by the owner are accurate. No hypothetical conditions are required for this appraisal report.

The property value opinion is made as of September 6, 2023, the date of the inspection. Because of our investigation and analysis of the information contained in this report, as well as a general knowledge of real estate valuation procedures, it is our opinion that the "as is" market value of the fee simple estate is:

**SIX HUNDRED TEN THOUSAND DOLLARS**  
**\$610,000**

The value opinion stated above, and every other element of the attached appraisal report are qualified by the General Assumptions and Limiting Conditions included in this report. Data, information, and the calculations leading to the value conclusion are incorporated in the report. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and inseparable from this letter.

A description of the property, together with an explanation of the valuation procedures used, is contained in our report. This appraisal assignment was not made nor was the appraisal rendered based on a requested minimum valuation, a specific valuation, or amount that would result in the approval of a loan. It is our opinion that the following appraisal report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal guidelines and standards. For your review, an Executive Summary follows this letter.

Please call if you have any questions regarding our assumptions, opinions, and conclusions.

Respectfully Submitted,

Colliers International Valuation & Advisory Services

Reviewed By:



Donald A. Fisher, MAI, ARA  
Valuation Services Director | Syracuse  
NY State Certified Gen. Appraiser #46-0060

Susan Baldwin, MAI, AI-GRS  
Managing Director | Syracuse  
NY State Certified Gen. Appraiser #46-3166

DAF/bah (File #SYR230008)

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**Executive Summary:**

CLIENTS AND INTENDED USERS:	Southside Water Inc. and the Town of Watertown.
PROPERTY NAME:	Southside Water, Inc. Property.
PROPERTY LOCATION:	Lettiere Subdivision off Ives Street (County Route 65), town of Watertown, Jefferson County, New York.
TYPE OF PROPERTY:	A water supply line.
SITE SIZE:	According to the owner's inventory the subject is 12,733± linear feet of water lines with accessories.
TAX PARCEL:	682.00-26-1 (identified as "Water supply").
PROPERTY OWNER:	Southside Water Inc..
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate.
PROPERTY ZONING:	R-3; Residential 15,000 sf District.
FLOOD CONDITIONS:	Flood Zone X (flood insurance is not required).
HIGHEST AND BEST USE:	
AS IF VACANT:	Not applicable.
AS IMPROVED:	Continued use as a water supply line.
EXTRAORDINARY ASSUMPTIONS:	No environmental issues. Sizes, lengths and conditions of water lines and accessories as provided by owner are accurate.
HYPOTHETICAL CONDITIONS:	None.

DATE OF VALUATION: September 6, 2023.

DATE OF INSPECTION: September 6, 2023.

DATE OF REPORT: September 27, 2023.

**VALUE INDICATORS:**

COST APPROACH: \$632,000.

INCOME CAPITALIZATION APPROACH:

DIRECT CAPITALIZATION: \$554,000.

**RECONCILED MARKET VALUE:**

**SIX HUNDRED TEN THOUSAND DOLLARS**  
**\$610,000**

**Certification:**

**We certify that, to the best of our knowledge and belief:**

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, the Standards of Professional Appraisal Practices of the Appraisal Institute, and Best in Business Ethics of the American Society of Farm Managers and Rural Appraisers.

We certify that, to the best of our knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics, the Standards of Professional Appraisal Practice of the Appraisal Institute, and Best in Business Ethics of the American Society of Farm Managers and Rural Appraisers.

The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers relating to review by its duly authorized representatives.

Donald A. Fisher, MAI, ARA personally inspected the property that is the subject of this report. Susan Baldwin, MAI, AI-GRS did not inspect the property but has reviewed this report. No one provided significant professional assistance to the persons signing this report.

We have performed no services, as an appraiser or in any other capacity, regarding the subject property of this report within the last three-year period immediately preceding acceptance of this assignment.

We are not responsible for electronic sharing, or sharing in any form, of this appraisal report.

The client should note that the report prepared for this assignment is an opinion of value by the appraiser; that a Court, State, or Federal agency, including the Internal Revenue Service that reviews this report may disagree with or reject this opinion; and that the appraiser cannot guarantee the outcome of or be financially responsible to the client for any taxes, penalties or interest imposed that may result from such review.

As of the date of this report, Donald A. Fisher, MAI, ARA has completed the continuing education program for designated members of the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers, and with the State of New York. As of the date of this report, Susan Baldwin, MAI, AI-GRS has completed the continuing education program for designated members of the Appraisal Institute and the State of New York.

---

Colliers International Valuation & Advisory Services

Reviewed By:




Donald A. Fisher, MAI, ARA  
Valuation Services Director | Syracuse  
NY State Certified Gen. Appraiser #46-0060

Susan Baldwin, MAI, AI-GRS  
Managing Director | Syracuse  
NY State Certified Gen. Appraiser #46-3166

***Underlying Assumptions And Limiting Conditions:***

This appraisal report has been made with the following assumptions and limiting conditions:

1. No responsibility is assumed for matters of a legal nature that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value opinion is given without regard to any questions of title, boundaries, encumbrances, or encroachments unless otherwise stated. We are not usually provided an abstract of the subject property and we are not qualified to render any legal opinion concerning such a document.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management is assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. All engineering is assumed to be correct. Any maps, plats, plot plans, drawings and/or exhibits reproduced and included in this report are intended only for the purpose of showing spatial relationships and to assist the reader in visualizing the property unless otherwise stated. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern about boundaries, setbacks, encroachments, or other survey matters.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable unless so stated. No responsibility is assumed for such conditions, or for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made by the appraiser, no liability is assumed for soil conditions. Sub-surface rights (mineral, gas, oil, etc.) were not considered in making this appraisal unless so stated.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal by the appraiser.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items are based on a reasonable investigation, but any significant question should be addressed to local zoning or land use officials and/or an attorney.
9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based unless otherwise stated. This includes permits to emit any regulated substances into the air or water or onto or into the ground. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.
10. It is assumed that the utilization of land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted.
11. We assume no responsibility for economic or physical factors that may affect the opinions herein stated which might occur at some date after the date of value.
12. We reserve the right to make such adjustments to the valuation herein reported, as may be required by the consideration of additional data or more reliable data that may become available.

13. Where discounted cash flow analyses have been undertaken, the discount rates utilized to bring forecasted future revenues back to estimates of present value reflect our market investigations of yield anticipations from comparable sales, our judgment as to risks and uncertainties in the subject property, and the consequential rates of return required to attract an investor under such risk conditions.
14. Our forecasts of future events that influence the valuation process are predicated on the continuation of historical and current trends in the market.
15. No opinion is expressed as to the value of the sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials, except as expressly stated.
16. We are not an environmental expert, and we do not have the expertise necessary to determine the existence of environmental hazards including but not limited to mechanical equipment or structures, or presence of chemical or toxic substances, urea-formaldehyde foam insulation, toxic or hazardous waste, asbestos or hazardous building materials, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), contaminated drywall or other building materials, lead-contaminated plumbing, soil and subsoil contamination, groundwater contamination, agricultural chemicals, electro-magnetic fields (EMFs), radon or other indoor air contamination which may or may not be present on the property, or other environmental hazards or conditions on the subject or surrounding properties. None were called to our attention nor did we become aware of such during the inspection unless so stated. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. Non-disclosure should not be taken as an indication that such a problem does not exist. The appraiser, however, is not qualified to test such substances or conditions. Based on visual inspection, there appears to be no conditions, including but not limited to the above-referenced items, which would render the property more or less valuable, except as noted. The client is urged to retain an expert in that field, if certainty is desired.
17. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the client and/or an identified intended user without the previous written consent of the appraiser and the client, and in any event, only with proper written qualification and only in its entirety.
18. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
19. Any distribution of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
20. Unless otherwise stated, personal property has not been included in this report.
21. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he or she is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the author.
22. The appraiser is not qualified to judge whether the property complies with laws such as the Americans with Disabilities Act of 1990, Clean Air Act of 1990, Clean Water Act, Endangered Species Act, etc. or any subsequent revisions to any of these laws. Employee health and safety concerns as per the Occupational Safety & Health Administration (OSHA) and other agencies are also assumed to be in compliance with current regulations and standards unless specifically addressed in this report. Such categories can consist of operational procedures, storage of hazardous materials, building/property safety or protection devices, safeguards for utility entrances and distribution areas, anti-smoking legislation, etc.
23. This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, un-incorporated association or similar organization formed for or engaged in investment

or gain from an interest in real property, including but not limited to a sale, exchange, trade, development or lease of property on behalf of others, or which is required to be registered with the U.S. Securities & Exchange Commission or any Federal or State agency which regulates investments made as a public offering.

24. Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use unless otherwise stated.
25. No chemical or scientific tests were performed by the appraiser on subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.
26. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the owner's submitted plans and specifications unless stated otherwise.
27. The value opinion is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field, if certainty is desired.
28. The appraisal is an opinion of value based on an analysis of information known at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of erroneous or incomplete information provided by the property owner and/or client, such as lease or financial information. If new information of significance comes to light, the value given in this report is subject to change without notice.
29. Any claims, lawsuits, etc. filed against this firm and/or author(s) are limited in monetary damages to the amount of the fee charged and collected for the completion of this appraisal report.

This appraisal is subject to the following assumptions and limiting conditions:

- › The appraiserWord.Noun.S\_no\_Smay or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- › Word.I\_We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- › The exhibits in this report are included to assist the reader in visualizing the property. Word.I\_We have made no survey of the property and assume no responsibility in connection with such matters.
- › Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- › The appraiserWord.Noun.S\_no\_SassumeWord.Verb.S\_no\_Sno responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- › Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- › This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- › The appraiserWord.Noun.S\_no\_Smay not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- › The statements of value and all conclusions shall apply as of the dates shown herein.
- › There is no present or contemplated future interest in the property by the appraiserWord.Noun.S\_no\_Swhich is not specifically disclosed in this report.
- › Without the written consent or approval of the authorWord.Noun.S\_no\_Sneither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraiserWord.Noun.S\_no\_Sand the firm with which the appraiserWord.Noun.S\_no\_SWord.Is\_Are connected.
- › This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authorWord.Noun.S\_no\_Sno portion of the report stands alone.
- › The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- › The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiserWord.Noun.S\_no\_SWord.Is\_Are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- › The appraiserWord.Noun.S\_no\_SWord.Is\_Are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers

International Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

- › The appraiser's responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Colliers International Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- › An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- › A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- › This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

**Photographs Of The Subject Property:**



LOOKING NORTHEAST ALONG IVES STREET FROM FLUSHING HYDRANT



SOUTHWEST END OF WATER DISTRICT WITH HYDRANT AND FLUSHING HYDRANT ON IVES STREET



FLUSHING HYDRANT OFF IVES STREET



COMPARTMENT FOR FLUSHING HYDRANT



LOOKING EAST ALONG HOLCOMB STREET



LOOKING ALONG WOODSIDE DRIVE



BLOWOFF – WOODSIDE DRIVE



WOODSIDE DRIVE AND HILLSIDE DRIVE, HYDRANT



WOODSIDE DRIVE AND SUNSET RIDGE



LOOKING ALONG BIRCH LANE FROM SUNSET RIDGE



LOOKING SOUTHWEST ALONG IVES STREET FROM HOLCOMB DRIVE



HYDRANT AND BLOW OFF



METER PIT – HOLCOMB STREET



INTERIOR WALLS OF METER PIT



PIPES AND VALVES IN METER PIT



WATER MAIN VALVE IN METER PIT



SECTION OF WATER PIPE – LONGITUDINAL CRACK



INTERIOR OF WATER PIPE

**General Information:*****EFFECTIVE DATE OF THE APPRAISAL/DATE OF THE REPORT:***

Donald A. Fisher, MAI, ARA inspected and photographed the property on September 6, 2023 in the presence of the owner, James V. Lettiere, Jr. Susan Baldwin, MAI, AI-GRS did not personally inspect the property but has reviewed this report. The "as is" market value of the subject is effective as of the date of inspection. The report was prepared during August to September 2023.

***INTENDED USE AND CLIENT/USER OF THE APPRAISAL:***

Based on the client's instructions, the intended use of this appraisal is for market valuation purposes to establish a selling price. Southside Water Inc. and the Town of Watertown are the clients and the only intended users of this report. All other uses and users are unintended, unless specifically stated in this report.

***APPRAISAL REPORT FORMAT:***

The appraisal is presented as an appraisal report in accordance with Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition, which has been extended by the Appraisal Standards Board (ASB) to be effective until December 31, 2023.

***Definition Of Appraisal:***

"The act or process of developing an opinion of value; an opinion of value. Comment: An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., to assessed value, collateral value)"<sup>1</sup>.

***Definition Of Report:***

"Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client upon completion of an assignment"<sup>2</sup>.

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<sup>1</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 3.

<sup>2</sup>Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition (Chicago: Appraisal Institute, 2022) 163.

**Definition Of Fee Simple Estate:**

Fee simple estate is known as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”<sup>3</sup>

Utility easements along public roads are common encumbrances on fee simple estate ownerships; however, we recognize that the availability of public utilities generally enhances the potential uses and developability of the land through which they pass. Since it is typical for the comparable sales to have similar utility easements along their respective road frontages, no adjustments are required for rights conveyed regarding these utility adjustments and the subject’s ownership is considered to be equivalent to fee simple estate.

The subject property is a water supply line. Long-term leases do not encumber the subject property; therefore, the fee simple estate is valued.

**Definition Of Market Value:**

The definition of market value, as defined by the Office of the Comptroller of the Currency – 12 CFR 34.42(g), Federal Reserve Board – 12 CFR 225.65(b), Federal Deposit Insurance Corporation – 12 CFR 323.5(b), Office of Thrift Supervision – 12 CFR 564.5(b), National Credit Union Administration – 12 CFR 722.5(b) in compliance with Title XI of FIRREA, is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and each acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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<sup>3</sup>Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition (Chicago: Appraisal Institute, 2022) 73.

**Scope Of Work:**

To reach a value opinion for the subject, the following steps were taken:

**Marketing Area Analysis:** Data available from Jefferson County and the Town of Watertown regarding population trends, growth forecasts, and industry and employment were reviewed. Various zoning, planning, building, and assessment and tax records were consulted. The subject neighborhood was toured, and competitive neighborhoods were identified and researched.

**Site and Improvement Description:** The subject property consists mostly of a subsurface water line network that is at least four feet below the ground surface and was not able to be viewed by the appraiser at the time of inspection. The properties where the subject property is located were inspected on September 6, 2023 and photographs of the surface and some of the accessory components were taken at that time. The legal description of the subject property consists of the series of easements for the waterlines which is included in the Property Data and Addenda sections. In addition, the owner did provide a detailed and itemized inventory of the water lines and associated accessories (hydrants, blow-offs, service lines, valves, etc.). Information about the area was obtained from the Jefferson County Real Property Offices and other county sources, the Town of Watertown assessment offices, and from information provided by the client. Site information, such as zoning, utilities, etc., was based on discussions with representatives of Jefferson County and the Town of Watertown. Once all the data was gathered, the subject property was analyzed with regards to its highest and best use as if vacant and as currently improved.

**Valuation Methods:** The data presented in this report was studied to determine the highest and best use of the property. The appropriate valuation models were used in valuing the subject. The Cost Approach and Income Capitalization Approach were used in this analysis. The Sales Comparison Approach was considered but not used because sales of water districts are rare to non-existing and were deemed to be not relevant for valuation purposes of the subject property. It is our opinion that the data contained in this report is accurate, and it sufficiently supports the final value. Information is reported in an appraisal report.

**Data Collection:** The data collected included an investigation of the subject's income and expense history as well as a review of cost data to calculate the replacement cost new of the subject's water district components. The data obtained has been analyzed for overall comparability and suitability for the subject. The financial data has been verified with the owner's income tax records and financial records.

The pertinent data is included in the body and the Addenda of this report. It has been analyzed for several factors used in the valuation process. The data has been used to form a value conclusion for the subject in an appraisal report. This report conforms to USPAP and the standards set forth by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers.

**Special Assumptions For Valuation:****EXTRAORDINARY ASSUMPTIONS:**

"An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."<sup>4</sup>

The extraordinary assumptions made for this assignment include the following:

- An environmental survey was not provided for this property. Therefore, the extent of any environmental contamination, if any, is unknown. The property is valued as if free of any environmental issues.
- The subject property consists of a subsurface water line serving a residential subdivision where almost all of the subject's components could not be viewed by the appraiser. The owner has provided a detailed and itemized inventory of the subject's components including meters, gate valves, hydrants, blow-offs, and residential services. This appraisal is based on the assumption that the pipe sizes and lengths, number of accessory components, and the condition of each of the subject's components are as provided by the owner from his records. This extraordinary assumption is adopted with a high degree of confidence because the owner must report to the Public Service Commission (PSC) on a regular basis and for any rate increases, with the PSC requiring support and evidence for any new costs, repairs, replacements, or any other work associated with the water district.

It is noted that the use of these extraordinary assumptions might affect the assignment results. Please refer to the complete list of Underlying Assumptions and Limiting Conditions contained within the report.

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<sup>4</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 4.

*HYPOTHETICAL CONDITIONS:*

"A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."<sup>5</sup>

For this valuation, no hypothetical conditions are assumed.

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<sup>5</sup>The Appraisal Foundation, USPAP 2020-2021 Edition, (Washington, DC Appraisal Foundation) 4.

***Estimated Reasonable Exposure And Marketing Times:***

**Exposure Time** is defined as follows:

"The time a property remains on the market", or "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."<sup>6</sup>

The estimated reasonable marketing period for the subject property consists of two separate periods in time. **Marketing Time (or marketing period)** is defined as follows:

"An opinion of the amount of time to sell a property interest at the concluded market value level or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal."<sup>7</sup>

The estimated **exposure time** and **marketing time** for the subject property were based on discussions with brokers and property owners and based on the marketing periods for the comparable sales.

Considering the differences between, current market conditions, the age and condition of the water district components, and the quality and quantity of the income stream analyzed, the estimated reasonable **exposure time** (the amount of time it took to sell the subject property at the estimate of market value contained herein), would be 12 months or less.

A reasonable **marketing time** (if exposed for sale beginning on the date of the valuation) is also estimated at 12 months or less.

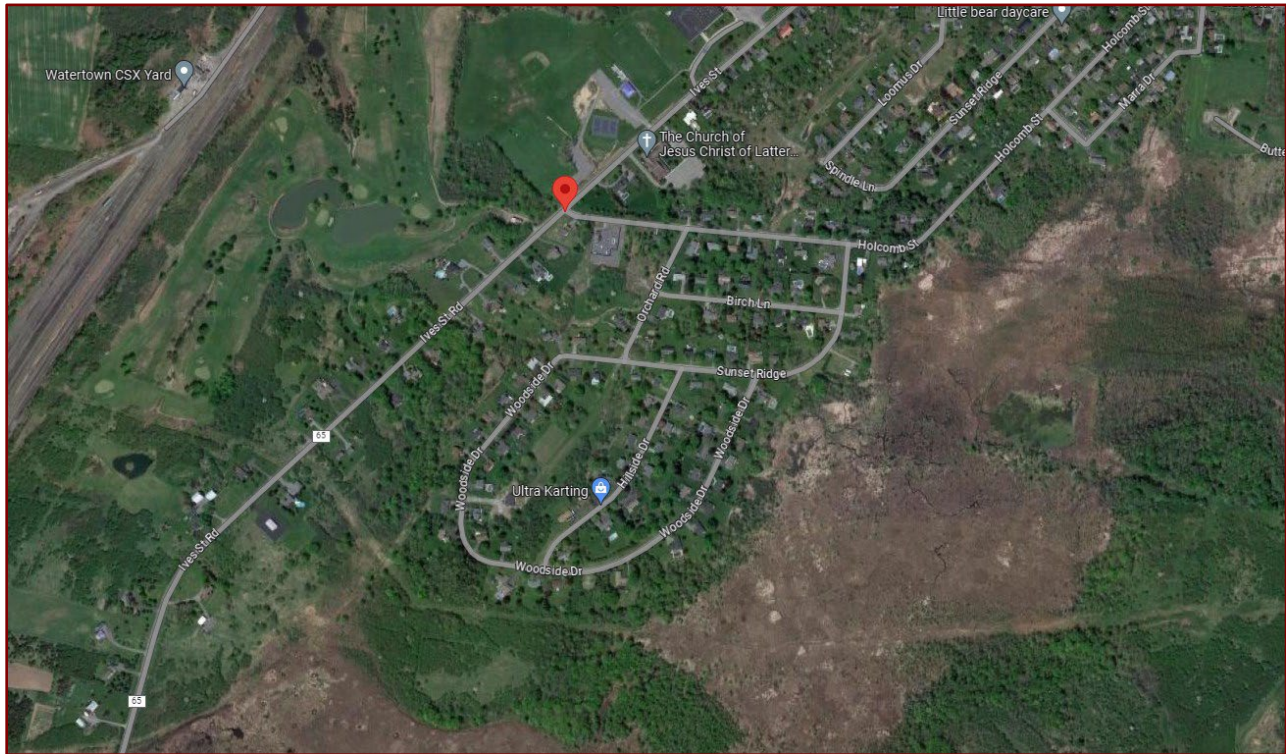
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<sup>6</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition (Chicago: Appraisal Institute, 2022) 67-68.

<sup>7</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition (Chicago: Appraisal Institute, 2022) 116.

**Local Marketing Area Analysis:**

The subject property is in the Lettiere Subdivision off Ives Street (County Route 65), in the town of Watertown, Jefferson County, New York.



The relationship of a property to the surrounding properties forms the basis of neighborhood analysis. "Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property. As a result, they affect the value of that property." (*The Appraisal of Real Estate, 15th Edition, page 138*). Thus, a marketing area analysis is a study of forces and factors, which will influence the value of a property in the future.

Within a given community, there are various groupings of land areas. Areas devoted to various uses that are somewhat similar are known as marketing areas. The marketing area is generally considered to be a subsection of a larger community where there is a general level of similarity structures and property uses. Marketing area boundaries may consist of natural or man-made boundaries that are usually obvious, with divisions that can be physical, political, or otherwise defined usually with a distinct change in land use.

Thus, a marketing area may be either used as a residential, commercial, industrial, agricultural, or rural areas. There might possibly be a mixture of these uses within any given marketing area; however, there is normally a predominant characteristic to the marketing area. The various social, economic, physical and political forces within a marketing area also influence the individual properties within the area.

The subject neighborhood extends from US Route 11 in the east to Interstate 81 in the west, and from Massey Street to the north to NYS Route 232 in the south. This area is south of the southwest quadrant of the city of Watertown, with the City's boundary forming the northern boundary of the Southside Water district. Interchanges with I-81 are easily access at Exit 44 near the crossing with NYS Route 232 at Rices Junction within four miles to the southwest, and at Exit 45 at the interchange with Arsenal Street (NYS Route 3) about 1.6 miles to the northwest (about three miles driving distance). Major north-south highways in the area include I-81 to the west and US Route 11 to the east. Primary east-west highways include NYS Routes 3, 12, 12F, 126 and 283, all of which pass through the city of Watertown north of the subject. Other east-west highways to the south of the subject include NYS Routes 177 and 232.

The City of Watertown is the county seat for Jefferson County, with the County being bordered by Canada to the north, Lake Ontario to the west, St. Lawrence and Lewis Counties to the east, and Oswego County to the south. Watertown is about 25 miles south of the Thousand Islands in the St. Lawrence River which forms the border with Canada. The Black River flows through the city toward Lake Ontario. The area is served by the Watertown International Airport, located west of the city. Fort Drum, a U.S. Army base, is about 13 miles northeast of the city. Watertown is the center for shopping, commercial, financial and services for much of the North Country of Upstate New York. Factories once lined the Black River for its water power, but manufacturing and many services have moved to industrial parks around the city.

In addition to the commercial development in the city of Watertown, the next closest concentrated commercial areas for services within Jefferson County the hamlet of Adams Center (eight miles south of subject), the village of Sackets Harbor (ten miles west of subject) and the Fort Drum main entrance area (eight miles northeast of subject). The US Route 11 commercial corridor in the area of Gillette Road is mainly influenced by multiple auto dealerships and local commercial outlets. The Arsenal Street (NYS Route 3) commercial corridor is the nearest concentration of national commercial outlets. The city of Syracuse is about sixty miles south of the subject. The predominant water features in Jefferson County are Lake Ontario and the St. Lawrence and Black Rivers.

Watertown had a 2020 population of 24,685 residents, making it the largest city in the North Country. The Watertown area has a humid continental climate with cold, snowy winters and mild to warm summers. Temperatures typically range from -20 °F to 90 °F, and precipitation averages about 44 inches with mostly lake-effect snow averaging 116 inches (however, a "snow belt" exists south of the subject area where annual snowfalls can exceed 200 inches per year). The Duffy Fairgrounds is home to three sports teams – Watertown Red & Black is a semipro football team playing in the Gridiron Developmental Football League, the Watertown Rapids is in the Perfect Game Collegiate Baseball League, and the Watertown Wolves are in the Federal Prospects Hockey League.

The Town of Watertown is the township that borders the west, south and part of the east sides of the City of Watertown. The Town of Watertown offices and Courthouse and the Town of Watertown fire department are south of the city near the Dry Hill area. A good network of county and town roads exists throughout the Town providing good access to the services and shopping in the Watertown area as well as connecting with I-81 with access to the Thousand Islands and Canada to the north, and with Oswego, Syracuse and points south toward the south.

The subject's neighborhood is considered as a suburban/rural residential area sandwiched between Interstate Route 81 and the commercial corridor along US Route 11. The west side of Interstate Route 81 has more agricultural use properties and the east side is more developed. The subject's neighborhood provides very few physical barriers for the development of improved properties. Analysis of market activity shows a moderate level of development pressure in the subject's immediate area. The main deterrent to extensive development over the past decade has been relatively low demand, fueled by a weak economic base in the region. Most residential development is on smaller road front lots along existing roads and in established residential subdivisions. There is too little demand supporting prices to justify building the infrastructure for new internal residential subdivisions in the neighborhood at this time. Significant development is noted closer to the city of Watertown where dense neighborhood residential and commercial development is spurred by the requirements of the Fort Drum Army Base. Improvements are primarily rural residential and recreational uses including single-family homes.

Economic trends for residential land and properties have reflected annual appreciation rates ranging from about 1% to over 10% over the past four years, with the highest rates observed during the peak of the COVID-19 pandemic; however, appreciation has returned to a near typical range of 1% to 4% per year.

**Property Data:**

**LOCATION:**

The subject is identified as the Southside Water district, formerly known as the Lettiere Water District or Lettiere Water System, which is located in the Lettiere Subdivision off Ives Street (County Route 65), in the town of Watertown, Jefferson County, New York. The Southside Water district consists of a series of subsurface water lines with accessories that runs along all or most of the Lettiere subdivision including Holcomb Street, Orchard Drive, Woodside Drive, Hillside Drive, Sunset Ridge, and Birch Lane.

**HISTORY:**

The subject is a water supply line consisting of 12,733± linear feet and is classified as a water supply and identified by the Town of Watertown assessor as tax parcel 682.00-26-1.

The property has not been the subject of any arm’s length transfers in the past five years. The most recent transfer found for the subject property is shown as follows:

Sale Date	Grantor	Grantee	Book/Page
January 6, 2006	James V. Lettiere, Jr. d/b/a Lettiere Water System	Southside Water Inc.	2006/6782

The legal description of the subject property as stated in the deed is shown below:

**SCHEDULE A**

The Land, premises, rights of ways and easements together with all pipes, manholes, etc., fixtures, equipment, water meters, cash, books and records used in the operation of the Lettiere Water System and generally all of the assets of the Lettiere Water System in the Lettiere Subdivision in the Town of Watertown, County of Jefferson and State of New York and located south of Holcomb Street Extension and east of Ives Street.

Said easements are more particularly described as exceptions by deed conveyed by James V. Lettiere, Jr. to Town of Watertown in the following Libers and Pages: Liber 686 Page 393; Liber 668 Page 39; Liber 717 Page 411; Liber 745 Page 202; Liber 789 Page 409; Liber 819 Page 713; Liber 932 Page 464; Liber 932 Page 467 which constitute all required easements for said water system. Said easements were conveyed by Grace M. Lettiere, individually and as Executrix of the Estate of James V. Lettiere to James V. Lettiere, Jr. by deed dated October 22, 2002.

Intending to convey all of the assets associated with tax parcel #682.00-26-1.

A copy of the deed is included in the Addenda.

We are not aware of any recent listings, pending sales, or written offers involving the subject property.

*DEED RESTRICTIONS/EASEMENTS:*

We have no knowledge of the presence of any deed restrictions that would impact the use or utility of the property. However, a title search was not conducted. It appears that normal access, utility, setback easements, and rights-of-way are available to the property. There does not appear to be any adverse easements or encroachments that would have a significant effect on the subject's value or marketability.

*ENVIRONMENTAL CONDITIONS:*

An environmental condition report was not provided, and potential environmental concerns were not observed at the time of inspection. While no major environmental concerns were observed at the time of inspection, the analysis of environmental condition is not an area of our expertise and is beyond the scope of this assignment. If the presence of environmentally sensitive materials – such as asbestos, polychlorinated biphenyls, urea formaldehyde foam insulation – is found to affect the property, the value presented herein could be significantly affected. The opinion of value is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. No responsibility is assumed for any such condition, nor is any responsibility assumed for expertise or engineering knowledge required to discover them.

**Site & Site Improvements Description:**

There is no land area associated with the subject property which consists solely of a water district consisting of a series of buried water lines and accessories. According to the owner's inventory, the site size is 12,733± linear feet of main water lines. We have reviewed the Town of Watertown tax map, the provided subdivision survey, and the inspection notes in preparing the following description of the area in which the subject's water system is located; however, the actual subject property that is being valued in this appraisal report is more clearly identified in the "Site Improvements" section of this part of the report:

FRONTAGE:	Along one or both sides of Ives Street (County Road 65), Holcomb Street, Orchard Drive, Woodside Drive, Hillside Drive, Sunset Ridge and Birch Lane.
SHAPE/TOPOGRAPHY:	The subject shape is not applicable. Topography for the area in which the subject water district is located is generally level to rolling.
INGRESS/EGRESS:	Adequate ingress and egress are available from Ives Street and Holcomb Street. Orchard Drive, Woodside Drive, Hillside Drive, Sunset Ridge, and Birch Lane are subdivision streets extending off Holcomb Street.
UTILITIES:	Public utilities available to the subject include natural gas, electric, and telephone. The Southside Water, Inc. water district is a privately owned water supply that provides municipal-type water service to 120 residential users in the Lettiere Subdivision.
LEGAL RESTRICTIONS:	We were not made aware of or given a title report of any easements, encroachments or legal restrictions that would adversely affect the site's use or value. Utility easements are typical and usually do not have a negative effect on value. However, if this is an area of concern, a title search is recommended.
HAZARDOUS SUBSTANCES:	No evidence of hazardous substances was observed during the inspection of the site. If this is an area of concern, a qualified professional should be consulted.
RELATIONSHIP OF SITE TO SURROUNDING PROPERTIES:	Properties in the immediate area are primarily suburban residential as part of a residential subdivision.

## SITE IMPROVEMENTS:

The site improvements include 12,733 linear feet of buried water line piping. The first sections of the pipeline system were originally constructed starting in 1958, with main water line sections added through 2009.

The information provided by the owner included some minor discrepancies in the number of linear feet of each type of water pipe and in the numbers of different types of services. The following description and spreadsheet are from the owner's inventory Excel spreadsheet and are the quantities being used for valuation purposes in this appraisal report.

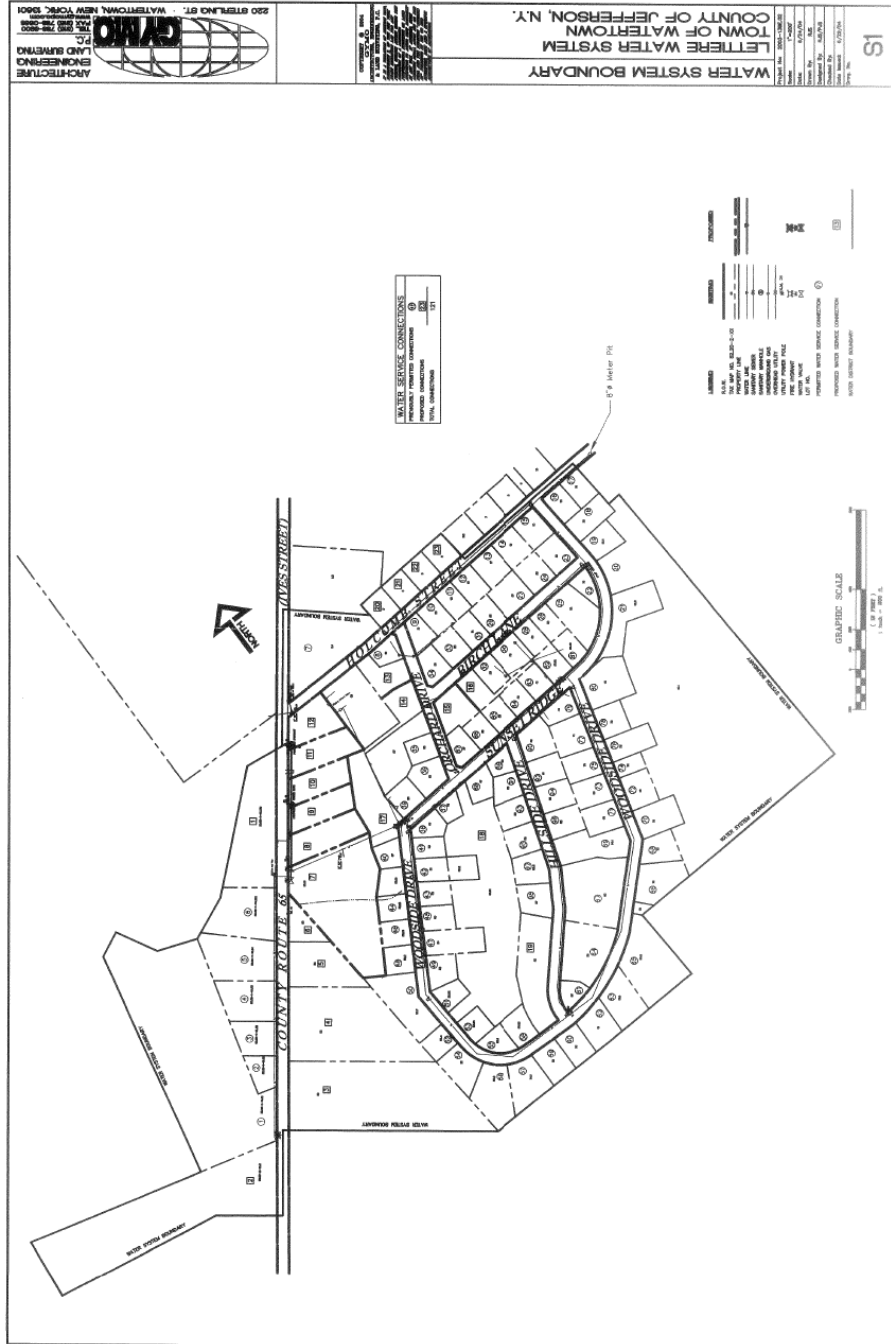
The sections completed through 1966 consisted mostly of AC pipe (asbestos cement pipe), totaling 9,295 linear feet, the sections added after 1966 consisted of ductile iron pipe, totaling 3,385 linear feet, plus three feet of cast iron and 50 linear feet of steel casing. Most of the pipeline system consists of six-inch diameter pipe, however, there are some pipe sections that are eight inches and 18 inches in diameter. The waterline system also includes 110 copper water services (mostly installed 1958-2008) totaling 3,080 linear feet, ten HDPE (3/4-inch and one-inch diameter high density polyethylene or PEX) water services (installed 2008-2023) totaling 250 linear feet, 35 six-inch and eight-inch gate valves, two meters, one meter pit, six fire hydrants, and three blow-offs. Following is a detailed inventory of the Southside Water, Inc. property as of 2023 (provided by the owner):

Southside Water Inc. Estimated asset Inventory for 2023																
Line	Location	Estimated year of installation	Estimated feet of main or pipe	Pipe Diameter In Inches	Type of pipe	Gate Valves	Number Hydrant shut off Gates	Number of Hydrants	Make and Model of hydrant	Date installed	Date of manufacture	Number of customers Served	Number of customers projected	Number of potential customers	Notes	
5	Holcomb St extension	1958	1360	8	AC	3						14		4	4 now served by City on separate line	
6	Sunset Ridge	1958	490	8	AC	1						4				
7	Birch Lane	1958	340	8	AC	1						6				
8	Birch Lane	1961	740	6	AC	1						6				
9	Sunset Ridge	1962	1620	6	AC	4						14				
11	Corner of Sunset Ridge and Orchard Dr.	1962	75	6	AC	1									1	
12	Woodside Drive	1962	2000	6	AC	2						19	3		8	
13	Hillside Drive	1964	1450	6	AC	3						16	1		1	
15	Woodside Drive	1966	1200	6	AC	4						19			5	
3	Holcomb St Meter Pit served Buy City	1958	20	8	AC & Cast Iron	2										New Neptune Meter installed Nov. 2005 city owns meter company owns Pit meter pit repaired and sealed in 2017
29	Water services Copper	1958-2008	3080	3/4"	Copper	110										Various locations includes curb boxes corporation cock tap and curb shut off average 28 feet of copper ea. The company. The company has 1 connection located on vacant lot that can be connected when home is built
10	Corner of Hillside Drive and Woodside Dr.	1962	3	6	Ductile		1	1	Kennedy 5-K11	1962	1961					Payed the city of Watertown to rebuild this unit on 3/18/2010
16	Orchard Drive	1986	440	6	Ductile	2						1	1		1	Connected orchard drive loop
17	Birch Lane	1986	190	6	Ductile											
18	Corner of Sunset Ridge and Woodside ext. cross over to Ives St. Rd.	1991	650	8	Ductile	3							2			
19	Corner of Sunset Ridge and Woodside ext. near cross over to Ives St. Rd.	1991	3	6	Ductile		1	1	Muller 250wp	1992	1990					
20	County Rte. 65	1991	1430	8	Ductile	6						11	1		2	
14	Corner of Hillside Drive and Woodside Dr.	2003	3	6	Ductile		1	1	Kennedy K81D	2003	2002					This unit replaced an old Corky Type hydrant parts were no longer available
22	County Rte. 65	2005	600	8	Ductile	2						7				
24	Corner of County Rte. 65 and Holcomb St. Ext.	2005	3	6	Ductile		1	1	Kennedy K81D	2005	2004					
25	Orchard Drive	2009	60	6	Ductile								1			Main has been taped with approx. 15" of 3/4" copper
26	Orchard Drive near Burch Lane	2009	3	6	Ductile		1	1	Muller 250wp	2009	1999					
23	County Rte. 65 South near end of line	1991	3	6	Ductile serves fire hydrant		1	1	Muller 250wp	1992	1990					
32	Automated flushing Hydrant	2019	10	2"	HDPE		1	1								This is equal to a Muller or Kupferle costing \$8,000.00 or more depending on installation cost This can be used year round because it is heated.
30	Water services HDPE	2008-2023	240	3/4" and 1"	HDPE	10										Various locations includes curb boxes corporation cock tap and curb shut off average 30 feet of HDPE ea. Note: company own to service gate customer is responsible for line to home.
21	County Rte. 65	1991	50	18	Steel Casing crosses CR # 65											steel casing under road
1	Neptune Meters Installed in Residents Homes	2007	N/A	5/8"							2007	106				Neptune T-10 touch read Meters
4	Holcomb St Meter Pit served Buy City Company replaced lid and extended drain In 2021 Syracuse utilities repaired and sealed pit	2010									2011					Replaced the cover on meter pit and extended drain drain to avoid fill a land owner was placing in an area near the pit drain
31	Electric service for heating automated flushing Hydrant	2017														Electric service installed to heat automated flushing hydrant This cost the company approxamatly \$6,000.00
27	Total 6" and 8" gates valves	1958-2005	35			145										
28	Total fire hydrants with 6" gates boxes and retainers	1958-2005	6				7	7								
2	Neptune Meters Installed in Residents Homes	2008-2022	N/A	5/8"							2008-2022	13				Neptune T-10 touch read Meters
	Total copper 3/4"		3080													
	Total HDPE Services		250													
	Total steel		50													
	Total ductile		3388													
	Total AC		9295													
	Total ductile & AC		12733													
	TOTALS											214	7	18		

COMMENTS:

The subject property is a water supply system created for the Lettiere Subdivision that consists of 12,733 linear feet of buried pipes as that main water delivery system, 3,080 linear feet of 3/4-inch copper and 250 linear feet of HDPE service lines, 35 gate valves, two meters, one meter pit, six fire hydrants and three blow-offs.

A copy of the Lettiere Water System, now known as the Southside Water district, follows for the reader's reference.



**Assessment And Taxes:**

According to the Town of Watertown, the current assessment is as follows:

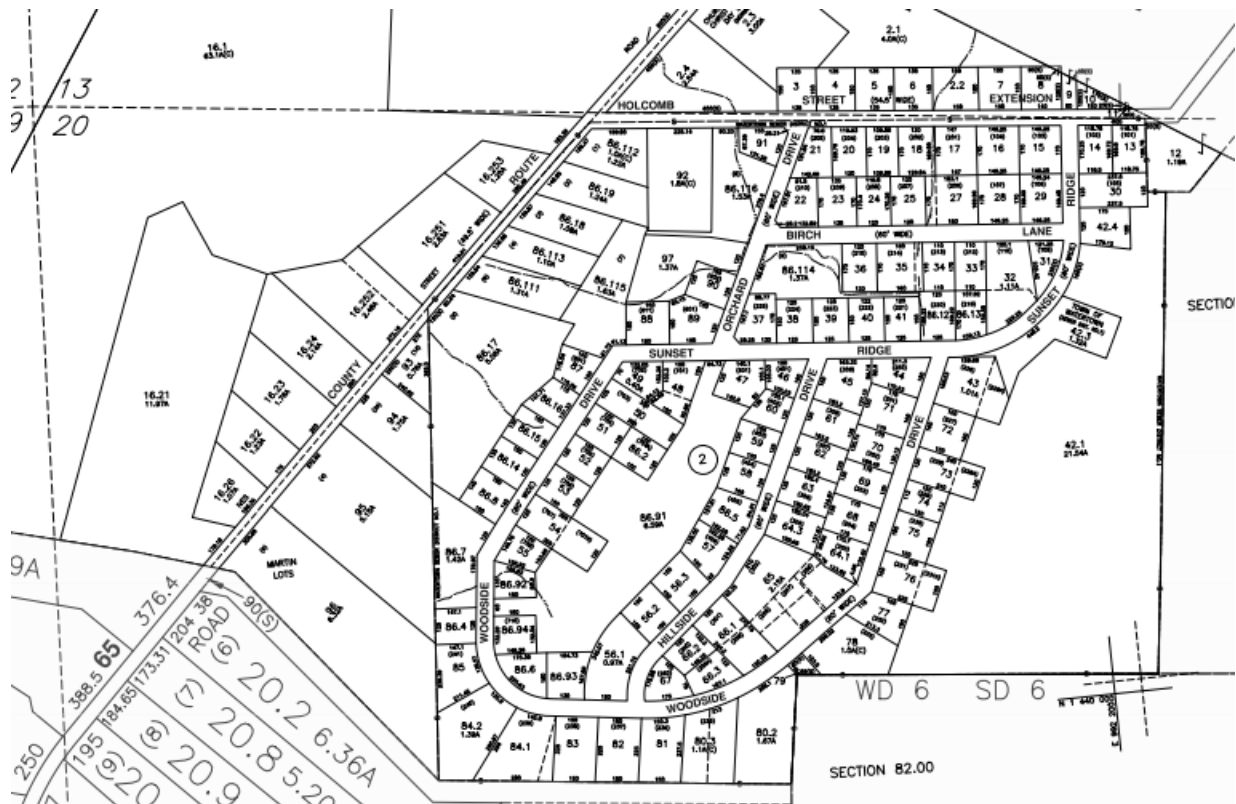
Tax Parcel	Land Assessment	Improvements	Total Assessment
682.00-26-1	\$10	\$162,490	\$162,500

The New York State Equalization Rate for the Town of Watertown is 51.00% (final as of May 18, 2023); therefore the property has an equalized value of \$318,627. In our opinion, the subject property is favorably assessed.

The 2023-2024 Watertown School District tax and the 2023 County/Town tax, as reported by the Jefferson County Department of Finance Office, are as follows:

Tax Parcel	School Tax	County/Town Tax	Total Taxes
682.00-26-1	\$2,611.10	\$2,383.15	\$4,994.25

Because the subject is a water district with no land area, the subject property is not displayed on a Town of Watertown tax map. However, for the reader’s reference, following is a portion of Tax Map #82.20 which depicts the tax lots in the vicinity of the subject property’s water lines.

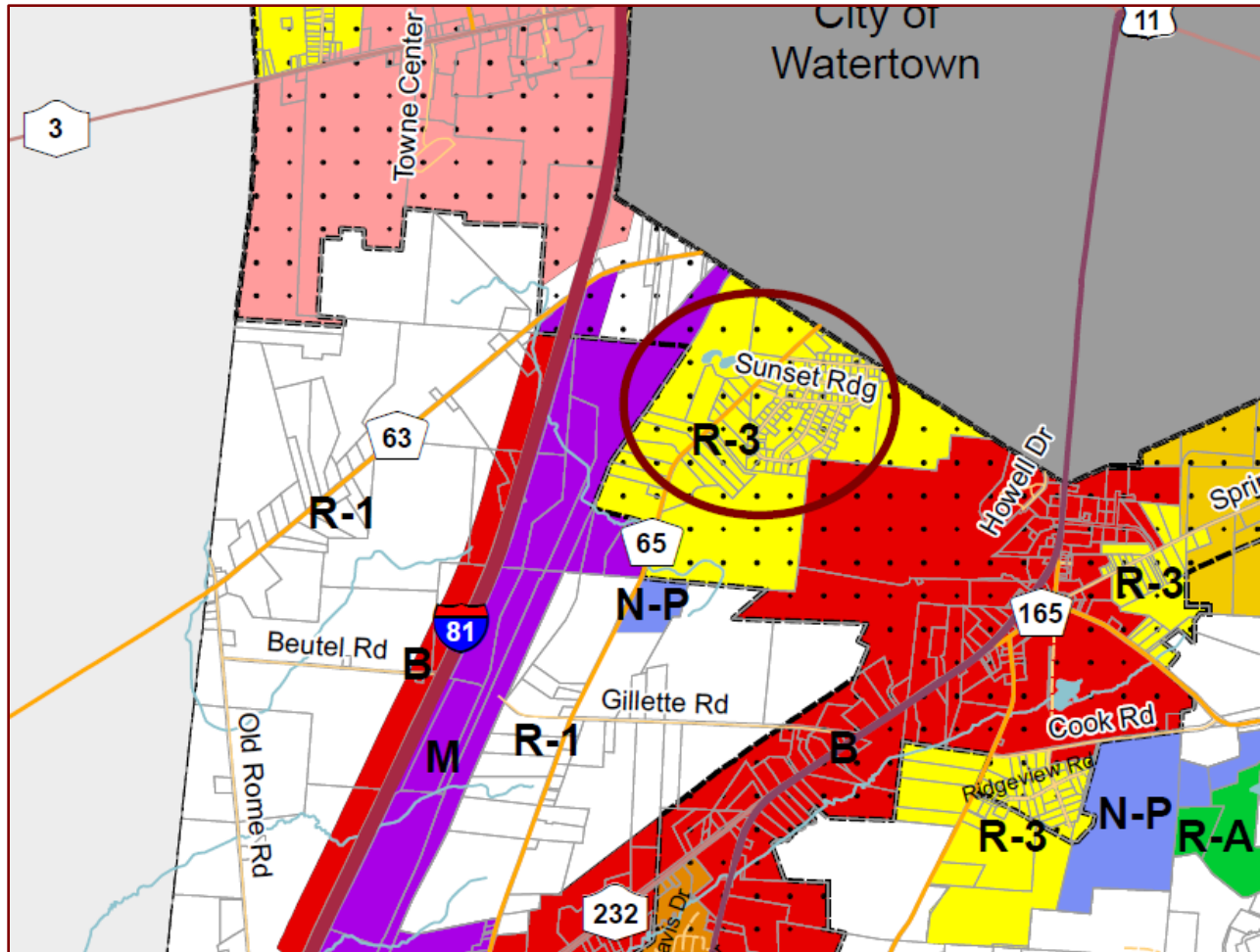


**Zoning:**

According to the Town of Watertown, the subject is zoned R-3; Residential 15,000 sf District. Permitted uses with a required zoning permit include one-family dwellings and agricultural operations.

The subject's use, as a water supply line, is a legal conforming use in this district.

A copy of a portion of the zoning map follows for the reader's reference with the pertinent sections of the zoning ordinance included in the Addenda.



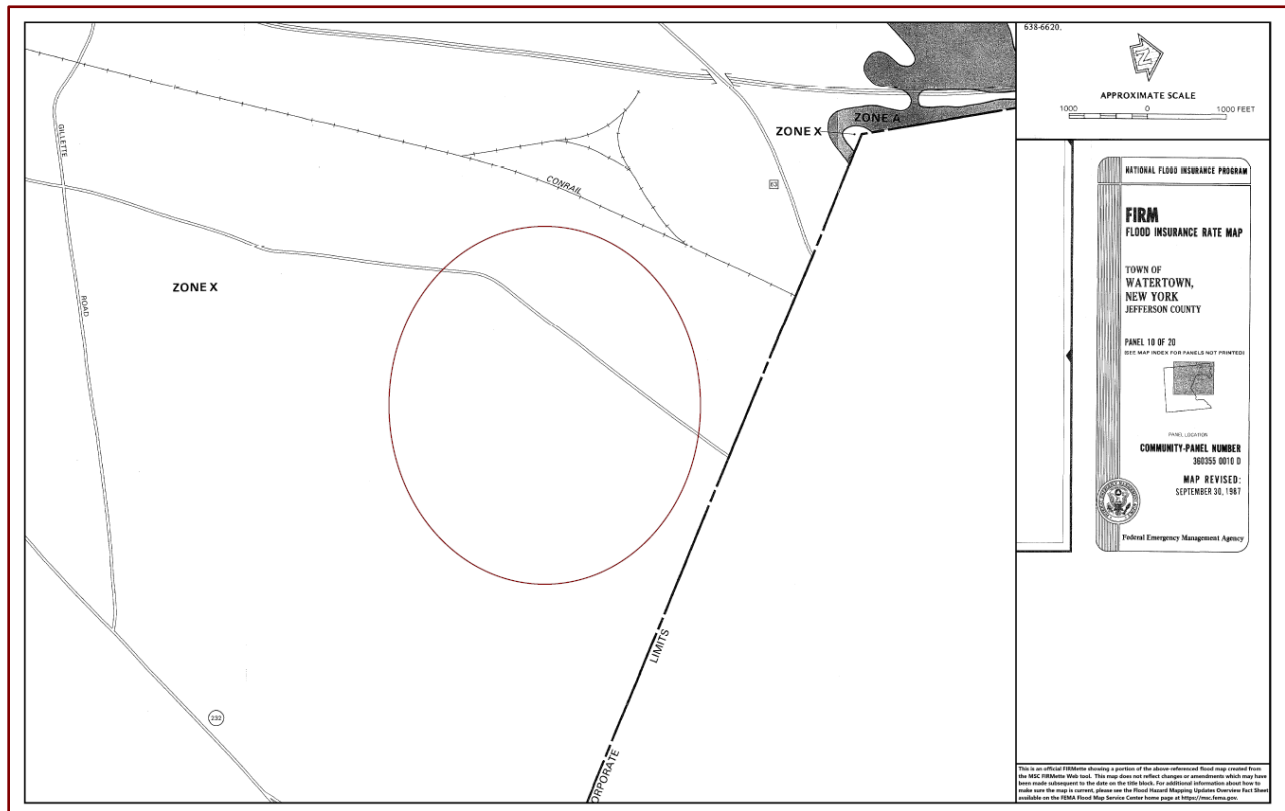
**Flood Insurance Rate Map (Firm):**

From review of Flood Insurance Rate Map (FIRM), Community Panel #3603550010D, dated September 30, 1987, the subject property is in Flood Zone X. This designation is described by FEMA as follows:

**Zones B, C, and X** are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

It is noted that flood insurance maps are drawn in varying scale and lacking in detail. It is suggested that a surveyor be contacted for a final flood zone determination. Based on our review of the flood map, we conclude that the subject property is not in a flood zone.

A copy of the flood map follows for the reader's review.



***Highest And Best Use:***

In appraisal practice the concept of highest and best use represents the premise upon which value is based. **Highest and best use** is defined as follows:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”<sup>8</sup>

The principle of highest and best use sets forth a fundamental proposition in property economics. Limited by the constraints created by law and the marketplace, the highest and best use is that which returns the highest present value to the land or improved property (as defined) as of the date of appraisal. The highest and best use is influenced by many general and specific considerations that must be weighed to determine if the proposed use is:

- 1) **Legally permissible** under zoning and other municipal regulations; private restrictions, and environmental regulations;
- 2) **Physically possible** for development considering the size, shape, and topography of the site, available utilities; and unusual site or property conditions;
- 3) **Financially feasible** in terms of producing a positive return to the land or property; and;
- 4) **Maximally productive** for the use that produces the highest price, or value, consistent with market expectations.

The result is a developmental concept that maximizes the value of the land and the rate of return on the overall investment. The highest and best use analysis considers the property's most profitable use, either as if vacant or as currently improved. It considers uses that are legally permissible, physically possible, financially feasible, and maximally productive. The most profitable use under these constraints represents the highest and best use.

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<sup>8</sup> Appraisal Institute, [The Dictionary of Real Estate Appraisal](#), Seventh Edition (Chicago: Appraisal Institute, 2022) 88.

*AS IF VACANT:*

The subject property consists of a water supply network without a land base, therefore the highest and best use as if vacant is not applicable.

*AS IMPROVED:*

The subject property is a water supply consisting of a series of buried water lines, service lines, meters, meter pit, hydrants, and blow-offs – a network of components similar to a water supply site improvement for a residential subdivision. The property is legally permitted and physically suitable for continuing to service the subdivision with a water supply. There is no other financially feasible use for the water supply system as it is not practical to convert it to any other type of supply system. Therefore, its maximally productive and overall highest and best use is for its continued use as a water supply line.

**Valuation Process:**

This appraisal is to develop an opinion of the fee simple estate market value of the subject in its "as is" condition. This appraisal is being reported in a format that relies on the value indication from two approaches.

In valuing the subject, the Cost Approach and Income Capitalization Approach are viewed as being the most reliable indicators of value.

The Sales Comparison Approach was considered but not used because transfers of water supply systems under arm's length conditions are not common in subject's marketing area and no similar transfers of water supply systems were identified in our research.

**Cost Approach:**

The Cost Approach valuation method analyzes value based upon the replacement cost new of the site improvements comprising the subject property as of the date of appraisal. From this cost new is deducted accrued depreciation. Land value is usually required for a cost approach analysis; however, no land area is associated with the subject property; therefore, this step in the cost approach is deleted from the following analysis. Also, there are no building structures to be considered in this cost approach.

**REPLACEMENT COST:**

We have reviewed Southside Water, Inc. Estimated Asset Inventory for 2022 provided by the owner, James Lettiere, Jr. This inventory was examined while inspecting the Lettiere Subdivision with Mr. Lettiere, reviewing the different sections of the subdivision which was constructed in stages with water lines and water services also being constructed in stages to service each new house in the subdivision. The subdivision and the water supply service began in 1958 and continued expanding for 51 years with new water lines being constructed through 2009, and with new water services and meters for individual homes being constructed and/or replaced another twelve years through 2021.

The sections completed through 1966 consisted mostly of AC pipe (asbestos cement pipe), totaling 9,295 linear feet. The first 2,210 linear feet consisted of eight-inch diameter AC pipe, and the next 7,085 linear feet of AC pipe installed between 1961 and 1966 was six-inch diameter. Short sections of a combination of AC pipe and cast iron pipe were installed in 1958 and 1962, totaling 20 linear feet of eight-inch AC pipe and three linear feet of six-inch cast iron pipe in 1962. The total length of AC pipe is 9,295 linear feet. The rest of the main water line pipe installed consisted of ductile iron pipe, with 630 linear feet of six-inch pipe laid in 1986, 2,080 linear feet of eight-inch pipe and six linear feet of six-inch pipe in 1991, three linear feet of six-inch pipe in 2003, 600 linear feet of eight-inch pipe and three linear feet of six-inch pipe in 2005, 63 linear feet of six-inch pipe in 2009. A 50-linear foot section of 18-inch steel casing pipe was added in 1991 extending service under County Route 65 (Ives Street). The total length of ductile pipe is 3,388 linear feet. There is also an additional 50 linear feet of steel casing pipe under CR 65. (These quantities can be confirmed on the owner's 2023 inventory shown on page 29.)

The waterline system also includes 110 copper water services (mostly installed 1958-2008) totaling 3,080 linear feet, ten HDPE (3/4-inch and one-inch diameter high density polyethylene or PEX) water services (installed 2008-2023) totaling 240 linear feet, 35 six-inch and eight-inch gate valves, two meters, one meter pit, six fire hydrants and three blow-offs. The Inventory did not specify the breakdown in the number of six-inch and eight-inch gate valves; therefore, we are assuming that the numbers of each size are approximately equal for valuation purposes.

Replacement cost estimates were prepared to reflect typical construction conditions, using contractor's bids or estimations, or from the Marshall Valuation Service (MVS) Cost Manual – cost reference compiled from information obtained by contractors, architects, engineers, and other building professionals, and which is used by the same types of professionals plus appraisers, assessors, and other cost estimators. I have been involved in establishing two water districts in Onondaga County as well as installing utility lines for institutional properties, and have relied on this same cost manual to estimate project prices. Pages of the MVS manual that were used as cost data sources are included in the Addenda. The Section and Page references from the MVS manual are identified on the following Excel spreadsheet.

The direct costs identified in the MVS cost service are adjusted for time (current costs) and location (local multipliers) as identified in MVS Section 99. The Current Cost multiplier for Section 62 (section where most of subject's replacement cost new costs are found) is 1.05 for the Eastern region of the United States. The Local Multiplier for the Watertown area, the closest metropolitan area to the subject property, for Class S (metal components) is 0.99. The combination of the two multipliers is 1.04 (1.05 times 0.99).

In addition to the direct costs involved in the replacement cost analysis, indirect or soft costs are incurred. These indirect or soft costs represent expenditures other than material and labor costs such as administrative costs, interest, start-up costs, professional fees, etc. Most indirect costs are calculated based upon a percentage of direct costs, and several of these indirect expenses are included in the Marshall Valuation Service cost ranges. These cost services specifically include average architect and engineer fees, building permit fees, survey expenses, interest on building funds, sales tax on materials, etc. For this structure on this property, **5%** additional indirect costs will be added.

Entrepreneurial incentive (also referred to as entrepreneurial profit) must also be considered and is also not included in the figures used from Marshall Valuation Service. Developers have disclosed that entrepreneurial incentive can range from near 0% to as high as 15-20%. For the subject site improvements an estimate of **5%** is reasonable for entrepreneurial incentive. Entrepreneurial incentive is calculated as a percentage of the sum of the direct and indirect costs. The combination of the direct costs, indirect costs and entrepreneurial profit represent the total replacement cost new (RCN) for the site improvements.

The following Excel spreadsheet shows the replacement cost new calculations for each component of the subject's water supply system, broken down by year of installation as presented in the owner's Southside Water inventory.

SOUTHSIDE WATER - REPLACEMENT COST NEW SUMMARY																	
Line	Location	Estimated year of installation	Estimated feet of main	Pipe Diameter In Inches	Type of pipe	Gate Valves	Number of Hydrants	Unit	Marshall		RCN Per Unit	Current & Local Multiplier	Adjusted RCN per Unit	Total RCN	Soft Costs	Entrep. Incentive	Total Cost New
									Section	Page							
5	Holcomb St extension	1958	1360	8	AC			Lin. Ft.	62	3	\$82.00	1.040	\$85.28	\$115,981	5%	5%	\$127,869
6	Sunset Ridge	1958	490	8	AC			Lin. Ft.	62	3	\$82.00	1.040	\$85.28	\$41,787	5%	5%	\$46,070
7	Birch Lane	1958	340	8	AC			Lin. Ft.	62	3	\$82.00	1.040	\$85.28	\$28,995	5%	5%	\$31,967
8	Birch Lane	1961	740	6	AC			Lin. Ft.	62	3	\$64.25	1.040	\$66.82	\$49,447	5%	5%	\$54,515
9	Sunset Ridge	1962	1620	6	AC			Lin. Ft.	62	3	\$64.25	1.040	\$66.82	\$108,248	5%	5%	\$119,344
11	Corner of Sunset Ridge and orchard Dr.	1962	75	6	AC			Lin. Ft.	62	3	\$64.25	1.040	\$66.82	\$5,012	5%	5%	\$5,525
12	Woodside Drive	1962	2000	6	AC			Lin. Ft.	62	3	\$34.25	1.040	\$35.62	\$71,240	5%	5%	\$78,542
13	Hillside Drive	1964	1450	6	AC			Lin. Ft.	62	3	\$64.25	1.040	\$66.82	\$96,889	5%	5%	\$106,820
15	Woodside Drive extension	1966	1200	6	AC			Lin. Ft.	62	3	\$64.25	1.040	\$66.82	\$80,184	5%	5%	\$88,403
3	Holcomb St Meter Pit served By City (pipe only)	1958	20	8	AC & Cast Iron			Lin. Ft.	62	3	\$88.13	1.040	\$91.66	\$1,833	5%	5%	\$2,021
10	Corner of Hillside Drive and Woodside Dr.	1962	3	6	Cast Iron			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
16	Orchard Drive	1986	440	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$27,570	5%	5%	\$30,396
17	Birch Lane	1986	190	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$11,905	5%	5%	\$13,126
18	Corner of Sunset Ridge and Woodside ext. cross over to Ives St. Rd.	1991	650	8	Ductile			Lin. Ft.	62	3	\$94.25	1.040	\$98.02	\$63,713	5%	5%	\$70,244
19	Corner of Sunset Ridge and Woodside ext. near cross over to Ives St. Rd.	1991	3	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
20	County Rt 65	1991	1430	8	Ductile			Lin. Ft.	62	3	\$94.25	1.040	\$98.02	\$140,169	5%	5%	\$154,536
23	County Rt 65 South near end of line	1991	3	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
14	Corner of Hillside Drive and Woodside Dr.	2003	3	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
22	County Rt 65	2005	600	8	Ductile			Lin. Ft.	62	3	\$94.25	1.040	\$98.02	\$58,812	5%	5%	\$64,840
24	Corner of County Rt 65 and Holcomb St. Ext.	2005	3	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
25	Orchard Drive	2009	60	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$3,760	5%	5%	\$4,145
26	Orchard Drive near Burch Lane	2009	3	6	Ductile			Lin. Ft.	62	3	\$60.25	1.040	\$62.66	\$188	5%	5%	\$207
21	County Rt 65	1991	50	18	Steel Casinq			Lin. Ft.	62	3	\$258.50	1.040	\$268.84	\$13,442	5%	5%	\$14,820
3	Meter Pit - Served by City	1958				1		Unit	53	10	\$25,000	1.040	\$26,000	\$26,000	5%	5%	\$28,665
27	Total 6" and 8" gates valves	N/A				35		Unit	62	2	\$7,100	1.040	\$7,384	\$258,440	5%	5%	\$284,930
28	Total fire hydrants with 6" gates boxes and retainers	N/A				6		Unit	66	1	\$5,500.00	1.040	\$5,720.00	\$34,320	5%	5%	\$37,838
29	Water services Copper	1958-2008	3080	3/4"	Copper			Lin. Ft.	62	2	\$17.00	1.040	\$17.68	\$54,454	5%	5%	\$60,036
		1958-2008		3/4"		110		Unit	62	1	\$119.00	1.040	\$123.76	\$13,614	5%	5%	\$15,009
30	Water services HDPE	2008-2021	240	3/4" and 1"	HDPE			Lin. Ft.	62	2	\$11.00	1.040	\$11.44	\$2,746	5%	5%	\$3,027
		2008-2021		3/4" and 1"		8		Unit	62	1	\$157.50	1.040	\$163.80	\$1,310	5%	5%	\$1,445
<b>TOTALS</b>			<b>16053</b>			<b>146</b>	<b>6</b>										<b>\$1,443,932</b>

**DEPRECIATION:**

Accrued depreciation includes physical deterioration, functional obsolescence, and external or economic obsolescence.

**Physical deterioration** affects the site improvements' components and generally recognizes wear and tear on each specific component. However, it can affect different parts of the subject's water supply system at different rates depending upon material, age, and if the components were affected by unusual physical factors. The owner had a section of AC pipe that was removed because it had been the source of a leak; however, the crack in the pipe was longitudinal instead of lateral which was damaged from stress caused when the City of Watertown incorrectly shut down a flushing operation which caused sudden interior pressure in the water lines. Further examination of the pipe also showed that the structure of the pipe reflected little to no deterioration, with the interior of the pipe clean and the exterior showing no rust or other deterioration (see photographs on page 15). Mr. Lettiere's records show that this section of eight-inch AC pipe was originally installed in 1958 and then replaced in 2017 – indicating that that section of AC pipe had been in the ground for 59 years without showing any signs of significant deterioration except for the stress crack.

Based on Mr. Lettiere's information and from my own experience, a water pipe would crack laterally when it is improperly imbedded in the trench, backfill is improperly installed, and/or the water line is damaged from external factors such as unauthorized digging too close to the waterline for other utilities or a variety of other reasons. Mr. Lettiere indicated that the only leaks in the entire Southside Water district were along the same stretch of Birch Lane, with a total of five leaks being repaired or replaced in the 2016-2021 period (the five leak reports sent by Mr. Lettiere to the authorities were reviewed by this appraiser and are retained in our files).

The major components of the water system are buried between four and nine feet below the ground surface and cannot be economically entirely replaced. The owner reported a few short sections were occasionally replaced or repaired when a leak developed, but there was no plan in place to replace the entire network of water pipes. These buried water pipes represent long-lived items. We have adopted a standard Effective Age/Useful Effective Life formula to estimate subject's physical depreciation based on effective or weighted ages of each water system component divided by the component's typical useful life. The MVS cost manual lists the life for water utilities ranges from 40 to 60 years. We recognize that the original sections of the water supply system were installed in 1958 – 65 years ago. Examination of sample section of pipe, which is 59 years old, shows that that pipe section reflects must less deterioration than the 60-year (maximum) of its lifespan indicated by MVS. Southside Water, Inc. must apply to the Public Service Commission (PSC) for any rate changes as well as reporting all leaks, repairs and any other work completed on the water district components. Mr. Lettiere, as the owner of Southside Water, Inc. reported that one of his recent conversations with the PSC included starting to plan for replacing the main water line piping system; however, he said that the PSC's response was that planning for replacement was not yet necessary based on the apparent condition of the buried water pipes, many of which have been in use for over 60 years. In addition, the Department of Health must be consulted for any changes to ensure that water quality is not compromised by any sections of the water supply system.

Therefore, while the actual age of most of the buried water pipes ranges from about 14 to 65 years, the effective age of the water district components is significantly less. Actual measurements of the physical deterioration of the entire water district's water pipes are not possible, but based on the above information, we are discounting the actual age of each of the sections of water pipes by approximately 25% to 35%.

**Functional obsolescence** is a term referring to the overall utility of the structure with respect to pipe construction material, length, and diameter, efficiency of the location of the water pipes throughout the subdivision, proximity of water meters and services, and other characteristics that could adversely affect the functionality and utility of delivering public water to the residents of the Lettiere subdivision. The water supply system was installed in sections as the subdivision grew, and was developed in an efficient manner, including not installing water lines in areas that did not require service. The water district property is fully functional for its current use and shows no signs of functional obsolescence.

**External obsolescence** results from incurable defects caused by negative outside influences. These outside influences are detractions in value caused by external sources. Examples would include deteriorating neighborhoods, limited accessibility due to a poor highway system, a poor business climate or high unemployment climate in the area. The market area shows signs of gradual improvement, and we have concluded to a 1% to 4% annual time trend for long-term economic growth based on economic trends. Also, considering the continual need for residential growth in the Watertown area and the subdivision’s proximity to the city of Watertown and its many services, Interstate 81, Camp Drum, Canada, and other areas of Central and Northern New York, there is no evidence of external obsolescence as it could affect the subject property’s market value.

All of subject’s site improvements have been combined into an Excel spreadsheet for purposes of calculating replacement cost new, appropriate amounts of depreciation, and depreciated values for Market Value of the existing highest and best use. The first half of the Excel spreadsheet is shown above, showing the calculations for the replacement cost new of each of the water district’s components, allocated by year of installation and/or type. The second half of the Excel spreadsheet is shown on the following page showing the calculations for depreciation of each of the components. The overall depreciated value of the Southside Water, Inc. water district, as calculated by use of the Cost Approach as of September 6, 2023, is **\$632,000**.

SOUTHSIDE WATER - REPLACEMENT COST NEW LESS DEPRECIATION SUMMARY																
Line	Location	Estimated year of installation	Estimated feet of main	Pipe Diameter In Inches	Type of pipe	Gate Valves	Number of Hydrants	Total Cost New	Component Life	Effective Age	Physical Deterioration	RCN Less PD	Function. Obsoles.	RCN Less PD & FO	External Obsolesc	Depreciated Value
5	Holcomb St extension	1958	1360	8	AC			\$127,869	60	45	75.00%	\$31,967	0%	\$31,968	0%	\$31,968
6	Sunset Ridge	1958	490	8	AC			\$46,070	60	45	75.00%	\$11,518	0%	\$11,519	0%	\$11,519
7	Birch Lane	1958	340	8	AC			\$31,967	60	45	75.00%	\$7,992	0%	\$7,993	0%	\$7,993
8	Birch Lane	1961	740	6	AC			\$54,515	60	43	71.67%	\$15,446	0%	\$15,447	0%	\$15,447
9	Sunset Ridge	1962	1620	6	AC			\$119,344	60	42	70.00%	\$35,803	0%	\$35,804	0%	\$35,804
11	Corner of Sunset Ridge and orchard Dr.	1962	75	6	AC			\$5,525	60	42	70.00%	\$1,658	0%	\$1,659	0%	\$1,659
12	Woodside Drive	1962	2000	6	AC			\$78,542	60	42	70.00%	\$23,563	0%	\$23,564	0%	\$23,564
13	Hillside Drive	1964	1450	6	AC			\$106,820	60	41	68.33%	\$33,826	0%	\$33,827	0%	\$33,827
15	Woodside Drive extension	1966	1200	6	AC			\$88,403	60	40	66.67%	\$29,468	0%	\$29,469	0%	\$29,469
3	Holcomb St Meter Pit served By City	1958	20	8	AC & Cast Iron			\$28,665	60	45	75.00%	\$7,166	0%	\$7,167	0%	\$7,167
10	Corner of Hillside Drive and Woodside Dr.	1962	3	6	Cast Iron			\$207	60	40	66.67%	\$69	0%	\$70	0%	\$70
16	Orchard Drive	1986	440	6	Ductile			\$30,396	60	26	43.33%	\$17,225	0%	\$17,226	0%	\$17,226
17	Birch Lane	1986	190	6	Ductile			\$13,126	60	26	43.33%	\$7,438	0%	\$7,439	0%	\$7,439
18	Corner of Sunset Ridge and Woodside ext. cross over to lves St. Rd.	1991	650	8	Ductile			\$70,244	60	22	36.67%	\$44,488	0%	\$44,489	0%	\$44,489
19	Corner of Sunset Ridge and Woodside ext. near cross over to lves St. Rd.	1991	3	6	Ductile			\$207	60	22	36.67%	\$131	0%	\$132	0%	\$132
20	County Rt 65	1991	1430	8	Ductile			\$154,536	60	22	36.67%	\$97,873	0%	\$97,874	0%	\$97,874
23	County Rt 65 South near end of line	1991	3	6	Ductile			\$207	60	22	36.67%	\$131	0%	\$132	0%	\$132
14	Corner of Hillside Drive and Woodside Dr.	2003	3	6	Ductile			\$207	60	14	23.33%	\$159	0%	\$160	0%	\$160
22	County Rt 65	2005	600	8	Ductile			\$64,840	60	14	23.33%	\$49,711	0%	\$49,712	0%	\$49,712
24	Corner of County Rt 65 and Holcomb St. Ext.	2005	3	6	Ductile			\$207	60	15	25.00%	\$155	0%	\$156	0%	\$156
25	Orchard Drive	2009	60	6	Ductile			\$4,145	60	10	16.67%	\$3,454	0%	\$3,455	0%	\$3,455
26	Orchard Drive near Burch Lane	2009	3	6	Ductile			\$207	60	10	16.67%	\$173	0%	\$174	0%	\$174
21	County Rt 65 crossing CR 65	1991	50	18	Steel Casinq			\$14,820	60	22	36.67%	\$9,386	0%	\$9,387	0%	\$9,387
27	Total 6" and 8" gates valves	N/A				35		\$284,930	60	30	50.00%	\$142,465	0%	\$142,466	0%	\$142,466
28	Total fire hydrants with 6" gates boxes and retainers	N/A					6	\$37,838	60	30	50.00%	\$18,919	0%	\$18,920	0%	\$18,920
29	Water services Copper	1958-2008	3080	3/4"	Copper			\$60,036	60	30	50.00%	\$30,018	0%	\$30,019	0%	\$30,019
		1958-2008		3/4"		110		\$15,009	60	30	50.00%	\$7,504	0%	\$7,505	0%	\$7,505
30	Water services HDPE	2008-2021	240	3/4" and 1"	HDPE			\$3,027	60	6	10.00%	\$2,724	0%	\$2,725	0%	\$2,725
		2008-2021		3/4" and 1"		10		\$1,806	60	6	10.00%	\$1,625	0%	\$1,626	0%	\$1,626
31	Electric service for heating automated flushing hydrant	2017						\$2,293	60	5						
32	Automated flushing hydrant	2019	10	2" HDPE				\$4,586	60	5						
	<b>TOTALS</b>		<b>16063</b>			<b>145</b>	<b>6</b>	<b>\$1,441,911</b>						<b>TOTAL DEPRECIATED VALUE</b>		<b>\$632,084</b>
														<b>TOTAL DEPRECIATED VALUE - ROUNDED</b>		<b>\$632,000</b>

**Income Capitalization Approach:**

The **Income Capitalization Approach** is defined as follows:

“Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.”<sup>9</sup>

The value opinion by the Income Capitalization Approach is based upon the capitalization of the stabilized net operating income for the subject property. The steps involved in estimating the value by this method are as follows:

- Calculate gross income or revenue.
- Estimate the vacancy and expenses as a deduction from the potential income to arrive at net operating income.
- Capitalize the net operating income utilizing an appropriate overall rate or discount the expected periodic net income into an indication of value.

**GROSS REVENUE:**

To estimate the income stream available to an investor, the first step is to estimate the gross income that the property can generate. For a revenue-generating business such as subject’s Southside Water district, income is generated from the sales of water to the residents of the Lettiere subdivision including a few residents along Ives Street (CR 65) which were not originally part of the Lettiere subdivision. The owner provided a five-year history of income and expenses from 2017 through August 2023. The following table summarizes the income for the most recent five fiscal years from November 1, 2018 through August 2023. The provided information included two years that did not reflect a November 1<sup>st</sup> through October 31<sup>st</sup> fiscal years. The second year shown was from November 1, 2019 through December 31, 2020, and the fifth year presented includes the months from November 1, 2022 through August 2023. For trending purposes, the first year was prorated to project a 12-month fiscal year and the fifth year was prorated to a 12-month fiscal year (both non-12-month statements are shaded in light gray to show these discrepancies from typical 12-month fiscal years).

Year Ending	10.31.2019	12.31.2020 (14 months)	Projected 10.31.2020	10.31.2021	10.31.2022	8.6.2023 (76.2% Year)	Projected 10.31.2023
Operating Revenue	\$79,414.30	\$96,135.23	\$82,401.39	\$116,146.08	\$81,910.53	\$52,955.40	\$69,495.28
Escrow Interest	\$0.00	\$1.00	\$0.86	\$5.73	\$5.54	\$6.24	\$8.19
Account setup	\$0.00	\$0.00	\$0.00	-\$4,299.08	\$25.00	\$25.00	\$32.81
Customers Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$1,941.11	\$896.88	\$1,177.01
Journal Adjustments (1)	\$76.29	-\$6,620.76	-\$5,674.92	\$0.00	-\$207.48	\$0.00	\$0.00
<b>Gross Revenue</b>	<b>\$79,490.59</b>	<b>\$89,515.47</b>	<b>\$76,727.33</b>	<b>\$111,852.73</b>	<b>\$83,674.70</b>	<b>\$53,883.52</b>	<b>\$70,713.28</b>

<sup>9</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Seventh Edition (Chicago: Appraisal Institute, 2022) 94.

The five-year history of income sources will be analyzed both by growth trends from 2018-19 through 2023, as well as examining the overall averages for the five-year period and the entries from the past two years. As expected, the primary source of revenue is from water sales to the 120 individual homeowners who are serviced by the Southside Water district. Following this analysis, a stabilized gross revenue will be calculated for valuation purposes. The gross revenue is stabilized at \$91,230.

#### *VACANCY AND COLLECTION LOSS:*

Typically, the next step is to deduct an estimate of vacancy and credit loss from the gross revenue; however, because the gross revenue (gross income) is actual income received and not based on existing and/or projected rent revenue, this step is not required.

#### *EXPENSES:*

The next deduction is for the expenses required to operate the real property being appraised. As a water district, typical expenses include water purchases, repairs and maintenance, supplies, and administrative-related expenses required to run the business. The owner provided the itemized expenses for the same 2017 through August 2023 period reviewed for income/revenue. The most recent five fiscal years from November 1, 2018 through August 2023 were reviewed for valuation purposes. The provided information included two years that did not reflect a November 1<sup>st</sup> through October 31<sup>st</sup> fiscal years. The second year shown was from November 1, 2019 through December 31, 2020, and the fifth year presented includes the months from November 1, 2022 through August 2023. For trending purposes, the first year was prorated to project a 12-month fiscal year and the fifth year was prorated to a 12-month fiscal year (both non-12-month statements are shaded in light gray to show these discrepancies from typical 12-month fiscal years). and stabilized expenses, based on the experience of the subject and comparable properties.

As with the revenue, we have analyzed the five-year history of expenses both by growth trends from 2018-19 through 2023, as well as examining the overall averages for the five-year period and the entries from the past two years. Following this analysis, a stabilized gross revenue was calculated for valuation purposes.

These historical expenses, as well as our knowledge of typical expense for investment properties, are considered to support the stabilized expense amounts. The owner admitted that some of the expenses charged to the Southside Water, Inc. account are permitted by the Internal Revenue Service but are not fully applicable to the operation of the water district. Many of the expenses categories are self-explanatory; however, explanations are required for some of the categories where adjustments are made to the historic trend:

**Transportation, Computer, Insurance, Postage, Legal, Internet, Telephone, Utilities Power, Rent and Office Expenses:** Each of these costs are apparently not required for water district purposes. The projected full amount for this category is reduced to 20% for the stabilized expense.

**Repairs & Maintenance:** This category is reduced by 20% to cover only the expenses applicable to the water district.

**2020 Chevy Silverado:** This item was included in the "In Lieu of Pay" category and is not appropriate as an expense to be charged against the operation of the water district; therefore, it is deleted.

**Management:** Management is a required expense in income valuation; however, a charge for management is not listed in the subject's financial history. There is a category for Officer Salary, but this is a necessary expense to cover work associated with repairs and maintenance and other tasks required to keep the water district functioning. Therefore, we have added a management expense to the subject's expenses which is calculated at 3% of the gross revenue.

**Bank Service Charge, Bookkeeping, Depreciation, Interest, Birch Lane Water Leak with related Materials and Supplies, Meals and Entertainment, Payroll Taxes, In Lieu of Pay, Revenue Taxes and Penalties:** These expense categories are either inconsistent, not applicable to the water district's operation, or were one-time expenses that are not appropriate for valuation purposes; \$0 entries are applied for each of these expense categories.

**Reserves for Replacement:** A reserve allowance provides for replacement of short-lived site improvement components (i.e. meters, valves); however, most of the components of the Southside Water district are buried several feet below the surface and/or classified as long-term components. This expense is estimated at 1% of gross revenue.

#### *SUMMARY OF EXPENSES:*

Total expenses are estimated at \$58,014 per year and equates to 63.59% of the gross revenue. This produces a net operating income of \$33,216. The entire income / expense historical records and stabilized income and expenses are shown in the following Excel spreadsheet:

**SOUTHSIDE WATER, INC. INCOME AND EXPENSES**

Year Ending	10.31.2019	12.31.2020 (14 months)	Projected 10.31.2020	10.31.2021	10.31.2022	8.6.2023 (76.2% Year)	Projected 10.31.2023	STABILIZED	Foot-notes
Operating Revenue	\$79,414.30	\$96,135.23	\$82,401.39	\$116,146.08	\$81,910.53	\$52,955.40	\$69,495.28	\$90,000	
Escrow Interest	\$0.00	\$1.00	\$0.86	\$5.73	\$5.54	\$6.24	\$8.19	\$5	
Account setup	\$0.00	\$0.00	\$0.00	-\$4,299.08	\$25.00	\$25.00	\$32.81	\$25	
Customers Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$1,941.11	\$896.88	\$1,177.01	\$1,200	
Journal Adjustments (1)	\$76.29	-\$6,620.76	-\$5,674.92	\$0.00	-\$207.48	\$0.00	\$0.00	\$0	
<b>Gross Revenue</b>	<b>\$79,490.59</b>	<b>\$89,515.47</b>	<b>\$76,727.33</b>	<b>\$111,852.73</b>	<b>\$83,674.70</b>	<b>\$53,883.52</b>	<b>\$70,713.28</b>	<b>\$91,230</b>	
Expenses									
Payroll Processing	\$0.00	\$187.00	\$160.29	\$1,008.00	\$1,324.10	\$990.00	\$1,299.21		
Operator Salary	\$0.00	\$1,000.00	\$857.14	\$8,000.00	\$9,000.00	\$5,000.00	\$6,561.68	\$5,000	
Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,737	
Water Purchased	\$23,259.54	\$33,048.61	\$28,327.30	\$28,638.85	\$26,571.42	\$20,666.20	\$27,121.00	\$27,000	
Transportation	\$2,231.18	\$1,465.85	\$1,256.44	\$2,696.25	\$3,134.57	\$2,047.07	\$2,686.44	\$480	(3)
Water Testing	\$1,601.83	\$1,680.00	\$1,440.00	\$1,125.00	\$848.40	\$1,110.40	\$1,457.22	\$1,400	
Bank Service Charge	\$13.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	
Bookkeeping	\$8,000.00	\$3,000.00	\$2,571.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0	
Computer	\$1,920.15	\$525.00	\$450.00	\$754.62	\$1,342.50	\$961.00	\$1,261.15	\$220	(3)
Depreciation	\$3,015.00	\$9,803.00	\$8,402.55	\$14,717.00	\$7,902.00	\$0.00	\$0.00	\$0	
Dues & Subscriptions	\$260.00	\$1,045.00	\$895.71	\$605.35	\$260.00	\$263.00	\$345.14	\$350	
Education & Training	\$40.00	\$175.00	\$150.00	\$120.00	\$170.00	\$190.00	\$249.34	\$150	
Insurance	\$2,741.90	\$4,504.10	\$3,860.65	\$2,856.23	\$3,011.72	\$3,482.75	\$4,570.54	\$900	(3)
Interest	\$191.03	\$1,592.55	\$1,365.04	\$487.03	\$295.15	\$0.00	\$0.00	\$0	
Licenses & Permits	\$522.25	\$652.70	\$559.46	\$284.07	\$175.75	\$6.00	\$7.87	\$100	
Postage	\$623.41	\$368.15	\$315.56	\$489.20	\$408.40	\$454.00	\$595.80	\$100	(3)
Accounting	\$2,941.31	\$1,823.00	\$1,562.57	\$1,110.00	\$1,125.00	\$1,150.00	\$1,509.19	\$1,500	
Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$150	(3)
Repairs & Maintenance	\$3,532.17	\$5,977.71	\$5,123.74	\$26,431.59	\$2,700.48	\$11,063.40	\$14,518.90	\$8,000	(4)
Birch Lane Water Leak	\$0.00	\$0.00	\$0.00	\$8,047.80	\$0.00	\$0.00	\$0.00	\$0	
Materials & Supplies	\$0.00	\$2,049.90	\$1,757.05	\$2,980.50	\$2,468.00	\$5,156.02	\$6,766.43	\$0	
Equipment Repairs	\$1,221.25	\$4,546.85	\$3,897.29	\$3,734.13	\$2,841.01	\$2,069.48	\$2,715.85	\$2,800	
Supplies	\$172.40	\$73.74	\$63.21	\$0.00	\$32.38	\$22.53	\$29.57	\$25	
Meals & Entertainment	\$0.00	\$0.00	\$0.00	\$0.00	\$21.60	\$0.00	\$0.00	\$0	
Internet	\$2,390.18	\$1,879.92	\$1,611.36	\$634.97	\$1,600.42	\$642.91	\$843.71	\$280	(3)
Telephone	\$1,711.82	\$1,211.22	\$1,038.19	\$1,182.49	\$1,164.04	\$710.02	\$931.78	\$240	(3)
Utilities Power	\$23.33	\$313.70	\$268.88	\$1,282.31	\$284.43	\$214.04	\$280.89	\$280	(3)
Meter Reading	\$1,675.00	\$1,200.00	\$1,028.57	\$1,255.00	\$1,180.00	\$885.00	\$1,161.42	\$1,150	
Payroll Taxes	\$702.00	\$354.00	\$303.43	\$896.49	\$931.50	\$681.99	\$895.00	\$0	
In Lieu of Pay	\$0.00	\$2,165.14	\$1,855.83	\$0.00	\$11,196.36	\$10,401.46	\$13,650.21	\$0	
2020 Chevy Silverado (2)	\$0.00	\$0.00	\$0.00	\$0.00	-\$11,196.36	\$0.00	\$0.00	\$0	
Rent	\$3,600.00	\$3,870.00	\$3,317.13	\$3,600.00	\$3,500.00	\$1,440.00	\$1,889.76	\$640	(3)
Office Expense	\$1,621.26	\$1,255.94	\$1,076.52	\$1,352.56	\$1,730.04	\$3,264.62	\$4,284.28	\$400	(3)
Real Estate Taxes	\$4,728.10	\$7,259.74	\$6,222.62	\$5,222.14	\$5,203.07	\$2,383.15	\$3,127.49	\$3,200	
Revenue Taxes	\$25.00	\$25.00	\$21.43	\$25.00	\$50.00	\$0.00	\$0.00	\$0	
Reserves for Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$912	
Penalties	\$0.00	\$0.00	\$0.00	\$68.10	\$0.00	\$0.00	\$0.00	\$0	
<b>Total Expenses</b>	<b>\$68,763.11</b>	<b>\$93,052.82</b>	<b>\$79,759.33</b>	<b>\$119,604.68</b>	<b>\$80,025.98</b>	<b>\$75,255.04</b>	<b>\$98,759.90</b>	<b>\$58,014</b>	(3)
<b>Net Income</b>	<b>\$10,727.48</b>	<b>-\$3,537.35</b>	<b>-\$3,032.01</b>	<b>-\$7,751.95</b>	<b>\$3,648.72</b>	<b>-\$21,371.52</b>	<b>-\$28,046.61</b>	<b>\$33,216</b>	(3)
(1) Includes Escrow transfers									
(2) 2020 Chevy Silverado listed in In Lieu Of Pay									
(3) Allocated at 20% of total to eliminate personal expenses									
(4) Allocated at 80% of total to eliminate personal expenses									

**CAPITALIZATION:**

The overall capitalization rate has been estimated using the band-of-investment and debt coverage ratio methods, along with consulting market surveys.

The band-of-investment technique develops a rate, which is a combination of component rates for the mortgage debt service and the anticipated cash flow to the equity position. The mortgage requirement rate includes both interest on and recapture of the mortgage component of the total value. The equity rate is the anticipated cash-on-cash return to the equity investment, and does not include possible appreciation of the property or the tax advantages of ownership. These factors are highly individualistic and vary from investor to investor.

In our opinion, the most favorable mortgage or fixed rate term that could be obtained in the current market for water supply infrastructure in an established residential subdivision, which is considered to be a low-risk investment, is for 80.00% of property value at 4.50% interest over a 25-year amortization schedule. This shows an annual constant for debt service of 0.0667. Considering all the risks and benefits of ownership, an investor in the subject property would require an 8.00% cash-on-cash return on his or her investment. This combines for an overall capitalization rate of 8.19%. A debt coverage ratio range of 1.20 to 1.40 is also considered to be reasonable for this type of infrastructure investment.

<b>Band-of-Investment Criteria:</b>	
Loan-to-Value Ratio:	80%
Equity Ratio:	20%
Mortgage Term:	25 years
Mortgage Rate:	4.50%
Mortgage Constant:	0.0667
Equity Rate:	8.00%
Debt Coverage Ratio:	1.20 to 1.40

<b>Percentage of Value</b>	<b>Rate</b>	<b>Weighted Rate</b>
Mortgage: 80% x	0.0667 ( $R_m$ ) =	0.05336
Equity: 20% x	0.0800 ( $R_e$ ) =	0.01600
<b>Overall Capitalization Rate =</b>		<b>0.06936 or 6.94%</b>

As an additional guide, the debt coverage ratio method, also known as the Underwriter's Method, is considered. The formula is  $R_o = DCR \times M \times R_m$ , where  $R_o$  = overall capitalization rate, DCR = debt coverage ratio; M = loan-to-value ratio, and  $R_m$  = Mortgage Constant (required return both on and off principle).

<b>Debt Coverage Ratio (<math>R_o = DCR \times M \times R_m</math>)</b>
$R_o = 1.30 \times 0.80 \times 0.0667 = 0.06937$
<b>Overall Capitalization Rate = 6.94%</b>

A national investor study prepared by PwC Real Estate Investor Survey (1<sup>st</sup> Quarter 2023) was also reviewed. This survey, which covers many market areas and property types indicated that national warehouse properties have anticipated capitalization rates as follows:

Overall Cap Rate (OAR) National Warehouse Market					
	Current	Last Quarter	1 Year Ago	3 Years Ago	5 Years Ago
<b>Range</b>	3.00% - 7.00%	2.00% - 6.50%	2.60% - 6.50%	3.60% - 6.00%	3.00% - 6.50%
<b>Average</b>	4.82%	4.43%	4.22%	4.79%	4.95%
<b>Change (Basis Points)</b>	-	+39	+60	+3	-13

A copy of the PwC Real Estate Investor Survey is included in the Addenda.

A national investor study prepared by RealtyRates.com Investor Survey (1<sup>st</sup> Quarter 2023) was also reviewed. This survey covering All Types Industrial and Industrial Land Leases, indicates capitalization rates (OAR) as shown below.

Overall Capitalization Rates – Industrial – All Types			
	DCR Technique	Band-of-Investment Technique	Surveyed Rates
<b>Minimum OAR</b>	5.05	5.94	5.59
<b>Maximum OAR</b>	13.00	14.02	13.18
<b>Average OAR</b>	8.68	9.45	9.85

Overall Capitalization Rates – Industrial Land Leases		
	Capitalization Rates	Discount Rates
<b>Minimum</b>	4.34	6.94
<b>Maximum</b>	11.71	12.21
<b>Average</b>	8.57	9.57

A copy of RealtyRates.com Investor Surveys are included in the Addenda.

Rynne, Murphy, and Associates prepares a quarterly investor survey, which is based primarily of properties in Upstate New York. The 1<sup>st</sup> Quarter 2023 survey has been reviewed for Light Industrial Projects and is summarized as follows:

Overall Capitalization Rate – Rynne, Murphy, and Associates			
Property Class	Low	High	Average
Light Industrial Project	5.75%	14.25%	8.75%

A copy of the Rynne, Murphy, and Associates Investor Survey is included in the Addenda.

Summary of Overall Cap Rate Analysis	
Band-of-Investment Technique	6.94%
Debt Coverage Ratio Formula	6.94%
PwC Real Estate Investor Survey 1 <sup>st</sup> Quarter 2023: Warehouse (average and overall range)	4.82% 3.00% to 7.00%
RealtyRates.com Investor Survey 1 <sup>st</sup> Quarter 2023: Industrial (average range and overall range)	8.68% to 9.85% 5.05% to 14.02%
RealtyRates.com Investor Survey 1 <sup>st</sup> Quarter 2023: Industrial Land Leases (average range and overall range)	8.87% to 9.57% 4.34% to 12.21%
Rynne, Murphy & Associates Survey 1 <sup>st</sup> Quarter 2023: Light Industrial (average and overall range)	8.75% 5.75% to 14.25%
<b>Conclusion of Overall Capitalization Rate</b>	<b>6.00%</b>

Class A properties are top quality, institutional grade properties. Class B properties are average quality, non-institutional grade properties, and Class C properties are low quality developer/speculator type properties. In our opinion, the subject represents a Class B property in average condition in a Class B market, which supports our 6.00% overall capitalization rate.

Our value opinion is shown on the following worksheet.

SOUTHSIDE WATER, INC. INCOME VALUATION SUMMARY	
Gross Revenue	\$91,230
Expenses	\$58,014
Net Income	\$33,216
Capitalization Rate	6%
Total Value - Income Cap. Approach	\$533,600
<b>Total Value - Rounded</b>	<b>\$554,000</b>

This provides an "as is" market value, using market rental and expense levels, by the Income Capitalization Approach, of (SAY) **\$554,000**.

**Summary And Reconciliation Of Value Indicators:**

The subject property has a good location in the town of Watertown, Jefferson County, New York. The subject is a water supply line consisting of 12,733± linear feet.

The intended use of this appraisal is for market valuation purposes to establish a selling price. This appraisal does not include consideration for any personal property, business value, goodwill, or other intangibles.

Extraordinary assumptions adopted for this appraisal include that the property is assumed to have no environmental issues and inventory of the Southside Water district as provided by the owner is accurate. No hypothetical conditions are required for this appraisal report.

Southside Water Inc. and the Town of Watertown are the clients and the only intended users of this report. The report may not be distributed to or relied upon by any other persons or entities for any purpose whatsoever, without our written permission. All other uses and users are unintended, unless specifically stated in the letter of transmittal.

In valuing the property, the Cost Approach and Income Capitalization Approach were used to analyze adequate sale and rental data from the Central and Northern New York area.

<b>Summary of Appraised Property's Market Value Indications</b>		
"As Is" September 6, 2023	Cost Approach	\$632,000
	Income Capitalization Approach Direct Capitalization	\$554,000

The Cost Approach is supported by an itemized examination of the replacement cost new of each of the components of the Southside Water district, with an additional analysis of the applicable depreciation that has affected the district's components. The Income Capitalization Approach is an analysis of the subject's historical income and expenses; however, the inclusion of the owner's financial records with personal expenses that are permitted by the IRS but not applicable for real property valuation detracts from the overall accuracy of the indicated value by this appraisal approach. As a result, approximately 75% of the weight for the final value conclusion is placed on the Cost Approach with 25% of the weight applied to the Income Capitalization Approach.

As a result of our investigation and analysis of the information contained in this report, as well as a general knowledge of real estate valuation procedures, it is our opinion that the "as is" market value of the fee simple estate interest in the subject property as of September 6, 2023, is:

**SIX HUNDRED TEN THOUSAND DOLLARS**  
**\$610,000**

This opinion of value is subject to the Assumptions and Limiting Conditions outlined and contained in our report. Special attention is directed to the Special Assumptions also discussed in this report.

In reconciling these indicators, the quality and quantity of the data is considered. The strengths and weaknesses of the approaches are also considered.

**Addenda**

Fee Proposal

Deed

Zoning Regulations

MVS Section and pages

53, 10

62, pages 2,3, 6

66, 1

97, 21

98, 5, 6

99, 4, 5, 9

Southside Water Financials

11/1/2018 – 10/31/2019

11/1/2019 – 12/31/2020

11/1/2020 – 10/31/2021

11/1/2021 – 10/31/2022

11/1/2022 – 8/6/2023

1<sup>st</sup> Quarter 2023 PwC Real Estate Investor Survey

1<sup>st</sup> Quarter 2023 RealtyRates.Com Investor Survey

1<sup>st</sup> Quarter 2023 Rynne, Murphy and Associates Investor Survey

Valuation Glossary

Qualifications of Appraisers

Qualifications of Colliers International Valuation & Advisory Services

# CNY Pomeroy Appraisers, Inc.

LIBERTY SQUARE BUILDING  
100 EAST SENECA STREET – SUITE 200  
MANLIUS, NEW YORK 13104  
VOICE 315-471-3111  
FAX 315-471-4009

**EMAIL:** [jimlettiere@twcny.rr.com](mailto:jimlettiere@twcny.rr.com)  
[spechtm@ramapo-ny.gov](mailto:spechtm@ramapo-ny.gov)

July 14, 2023  
(Replaces Fee Proposal Dated July 12, 2023)

James V. Lettiere, Jr.  
Southside Water, Inc.  
16115 Heaslip Lane  
Clayton, New York 13624  
Telephone: 315.486.7937 (mobile)

&

Joel R. Bartlett, Town Supervisor  
Town of Watertown  
22867 County Route 67  
Watertown, New York 13601  
315.782.2069

**Re: FEE PROPOSAL & ASSIGNMENT AGREEMENT**

Property Name: Southside Water Inc. Water System  
Street Address: Neighborhood of Ives Street, Woodside Drive, Holcomb Street,  
Sunset Ridge, Orchard Drive and Birch Lane  
Town, County: Town of Watertown, Jefferson County, State of New York  
Tax Map Number: 682.00-26-1

Dear Mr. Lettiere:

Purpose / Intended Use:	To establish a Selling Price
Type of Value:	Market Value
Property Rights Appraised:	Fee Simple
Date of Appraisal:	Date of Inspection
Owner:	Southside Water, Inc. / James V. Lettiere, Jr.
Client:	Southside Water, Inc. and Town of Watertown
Intended User:	Client: James Lettiere (Southside Water, Inc.) Others: Town of Watertown Others to be provided with authorization  <i>Please identify any additional potential users with your authorization response. Use of this report by anyone not specifically identified or so authorized is not intended by CNY Pomeroy Appraisers. CNY Pomeroy Appraisers is not responsible for distribution of this report beyond authorized users.</i>

# CNY Pomeroy Appraisers, Inc.

Report Type:	Appraisal Report (abbreviated format formerly known as summary) – for negotiation purposes only. And/or Fully-documented Appraisal Report (format formerly known as self-contained) – required for litigation / court appearance, governmental agency, and/or grant application purposes.
Valuation Approaches:	All applicable approaches to value will be considered and utilized as appropriate for this assignment.
Previous Services:	We have not performed any appraisal services regarding the subject property within the past three years.
Appraisal Standards:	<ul style="list-style-type: none"> <li>• The Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.</li> <li>• The appraisal guidelines required as outlined by the U. S. Office of the Comptroller of the Currency (OCC) mandating the adherence to the Uniform Standards of Professional Appraisal Practice (USPAP) issued by the Appraisal Standards Board of the Appraisal Foundation.</li> </ul> <p>If the fully-documented, self-contained appraisal format is requested, then appraisal report will also be in compliance with the following standards:</p> <ul style="list-style-type: none"> <li>• Sufficient documentation to be in compliance with the New York Uniform Trial Rules §202.59 (required for tax assessment review proceedings) and/or §202.61 (required for eminent domain proceedings).</li> </ul>
Term of Proposal:	10 days
Property Description:	<p>The property to be appraised, known as Southside Water, Inc., consists of a total of 12,730 linear feet of waterline through the Lettiere Tract off of Ives Street Road (County Route 65) along the following roads: Holcomb Street, Orchard Drive, Birch Lane, Sunset Ridge, Woodside Drive, Hillside Drive and Ives Street Road. This subdivision is a short distance southwest of the city of Watertown. The Town of Watertown assessor has identified this property as Tax Map #862.00-26-1 and classified it as a water supply (property classification code 822).</p> <p>The first sections of the pipeline system were originally constructed starting in 1958, with sections added through 2009. The sections completed through 1966 consisted mostly of AC pipe (asbestos cement pipe), totaling 9,301 linear feet, and the latter sections added consisted of ductile iron pipe, totaling 3,429 linear feet. Most of the pipeline system consists of 6-inch diameter pipe, however, there are some pipe sections that are 8 inches and 18 inches in diameter. The waterline system also includes 29 copper water services (installed 1958-2008) totaling 2,080 linear feet, 30 HDPE (high density polyethylene or PEX) water services (installed 2008-2021) totaling 240 linear feet, 2 meters, one meter pit, and 6 fire hydrants.</p>

# CNY Pomeroy Appraisers, Inc.

Assignment  
Conditions:

The scope of work will consist of estimating the depreciated value of the waterline system owned by Southside Water, Inc. The pipelines consist primarily of two types of pipe material and have chronological ages ranging from 65 years to 14 years, with the lateral water services to each of the houses ranging in age from 65 years to 2 years. We will need information about the condition and expected life of each section of pipe for all of the sections of the water system that cannot be visually observed by the appraiser.

The scope of work includes three primary steps:

1. Calculating the reproduction cost new of the existing water pipeline system.
2. Calculating the depreciation of each section of pipeline and component based on its physical condition, effective age and expected total life.
3. Deduct depreciation from reproduction cost new to estimate the depreciated value of the waterline system.

We have extensive experience in applications of the cost approach for all types of site and building improvements, including calculating the value of all types of utility lines such as water, sanitary and storm sewer, gas and liquid fuel, cable and internet services. However, if the fully-documented appraisal report is authorized and is to be used for litigation, New York State case law requires that a cost expert be used to calculate the reproduction cost new of the water system (while the appraiser is responsible for completing the depreciation analysis and preparing the full appraisal report). If this appraisal is to only be used for negotiation purposes without litigation, then our fee for the summary report format stated in the following section includes our time for completing the cost new and depreciation analyses. But if one or both parties determine that the appraisal report is to be used for litigation purposes, then the appraisal report must be prepared in the fully-documented format that is in compliance with the Uniform Trial Rules and that the cost new analysis will have to be completed by a qualified cost expert. The fee for that cost expert must be added on top of our fee for completing the cost new analysis.

If a cost expert is to be retained to complete the cost new analysis for litigation purposes, we can provide references of cost experts we have worked with on previous assignments for your consideration.

Our fee for the litigation appraisal will include time we anticipate will be needed to work with the cost expert to get their report into a format suitable for expert witness testimony.

We will also review the income and expense history of the Southside Water, Inc. operations during the past (minimum) three years in order to complete an income valuation analysis of the property being appraised. We will require itemized income and expenses records for at least a three-year period for this analysis.

A copy of my curriculum vitae is attached (and can be viewed on our company's website: [www.cnyappraisers.com](http://www.cnyappraisers.com)).

# CNY Pomeroy Appraisers, Inc.

Appraisal Fee:	<table border="1"> <thead> <tr> <th data-bbox="505 159 992 205">Format of Appraisal Report</th> <th data-bbox="992 159 1414 205">Fee Per Appraisal</th> </tr> </thead> <tbody> <tr> <td data-bbox="505 205 992 281">Summary Appraisal Report (if authorized initially)</td> <td data-bbox="992 205 1414 281"><b>\$9,500</b></td> </tr> <tr> <td data-bbox="505 281 992 436">Fully-documented Appraisal Report (if authorized initially)</td> <td data-bbox="992 281 1414 436"><b>\$13,500</b> <b>(plus cost expert fee if report is to be used for litigation *)</b></td> </tr> <tr> <td data-bbox="505 436 992 556">Summary (first), followed by Fully- documented Report (for litigation)– Completed as 2 steps</td> <td data-bbox="992 436 1414 556"><b>\$9,500 + \$6,000 = \$15,500 (total)</b></td> </tr> </tbody> </table> <p data-bbox="462 562 1458 636"><b>*a separate contract between the clients and the selected cost expert will have to be arranged as a separate arrangement</b></p>	Format of Appraisal Report	Fee Per Appraisal	Summary Appraisal Report (if authorized initially)	<b>\$9,500</b>	Fully-documented Appraisal Report (if authorized initially)	<b>\$13,500</b> <b>(plus cost expert fee if report is to be used for litigation *)</b>	Summary (first), followed by Fully- documented Report (for litigation)– Completed as 2 steps	<b>\$9,500 + \$6,000 = \$15,500 (total)</b>
Format of Appraisal Report	Fee Per Appraisal								
Summary Appraisal Report (if authorized initially)	<b>\$9,500</b>								
Fully-documented Appraisal Report (if authorized initially)	<b>\$13,500</b> <b>(plus cost expert fee if report is to be used for litigation *)</b>								
Summary (first), followed by Fully- documented Report (for litigation)– Completed as 2 steps	<b>\$9,500 + \$6,000 = \$15,500 (total)</b>								
Expenses:	Fee for appraisal report includes all associated expenses.								
Appraisal Fee Payment:	<p data-bbox="462 741 1461 814">Retainer of 50% of Fee before commencing work <b>\$4,750</b> for summary report or <b>\$6,750</b> for self-contained report).</p> <p data-bbox="462 856 1461 968">Balance payable immediately prior to Report's delivery (we will notify you and send an invoice for the balance due when the Report will be ready to send out so balance of the fee can be sent).</p> <p data-bbox="462 1010 1461 1121">If an invoice for the retainer amount is required to process a payment, please let us know with your response and we will send an invoice out immediately in order to not delay this assignment.</p>								
Review Period:	We understand that you will want to review the completed appraisal. Responses to reviewer questions within 10 days of delivery of the appraisal report will be addressed as part of this original assignment. However, review questions submitted after 10 days from delivery, as well as the introduction of new information that may alter the appraisal analysis and valuation conclusions, will be charged at the hourly rates listed in the attached "Appraisal Assignment Terms and Conditions."								
Consulting & Court Fees:	See attached <b>Appraisal Assignment Terms and Conditions.</b>								
Property Documents Needed:	See attached list of <b>Property Documents Requested.</b>								
Delivery Time:	60 days after requested documents have been provided, <b>including this signed fee proposal letter and the identified retainer.</b>								

# CNY Pomeroy Appraisers, Inc.

## APPRAISAL ASSIGNMENT TERMS AND CONDITIONS

The attached **Appraisal Assignment Terms and Conditions** are also considered to be applicable to this **Fee Proposal and Assignment Agreement**.

Thank you for your confidence in our services. If there is anything you would like to discuss further, please call at your convenience.

Very truly yours,

CNY POMEROY APPRAISERS, INC.



Donald A. Fisher, MAI, ARA  
[dfisher@cnyappraisers.com](mailto:dfisher@cnyappraisers.com)

DAF/tc

AUTHORIZED BY:

  
Jim Lettiere Signature

7/17/2023  
Date

JAMES V<sup>o</sup> LETTIERE JR<sup>o</sup>  
Print Name

  
Town of Watertown Signature

7/18/23  
Date

JOEL R. BARTLETT  
Print Name

# CNY Pomeroy Appraisers, Inc.

Number of Report Copies:	Electronic / Adobe PDF copy. <i>Notify us before completion of assignment if additional report copies will be required; <b>Copies ordered after initial delivery of final report will be invoiced at cost of copying.</b></i>
Appraisal Authorization:	Signature of person responsible for payment of these services and retainer stated previously – see signature section at end of this Fee Proposal and Assignment Agreement.

## PROPERTY DOCUMENTS REQUESTED

The attached list of Property Documents will be needed, if available, and are requested to be provided with the signed authorization (unless already provided). This list of documents is considered to be part of this Fee Proposal and Assignment Agreement.

- A. A copy of the deed(s) and any other records of title transfer, including all easements encumbering the property (e.g., utility and conservation easements, land use restrictions, building use restrictions, etc.)
- B. Copies of all appraisals prepared on the subject property within the past ten years
- C. A copy of the property survey and/or other property maps and aerial photographs
- D. Copies of pipeline condition and/or inspection reports
- E. Itemized income and expense statements for at least 3 years identifying all sources of income and all real estate-related expenses (fire insurance, utility costs, repairs, taxes, etc.)
- F. Copies of current asset depreciation schedules
- G. Environmental audits or statement certifying the absence and/or presence of any known hazardous substances on the site – itemized by type or material (we understand that environmental audits are not typically available for this property type, however, if one exists, we would like to have a copy of it)

# CNY Pomeroy Appraisers, Inc.

## APPRAISAL ASSIGNMENT TERMS AND CONDITIONS

1. The Client is identified as the party signing this Fee Proposal & Assignment Agreement and is responsible for payment of the fees stipulated in this Agreement unless a separate party (e.g. property owner) is specifically identified prior to commencement of work. The fee and any related assignment expenses are not contingent upon any predetermined value or on any action resulting from the analyses, conclusions and/or use of the appraisal report. The appraiser or appraisers who will complete this appraisal assignment are collectively referred to as CNY Pomeroy Appraisers, Inc. or "CNY Pomeroy Appraisers" for this Agreement.
2. **Consulting, Review, Preparation and Court Fees:** The above fee does not include post-appraisal consulting services (e.g. reviewing other reports, considering supplemental information or alternative scenarios, post-appraisal discussions or any activities not directly related to the preparation of the appraisal report) or preparation and appearance in court or other situations requiring testimony or representation for the appraisal report. The above fee also does not include additional valuation scenarios or other projections outside of the scope of the appraisal assignment described in this Fee Proposal. The above fee also does not include the time to respond to review questions after 10 days from delivery of the appraisal report. Such time, if required, will be charged at the current rate schedule in effect at the time the services are provided. The following table identifies our current hourly rates for consulting and court testimony services (rates are subject to change if requested one year or later from date of this Fee Proposal and Assignment Agreement):

Appraiser	Trial Preparation and Testimony Rates
Susan D. Baldwin, MAI, AI-GRS	\$350 per hour plus out-of-pocket expenses
Donald A. Fisher, MAI, ARA	\$350 per hour plus out-of-pocket expenses
Staff appraisers (as applicable)	\$100 to \$200 per hour plus out-of-pocket expenses

3. We require a minimum of 45 days' notice to confirm our availability for any appearances required for expert witness testimony and/or any other associated post-appraisal work, including pre-trial conferences, reviews of opposition appraisals and work product, and all other related professional services for any litigation or litigation-type requirements.
4. If the Client requests additional services beyond the scope and purpose identified in this Agreement, the Client agrees to pay an additional fee for those services based on our current hourly rates in effect at the time of the completed work.
5. Use of this report by anyone not specifically identified or so authorized in this Fee Proposal & Assignment Agreement is not intended by CNY Pomeroy Appraisers. CNY Pomeroy Appraisers is not responsible for distribution of this report beyond authorized users.
6. CNY Pomeroy Appraisers have extensive valuation experience in all types of land and improved properties found throughout Upstate New York, including properties similar to the parcel described herein. Information describing some of the experiences of CNY Pomeroy Appraisers and its principal members, including curriculum vitae of each member, can be viewed on the firm's website at <http://cnyappraisers.com>.
7. If applicable, an appraisal report prepared in a **summary (abbreviated) format** can be provided initially if negotiations for a reasonable settlement are still a possibility and/or if you do not currently require full details of the property and of the valuation analyses are not required for your needs at this time. While including the same degree of market research and valuation analysis, the property's description and details of the various valuation methods are summarized and will not include all explanations and supporting documentation. We do retain all such documentation in our files for future needs, if required for future purposes. Alternatively, we can provide an appraisal report prepared in a **self-contained (fully-documented) format** suitable for financing or court testimony instead of the summary appraisal report. The summary appraisal report can be expanded to a self-contained appraisal report, as of the same valuation date of the original appraisal, for an additional fee. However, if the completion of the follow-up self-contained appraisal report requires a second inspection of the property for a new valuation date and/or if additional market research will be required, then the fee will have to be re-negotiated dependent upon how much additional time will be required. The summary appraisal report is **never** adequate for court testimony purposes. A self-contained appraisal report must be prepared prior to any court appearance. CNY Pomeroy Appraisers will not appear for court testimony or deposition without a self-contained appraisal report having been prepared. If a court appearance is likely, we must be notified a minimum of 45 days prior to the appraisal report exchange date or the trial date, whichever is first, to provide adequate time to prepare a self-contained (court acceptable) appraisal report.

# CNY Pomeroy Appraisers, Inc.

8. Copies of the "**Assumptions and Limiting Conditions**" and the appraiser's "**Certification**" that will be included in the final appraisal report can be provided for your review upon request. The appraisal report to be prepared for this assignment will be subject to these limiting conditions as well as any other conditions deemed appropriate as our investigation and research progresses. If you have questions or concerns involving any of these items, please inquire for a more detailed explanation.
9. The following statements are some of those that are included in the **Certification** that will be part of the appraisal report.
  - a. The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are the personal, unbiased professional analyses, opinions, and conclusions of the appraiser.
  - b. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
  - c. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
  - d. The compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported.
  - e. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
  - f. The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice.
  - g. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
  - h. We are not responsible for the electronic sharing, or sharing in any form, of this appraisal report.
  - i. Extraordinary assumptions and hypothetical conditions that are necessary to provide a credible value conclusion for this assignment are identified and explained.
  - j. As of the date of this report the principal signer of the appraisal report has completed the requirements under the education programs of the Appraisal Institute and the State of New York.
  - k. The Client should note that the report prepared for this assignment is an opinion of value by the appraiser; that a Court, State or Federal agency, including the Internal Revenue Service, that reviews this report may disagree with or reject this opinion; and that the appraisers cannot guarantee the outcome of or be financially responsible to the Client for any taxes, penalties or interest imposed that may result from such review.
10. If the Client chooses to cancel this Assignment prior to delivery of the completed appraisal report, the Client will be required to pay the pro-rated share of the fee based upon the percent of the work completed and expenses incurred; a minimum fee of \$500 will be charged for any assignments cancelled after work has begun.
11. CNY Pomeroy Appraisers shall have the right to terminate this Agreement for cause at any time, effective immediately by written notice to the Client, upon the occurrence of fraud or willful misconduct of the Client, its employees or agents.
12. This Fee Proposal and Assignment Agreement specifies the number of hard (paper) copies of the completed appraisal report that is to be provided to the Client. If additional copies of the appraisal report are later requested, such copies will be charged at a cost of \$200 per original color copy and \$100 per black and white copy, plus shipping costs.
13. **Late Fees:** Accounts that are more than thirty (30) days past due are subject to finance charges of 2.0% per month. Any payments made in satisfaction of this debt will be applied first to the amount of interest due and then to the principal. Accounts subject to collection will require the Client to pay all reasonable attorney and/or collection charges in addition to any late charges.

# CNY Pomeroy Appraisers, Inc.

14. Statements of fact incorporated in the appraisal report which are used for developing CNY Pomeroy Appraisers' analyses, opinions and conclusions are true and correct to the best of CNY Pomeroy Appraisers' knowledge and understanding. CNY Pomeroy Appraisers is not making expressed or implied warranties or representations of the accuracy or completeness of the material furnished by the Client. All data and documents compiled in the preparation of this appraisal, except for documents and information furnished by the Client that are unavailable from alternative sources, and the report prepared per this Agreement are the property of CNY Pomeroy Appraisers, Inc. CNY Pomeroy Appraisers will not violate the confidential nature of any data and documents provided by the Client. However, by this Agreement Client does permit CNY Pomeroy Appraisers to disclose any or all of the appraisal report to the authorized representatives of the Appraisal Institute, New York State Department of State, or other involved professional organizations if such disclosure is required in order for the appraisers to comply with professional obligations.
15. CNY Pomeroy Appraisers will accept no responsibility for legal matters, legal title, survey, engineering, soil or subsoil conditions, or other technical issues, and the appraisal report should not be considered to consist of a survey of the appraised property.
16. If an **environmental audit** was not provided by the Client for the subject property, and if the owner did not provide any information as to the presence of any contamination by hazardous materials on the subject property, then this appraisal report will value the subject property as if environmentally clean unless specifically stated otherwise as part of this Assignment. It has also been our observations that properties used for commercial, industrial, agricultural, forestry, mining and other purposes may have one or more sites designated for transferring chemicals (fuels, fertilizers, herbicides, pesticides, etc.) or dumping of discarded materials that may be contaminated from spilled chemicals. No study will separately be made of the subject area, nor will there be any detailed research conducted by the appraiser investigating the existence of any such contamination affecting the subject property, unless specifically stated as part of the scope of work for this assignment. The appraisers cannot render any professional opinions on the environmental cleanliness of the subject property or comparable sales (unless otherwise noted from our physical inspections). As a result, the valuation scenario that the property is environmentally clean may be identified as an **extraordinary assumption** under the Uniform Standards of Professional Appraisal Practice (SR 1-2(f)) because such an assumption is required to properly develop a credible opinion, it is supported with market data which serves as a reasonable basis and it results in a credible analysis. If this extraordinary assumption was not to be adopted, then it is possible the subject property could have a lower *market value*, especially if environmental contamination was thought to actually or potentially exist on the subject property. The amount of change in value would be dependent upon the type and extent on any such contamination.
17. CNY Pomeroy Appraisers understands that there are no significant deferred maintenance issues which would require the examination of a separate professional entity or, if such repairs are needed, that such cost estimates will be prepared by other such entities that are not part of this Fee Proposal and Assignment Agreement.
18. The Client shall indemnify and hold CNY Pomeroy Appraisers, Inc. completely harmless against any claims, loss, damages, or expenses of any kind, including costs and attorneys' fees, incurred by Client or any third party resulting from the negligence or intentional acts or omissions of the Client for any reason and for which recovery is pursued against CNY Pomeroy Appraisers, Inc. by such entities. Client shall hold CNY Pomeroy Appraisers harmless from any claims or actions occurring because of Client's failure to provide a complete copy of the appraisal report to any authorized intended user.
19. The Client should note that the report prepared for this assignment is an opinion of value by the appraisers; that a Court, State or Federal agency, including the Internal Revenue Service, that reviews this report may disagree with or reject this opinion; and that the appraiser cannot guarantee the outcome of or be financially responsible to the Client for any taxes, penalties, fines, charges, interest or any other monetary costs imposed that may result from such review.
20. The Federal Identification Number for CNY Pomeroy Appraisers, Inc. is #16-1531357. CNY Pomeroy Appraisers DUNS number is #066801382.

# CNY Pomeroy Appraisers, Inc.

## **QUALIFICATIONS OF DONALD A. FISHER, MAI, ARA:**

### **EMPLOYMENT HISTORY:**

2016-Current: Executive Vice President – CNY Pomeroy Appraisers, Inc.  
1994-2015: President - Pomeroy Appraisal Associates, Inc.  
1986-1994: Executive Vice-President - Pomeroy Appraisal Associates, Inc.  
1984-1986: Vice-President / Secretary - Pomeroy Appraisal Associates, Inc.  
1974-1984: Staff Appraiser - Pomeroy Appraisal Associates, Inc.

### **EDUCATION:**

Cornell University: Bachelor of Science – College of Agriculture & Life Sciences  
Syracuse University: graduate studies  
Appraisal Institute: appraisal valuation courses and seminars  
American Society of Farm Managers & Rural Appraisers: appraisal valuation courses & seminars  
International Right-of-Way Association: appraisal courses and seminars  
NYS Assessors Association: appraisal courses and seminars

### **PROFESSIONAL DESIGNATIONS:**

MAI #6935 Appraisal Institute  
*Member, Appraisal Institute (MAI) designation is awarded by the Appraisal Institute to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*

ARA #623 American Society of Farm Managers & Rural Appraisers [ASFMRA]  
*I hold the Accredited Rural Appraiser (ARA) designation which is awarded by the American Society of Farm Managers & Rural Appraisers to those members who have years of experience, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.*

### **PROFESSIONAL AFFILIATIONS:**

#### **Appraisal Institute (1979-present)**

Chapter Committees: AIREA/SREA Unification (1991-92), Regional Standards Panel (1986-91), Chapter Admissions, Chairperson (1987-89), Admissions (1985-1989)  
Chapter Offices: President (1/1/2011-12/31/2012 [2-yr. term]), President-Elect (2010), Treasurer (2009), Secretary (2008), Treasurer (1992), Secretary (1991), Director (1990)

#### **American Society of Farm Managers & Rural Appraisers (1975-present)**

National Committees: Editorial Co-Chair (1998-2002) and Chair (2002-2017); National Appraisal Review Committee Chair (1988-94); Executive Council (1995-98); Report Writing Seminar Development (2022-present); Ethics & Standards Task Force (2009-2010); Publications Commission Chair, Valuation 2000 (1998-2000); By-Laws (1980-81); Young Professionals (1981-84); Appraisal Manual (1984-85); Regional Membership (1985-1988); Rural Appraisal Book (1993-1995); Long Range Planning (1995); Annual Meeting (1997 & 1999); The Appraisal Foundation Advisory Council (2002-04); Strategic Planning Task Force (2003-04); Recognized for 40-Year Membership (2018); Co-authored Report Writing Seminar, 32-hour course for National Agricultural Education Committee (2022-23)  
National Office: District I Vice President (1995-1998)  
Chapter (Northeast) Offices: Secretary-Treasurer (1979-89); Vice-President (1989-91); President (1991-93); Director (1993-96); Audit Committee (2020-2023)

#### **International Right-of-Way Association - Chapter #18 (1982-present)**

Past Regional Advisor - State Board of Real Estate Appraisal

# CNY Pomeroy Appraisers, Inc.

## LICENSES AND CERTIFICATIONS:

Certified by Appraisal Institute through December 31, 2023(5-year renewal period)  
Certified by ASFMRA through December 31, 2025 (3-year renewal period)  
NYS Certified General Appraiser #46-000000060 (1991 to present)  
Certified by NY Department of State through October 7, 2023 (2-year renewal period)  
Certificate of Completion – Valuation of Conservation Easements course – AI/ASFMRA/ASA (2008)  
Certificate of Completion – Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions  
–ASFMRA (2006 and 2018)  
NYS Consultant Appraiser - New York State (1978 to present)  
NYS Qualified Appraisal Course Instructor – all appraisal course levels (1991 to present)  
Certificate of Appreciation - Appraisal Review Committee Chairman (6 years)  
Certificate of Appreciation – Editorial Committee Chairman (19 years)  
NYS Notary Public

## AWARDS:

Appraisal Professional of the Year by ASFMRA - 2012  
G. Richard Kelley Memorial Award (formerly President's Award)- 2014, presented by Upstate  
New York Chapter, Appraisal Institute  
Gold Quill Award for Journalism from ASFMRA – 1985 and 2011  
Volunteer of the Year Award – ASFMRA - 2017  
Silver Plow Award - 10+ years as Chapter Secretary/Treasurer from ASFMRA (1989)  
Silver Cow Award for Contribution to Agribusiness from Onondaga County Dairy Promotion  
Committee (1999)

## PUBLICATIONS:

"A Case Study of Upstate New York Landlocked and Restricted Access Land Values" – Journal of the  
ASFMRA, May 2020  
"An Environmental Trade Case Study: Agricultural Conservation Easement Pays Off Environmental  
Penalty" –Journal of the ASFMRA, June 2011 (ASFMRA 2011 Gold Quill Award)  
"Is Your Forest Land Fairly Assessed?" – Empire Envoy, Empire State Forest Products Association, Vol. 97,  
No. 5, August 2004  
"Conservation Easements: A Review of Alternative Valuation Methods" – Journal of Property Economics,  
co-published by American Society of Appraisers, American Society of Farm Managers and Rural  
Appraisers, International Association of Assessing Officers and National Association of  
Independent Fee Appraisers, Volume 1, Issue 1, 2004  
The Appraisal of Rural Property, 2<sup>nd</sup> Edition, 2000, co-published by ASFMRA and Appraisal Institute – Dairy  
Farm Chapter  
"Timberland Assessments" – Farming, January 2001  
"Gas Pipelines: Are They a Detriment or an Enhancement for Crops?" Journal of ASFMRA, 2000;  
republished in International Right-of-Way Magazine, Dec. 2000  
"Timberland Valuation" – CFA News, Catskill Forest Association, Inc., Fall 1999  
"Understanding Development Rights from Both the Appraiser and Consultant Perspective" Seminar for  
ASFMRA, May 1997  
"Farm Assessment Problems" (5-part series) - New York Farmer, 1996-1997  
"Conservation Easements & Valuation Issues" - Appraisal Views, Valuation International, Ltd., 2<sup>nd</sup> Quarter,  
1996  
Rural Appraisal Manual, ASFMRA, 6<sup>th</sup> Edition, 1986 - Revision Committee  
"Using the Income Approach for Specialized Agricultural Properties"-Journal of the ASFMRA, April 1985  
(ASFMRA 1985 Gold Quill Award)  
"Do You Need a Professional Appraiser?" - American Agriculturist, January 1983

# CNY Pomeroy Appraisers, Inc.

## *TEACHING AND LECTURING EXPERIENCE:*

Upstate NY Chapter (Appraisal Institute): Valuations in Indian Land Claims, Eminent Domain Analysis, Catastrophic Event, Natural (Tourist) Attraction, Current Use v. Highest and Best Use, Land Under Elevated Highway, Avigation Easements, Wind Development Rights, Utility Easements, Determination of Economic Units, Market Value Impact from Solar Systems on Residential Properties, Effects of Stigma, Landlocked and Restricted Access Land

ASFMRA & Northeast Chapter: Agricultural Valuation, Conservation Easements, Avigation Easements, Wind Development Rights, Dairy Farms, Cost Approach; Utility Easements

ASFMRA Ohio Chapter: Conservation Easements

International Right-of-Way Association Chapter 18: Conservation Easement Valuation, Avigation Easements, Wind Development Rights, Effects of Stigma, Landlocked and Restricted Access Land

NYS Assessors Association: Farm Valuation, Income Capitalization Approach, Conservation Easement Valuation, Waterfront Valuation, Mini-Marts and Convenience Stores, Partial Interests Valuation, Appraisal Report Review, Mixed-Use Property Valuation

NYS Association of County Directors: Conservation Easements: Alternative Valuation Methods

Cornell Cooperative Extension: Farm Assessment Problems, Agricultural Conservation Easements

Cornell University: Appraisal Issues, Eminent Domain, Conservation Easements, Indian Land Claims

Federal Land Bank: Highest & Best Use Analysis

US Army / Tug Hill Tomorrow Land Trust / Ducks Unlimited: Fort Drum Army Compatible Use Buffer Program (2012): Conservation Easements

New York Farm Show / Woodsmen's Field Days (2010, 2011, 2012): Conservation Easements

Ohio State University: Conservation Easement Valuation

Onondaga Community College: Real Estate Principles

Onondaga County Assessors Assoc.: Farm Valuation, Conservation Easements, Convenience Stores, Property Classifications and Current Use v. Highest and Best Use Issues

## *COURT EXPERIENCE:*

Testified before US Federal District Court\*; NY State Court of Claims; NY State Supreme Court^; Massachusetts Court; Commissions and Hearings throughout NY State;

^2010 NY Court of Appeals favorable decision on current use valuation certiorari project (Gordon v. Town of Esopus);

2 Appellate Division favorable decisions on current use and economic unit valuation for certiorari (Adirondack Mountain Reserve v. Towns of Keene and North Hudson; Corvetti v. Town of Lake Pleasant)

\*1981 Oneida Nation Land Claim was reviewed and upheld by the US Supreme Court (March 1984)

## *PROFESSIONAL EXPERIENCE:*

Career responsibilities bridge a wide scope of public, institutional and private assignments dealing with eminent domain, mortgage financing, tax matters, zoning, easements, estate planning, and general valuation questions. Projects include Indian land claims, rights-of-way acquisition, railroad valuation, urban redevelopment, waste disposal, water use and hydro-power valuation matters, watersheds, airports, pipeline and powerline corridors, agricultural crop analysis, and environmental analysis. Assignments have dealt with office buildings, shopping centers, most types of commercial and industrial properties, apartment complexes, hotels and motels, churches, schools, all types of agricultural properties, timberland, freshwater and tidal wetlands, all types of recreational and residential properties, conservation easements, and utility line easements.

# CNY Pomeroy Appraisers, Inc.

## COMMUNITY ACTIVITIES:

- Cornell University Athletics: Heavyweight Rowing National Champion – Varsity 1971 and Freshman 1970; International Rowing - Silver Medalist, Brazil 1972
- Cornell University: Alumni Admissions Ambassador Network (1989-2006); Alumni Career Link (1989-present)
- Onondaga County Waste-to-Energy Facility: Citizens Advisory Committee (1991-2000), Chairman (1993-1994); Property Value Stabilization, Sub-Committee Chairman (1991-2000)
- Town of Onondaga: Environmental Advisory Council (1976-81); Fire Training Center Bylaws (Chairman 1986); Length Of Service Awards Program (Town Committee Chairman 1989-91, 2000-02, 2004-05, 2017-18, 2019)
- Onondaga Central Schools Committees: Facilities Advisory (1989-90); Citizens Advisory (1994-96); Building Planning (1994-96); Facilities Development (1997); Academic/Building Advisory (2000-2003); Capital Project Advisory (2005-12); Citizens' Budget Advisory (2015-16)
- St. Camillus Health & Rehabilitation Center: Trustee (1987-1992); Development Comm. (1990-1992)
- South Onondaga Fire Department: Member (1970-present); President (1978-85, 1989-94, 2000-2014); Immediate Past President (2014-2024); Director (1985-87; 1988-89; 1994-2000); supervised new fire station construction (1990-91); Life Member (since 2004); Length of Service Awards Program Trustee/Administrator (1989-present); Sign amendment to Town zoning (2022)
- Onondaga County Volunteer Firemen's Association Red Jacket Distinction Award - 2012
- New York State Emergency Medical Technician for over 30 years
- Corpus Christi Catholic Church: Building Committee (1991-92); Lector (2006-2016)
- South Onondaga Water District – proposed and approved (2000-01); extension project (2022-23)

UNIQUE ID NUMBER 46000000050	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 1544461
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO.   DAY   YR. 10   08   21
FISHER DONALD A C/O POMEROY APPRAISAL ASSOCIAT LIBERTY SQUARE 100 EAST SENECA ST MANLIUS, NY 13104		EXPIRATION DATE MO.   DAY   YR. 10   07   23
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		



JoAnn M. Wilder, Clerk  
175 Arsenal Street  
Watertown, NY 13601  
(315) 785-3081

**Jefferson County Clerk Recording Cover Sheet**

**Received From :**  
BROWN, DIERDORF & RENZI-ATTORNEYS AT LAW  
OFFICE MAILBOX  
165 MULLIN STREET  
WATERTOWN, NY 13601

**Return To :**  
BROWN, DIERDORF & RENZI-ATTORNEYS AT LAW  
OFFICE MAILBOX  
165 MULLIN STREET  
WATERTOWN, NY 13601

**First GRANTOR**

LETTIERE, JAMES V JR

**First GRANTEE**

SOUTHSIDE WATER INC

**File Number : 2006-00006782**

**Index Type :** Land Records

**Type of Transaction :** Deed - (Other Property)

**Recording Fee :** \$212.00

**Recording Pages :** 4

The Property affected by this instrument is situated in Watertown-Town Of,  
in the County of Jefferson, New York

**Real Estate Transfer Tax**

**RETT # :** 4157

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$212.00

State of New York

County of Jefferson

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Jefferson County,  
New York

On (Recorded Date) : 04/27/2006

At (Recorded Time) : 2:20:14 PM



Doc ID - 002827140004

*JoAnn M. Wilder*

JoAnn M. Wilder, Clerk





IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above written.

  
James V. Lettiere Jr.

STATE OF NEW YORK            )  
  )        ss.:  
COUNTY OF JEFFERSON        )

On the 17<sup>th</sup> day of January, 2007<sup>by MS</sup> before me a Notary Public in and for said State, personally appeared JAMES V. LETTIERE JR. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

Jan Walts  
Notary Public State of New York  
No. 01WA6112382  
Qualified in Jefferson County  
Commission Expires July 6, 2008

**SCHEDULE A**

The Land, premises, rights of ways and easements together with all pipes, manholes, etc., fixtures, equipment, water meters, cash, books and records used in the operation of the Lettiere Water System and generally all of the assets of the Lettiere Water System in the Lettiere Subdivision in the Town of Watertown, County of Jefferson and State of New York and located south of Holcomb Street Extension and east of Ives Street.

Said easements are more particularly described as exceptions by deed conveyed by James V. Lettiere, Jr. to Town of Watertown in the following Libers and Pages: Liber 686 Page 393; Liber 668 Page 39; Liber 717 Page 411; Liber 745 Page 202; Liber 789 Page 409; Liber 819 Page 713; Liber 932 Page 464; Liber 932 Page 467 which constitute all required easements for said water system. Said easements were conveyed by Grace M. Lettiere, individually and as Executrix of the Estate of James V. Lettiere to James V. Lettiere, Jr. by deed dated October 22, 2002.

Intending to convey all of the assets associated with tax parcel #682.00-26-1.



# JEFFERSON COUNTY CLERK

GIZELLE J. MEEKS

*Receipt*

---

Receipt Date: 07/24/2023 02:16:39 PM  
RECEIPT # 2023020326

Recording Clerk: AF  
Cash Drawer: CASH1  
Rec'd Frm: LETTIERE  
Rec'd By Mail

Misc Fees  
Copies \$2.60

Receipt Summary  
TOTAL RECEIPT: ----> \$2.60  
TOTAL RECEIVED: ----> \$3.00

CASH BACK: ----> \$0.40

PAYMENTS  
Cash -> \$3.00

SCHEDULE OF REGULATIONS

1 Districts	2 Permitted Principal Uses	3 Permits Required	4 Minimum Lot Area (square feet)	5 Minimum Lot Size (square feet)	6 Lot Coverage Maximum Percent	7 Minimum Floor Area Square Feet	8 Maximum Building Height Stories	9 Maximum Building Height Feet	10 Minimum Yard Dimensions			12
									Front from Road Right-of-Way (feet)	Side (feet)	Rear (feet)	
<b>R-1</b> Residential	One-family dwellings	A	40,000	150	20	900	3	35	30	30	40	40
	Manufactured home, double-wide	A										
	Animal hospitals. See § 107-10E.	B										
	Outdoor water pools, public. See § 107-17.	B										
	Kennels. See § 107-10E.	B										
	Public utility facilities	B										
	Nursery schools	B										
	Public and semipublic facilities	C										
	Campgrounds. See § 107-8B(5).	B										
	Airport/landing strips	C										
	Membership club houses	B		200				2	35	200	200	200
	Nursing or convalescent homes	B						3	45	80	80	80
	Battery energy storage system	C		--	--	--	--	--	--	100	300	200
	Large solar energy system	C				40						
Agricultural operations	A		5 acres	400	--	--		45	80	80	80	
<b>R-2</b> Residential	One-family dwellings	A	40,000	150	20	1,200	2 1/2	35	2.5	2.5	30	30
	Manufactured home, double-wide	A										
	Public and semipublic facilities	C										
	Battery energy storage system	C		--	--	--	--	--	100		300	200
	Large solar energy system	C				40						
	Agricultural operations	A		5 acres	400	--	--		45	80	80	80
<b>R-3</b> Residential	One-family dwellings	A	15,000	100	35	900	2 1/2	35	40	20	20	20
	Animal hospitals. See § 107-10E.	B										
	Outdoor water pools, public. See § 107-17.	B										
	Kennels. See § 107-10E.	B										
	Public utility facilities	B										
	Nursery schools	B										
	Public and semipublic facilities	B										
	Campgrounds. See § 107-8B(5).	B										
	Agricultural operations	A		5 acres	400	--	--		45	80	80	80

NOTE: If no dimension indicated, then dimension shall be last dimension listed for use above it.  
 (--) Indicates either no minimum or maximum or not applicable.  
 A = Zoning permit required.  
 B = Zoning permit and site plan review by the planning board required.  
 C = Zoning permit, special use permit review and site plan review by planning board required.

# PLUMBING AND WELL DRILLING

## INDUSTRIAL WASH SINKS

Enameled cast iron, rectangular, 30" wide:		<b>COST RANGE</b>
4 feet long, four faucets.....		3075.00 – 4025.00
8 feet long, eight faucets.....		5200.00 – 6800.00
Add 20% for stainless steel.		
Circular wash fountains:		
	<b>36"</b>	<b>54"</b>
Polished cement (granite chips).....	4600.00 – 5850.00	5200.00 – 6750.00
Terrazzo (marble chips).....	4750.00 – 6050.00	5450.00 – 7000.00
Enameled steel.....	5200.00 – 6750.00	5850.00 – 7550.00
Stainless steel.....	5600.00 – 7150.00	6450.00 – 8300.00
Semicircular wash fountains:		
Polished cement (granite chips).....	4000.00 – 5200.00	4600.00 – 5900.00
Terrazzo (marble chips).....	4100.00 – 5450.00	4825.00 – 6250.00
Enameled steel.....	4700.00 – 5950.00	5250.00 – 6850.00
Stainless steel.....	5200.00 – 6650.00	5900.00 – 7400.00
Two-person wash fountains:		
Enameled steel.....		2000.00 – 2800.00
Stainless steel.....		2450.00 – 3275.00
For infrared control, add.....		1340.00 – 2725.00

## INSTALLED PIPE

In large buildings with few fixtures, some consideration must be given to the length of pipe runs from the fixture to the point where the pipe is stubbed out of the building. Cost of runs longer than an average of approximately 25' per fixture should be added from Section 62, or the following abbreviated table. Costs are per linear foot of run including fittings and valves. For Polyethylene Tubing, use 2.30 to 4.58 per linear foot.

	<b>GALVANIZED</b>	<b>COPPER</b>	<b>CAST IRON</b>	<b>PLASTIC</b>
½".....	16.05	15.05	----	----
¾".....	19.50	18.15	----	----
1".....	26.75	22.75	----	----
1½".....	34.75	34.25	27.50	15.65
2".....	43.00	44.00	35.75	17.60
3".....	61.00	77.00	42.25	23.80
4".....	84.50	125.00	50.50	31.00
6".....	161.00	230.00	69.00	46.75
8".....	----	----	107.00	----
10".....	----	----	154.00	----

## WATER-SUPPLY METERS

Installed costs do not include piping.

<b>TYPE</b>	<b>SIZE</b>	<b>CAPACITY</b>	<b>COST RANGE</b>
Bronze, screwed	¾"	30 gpm	336.00 – 466.00
	1"	50	466.00 – 575.00
	1 1/2"	100	805.00 – 1040.00
	2"	160	1410.00 – 1750.00
Bronze, flanged	3"	360	4400.00 – 5250.00
	4"	500	6600.00 – 7600.00

## INDUSTRIAL SHOWERS

Average cost-in-place including rough and finish plumbing.

	<b>ENAMELED STEEL</b>	<b>STAINLESS STEEL</b>	<b>ADD FOR RECEPTORS</b>
Column showers:			
Circular, 5 person.....	4250.00	5900.00	3275.00
Semicircular, 3 person.....	3400.00	4625.00	2650.00
Corner, 2 person.....	3200.00	4100.00	2725.00
Multistall showers:			
Circular, 5 person.....	10000.00	13100.00	3600.00
Semicircular, 3 person.....	7850.00	10600.00	3125.00
Corner, 2 person.....	6800.00	9200.00	2800.00
Emergency shower.....			
Multinozzle, up to 12 spray.....		1880.00 - 2650.00	
decontamination.....		3175.00 - 4700.00	
Add for eye wash.....		8150.00 - 9850.00	
		955.00 - 1350.00	

For exterior shower towers, see Section 66, Page 7.

## GREASE INTERCEPTORS

As found in restaurants and meat-packing houses. Installed costs do not include piping.

<b>CAST IRON</b>			<b>FABRICATED STEEL</b>		
<b>SIZE</b>	<b>CAPACITY</b>	<b>COST RANGE</b>	<b>SIZE</b>	<b>CAPACITY</b>	<b>COST RANGE</b>
7 gpm	14 lb	1540.00 – 2480.00	100 gpm	200 lb	9850.00 – 13100.00
15	30	2450.00 – 4100.00	250	500	19000.00 – 23700.00
50	100	5250.00 – 8450.00	500	1,000	30300.00 – 37000.00

## SEWAGE DISPOSAL

**SEPTIC TANK** Average costs installed and connected in normal soil.

750 gallon.....	1430.00 – 2300.00	2000 gallon.....	4000.00 – 5550.00
1000.....	1970.00 – 2875.00	4000.....	8650.00 – 11100.00
1250.....	2650.00 – 3500.00	6000.....	13200.00 – 16600.00
1500.....	3125.00 – 4250.00	10000.....	22200.00 – 27800.00

Drainfields will typically cost 1.25 times the tank cost. Add 15% for elevated fields (for fill, see Section 51) plus 8000.00 to 18400.00 for a grinder pump system.

Leaching lines, tile, per linear foot.....	14.20 – 22.70
plastic pipe, per linear foot.....	8.57 – 14.20
add for gravel or stone backfill, per cubic foot.....	0.69 – 2.18

Cesspools, 1110.00 plus 43.25 per linear foot of depth.

## WATER WELLS

Average costs of water wells, 100 to 1,000 feet deep. Costs include drilling, casings, gravel pack, setup, testing, and miscellaneous costs up to point of actual operation excluding pumps. Costs of vertical turbine pumps are listed in Section 17. The low and high costs do not represent the minimum or maximum possible, but the centers of low and high cost ranges.

### COST PER FOOT OF DEPTH

<b>SIZE</b>	<b>LOW</b>	<b>AVERAGE</b>	<b>HIGH</b>
5".....	33.50	50.50	64.00
9".....	59.50	77.00	98.00
13".....	84.50	109.00	135.00
17".....	110.00	135.00	169.00
21".....	132.00	161.00	207.00
25".....	161.00	191.00	237.00
29".....	184.00	222.00	269.00

# PIPING

## GENERAL INFORMATION

The pipe costs on this and the following page are averages of installed costs per linear foot including contractors' overhead and profit, but excluding any design layout costs or fees. All sizes refer to interior diameter of the pipe.

The costs are listed under two broad categories: SERVICE PIPING, for pipe, fittings and valves within the building lines, and UTILITY PIPING, for pipes, fittings and valves installed outside and up to the building lines.

Each category is further subdivided into pressure lines and non-pressure lines. Pressure lines generally carry water, gas, steam, etc., under constant pressure, while non-pressure lines, used for drain, waste and venting, are not subject to pressure from the materials they carry.

## SERVICE PIPING

Costs for pipe under service piping represent the plumbing, HVAC and processing systems, ascending in that order. Typical fittings are included, but valves, hangers and supports, and trenching and backfill, which are all listed separately, must be added if needed.

For small or intricate installations, costs may be 15% to 25% higher. For long, straight runs with minimum fittings, costs may be 15% to 25% lower. For piping with mixed materials (e.g. steel with plastic lining) use higher end of listed costs.

For galvanized steel pipe, add 5% to 10% to black steel pipe costs. Use welded joint pipe costs for victaulic coupled or flanged steel pipe.

## SERVICE PIPE

PRESSURE PIPE	¼"	½"	¾"	1"	1¼"	1½"	2"	2½"
Copper	11.10 – 12.70	12.95 – 15.60	15.20 – 18.80	18.50 – 23.30	21.15 – 31.75	26.25 – 35.75	37.25 – 45.25	55.50 – 67.50
Glass	-----	19.95 – 37.75	25.25 – 43.00	32.00 – 50.00	-----	17.00 – 63.50	57.00 – 77.00	-----
Plastic	9.22 – 9.55	9.65 – 10.65	10.05 – 11.10	11.10 – 11.85	12.80 – 13.90	13.60 – 15.15	15.75 – 17.25	17.45 – 19.80
Black steel (threaded)	-----	12.70 – 14.25	15.20 – 18.15	18.45 – 22.85	21.15 – 30.00	24.75 – 35.00	30.50 – 45.25	36.25 – 56.00
Steel (welded joint)	-----	-----	-----	26.25 – 32.50	32.50 – 40.00	33.50 – 42.75	40.50 – 51.50	52.00 – 66.50
Add for trench & fill	3.30 – 3.79	3.57 – 4.39	3.79 – 4.74	3.88 – 5.50	4.32 – 6.01	4.39 – 7.96	4.81 – 7.62	5.50 – 8.22
PRESSURE PIPE	3"	4"	6"	8"	10"	12"	16"	24"
Copper	63.50 – 79.50	109.00 – 139.00	178.00 – 234.00	322.00 – 435.00	-----	-----	-----	-----
Glass	74.00 – 103.00	93.50 – 142.00	110.00 – 226.00	-----	-----	-----	-----	-----
Plastic	21.00 – 24.15	27.00 – 31.75	39.75 – 51.50	49.00 – 61.50	64.50 – 82.50	82.50 – 109.00	-----	-----
Black steel (threaded)	43.00 – 68.00	57.50 – 93.50	119.00 – 160.00	201.00 – 241.00	283.00 – 337.00	370.00 – 418.00	-----	-----
Steel (welded joint)	62.00 – 79.50	96.50 – 126.00	126.00 – 171.00	149.00 – 201.00	186.00 – 250.00	219.00 – 291.00	291.00 – 396.00	565.00 – 795.00
Add for trench & fill	6.01 – 9.05	7.03 – 10.80	8.65 – 14.70	10.65 – 18.50	12.60 – 22.10	14.50 – 25.75	18.35 – 33.25	26.00 – 48.00
DRAIN, WASTE & VENT	1¼"	1½"	2"	4"	6"	8"	10"	12"
Cast iron	-----	17.55 – 28.25	26.50 – 40.00	39.75 – 54.50	56.00 – 72.50	90.50 – 123.00	134.00 – 160.00	186.00 – 211.00
Copper	21.30 – 29.75	22.95 – 32.25	27.75 – 39.25	61.50 – 89.00	145.00 – 219.00	385.00 – 595.00	-----	-----
Glass	-----	33.00 – 55.00	43.00 – 62.00	93.50 – 107.00	160.00 – 186.00	-----	-----	-----
Plastic (standard)	12.00 – 13.45	13.45 – 14.95	14.95 – 16.70	24.90 – 29.25	32.50 – 45.25	-----	-----	-----
Plastic (acid waste)	-----	18.30 – 33.50	25.50 – 39.25	55.50 – 72.00	62.50 – 90.50	-----	-----	-----

## SERVICE PIPE VALVES

Valve costs are averages of many types and are listed by material composition and size of pipe they serve. The costs are divided into three groups: general service (under 150 PSI), medium duty (150 – 300 PSI) and heavy-duty service (over 300 PSI). These three classifications are used as descriptions of the pressure ratings of the valves and not as technical specifications. Most plumbing and H.V.A.C. valves will be priced under general service. Medium- and heavy-duty valves generally represent steam and other industrial system valves only.

TVALVES, EACH	¼"	½"	¾"	1"	1¼"	1½"	2"	2½"
Bronze, general	63.00 – 95.00	75.50 – 112.00	101.00 – 137.00	115.00 – 171.00	134.00 – 211.00	160.00 – 259.00	234.00 – 291.00	330.00 – 620.00
medium	77.00 – 103.00	82.50 – 134.00	110.00 – 171.00	124.00 – 259.00	159.00 – 354.00	186.00 – 459.00	267.00 – 645.00	418.00 – 945.00
Iron body, general	-----	-----	-----	-----	-----	-----	670.00 – 920.00	765.00 – 1020.00
medium	-----	-----	-----	-----	-----	-----	875.00 – 1140.00	1150.00 – 1590.00
Plastic, general	74.00 – 131.00	82.50 – 153.00	103.00 – 186.00	115.00 – 226.00	137.00 – 267.00	160.00 – 313.00	226.00 – 483.00	444.00 – 920.00
Steel, general (threaded)	-----	-----	186.00 – 259.00	283.00 – 403.00	363.00 – 499.00	411.00 – 580.00	492.00 – 750.00	-----
medium	-----	-----	-----	-----	-----	-----	1540.00 – 2825.00	2140.00 – 3200.00
VALVES, EACH	3"	4"	6"	8"	10"	12"	16"	24"
Iron body, general	860.00 – 1130.00	1090.00 – 1380.00	1740.00 – 2190.00	2700.00 – 3575.00	4450.00 – 5600.00	7100.00 – 8900.00	-----	-----
medium	1430.00 – 1950.00	2040.00 – 2925.00	3625.00 – 5450.00	5350.00 – 8100.00	7250.00 – 11400.00	9200.00 – 14700.00	-----	-----
Steel, general (flanged)	1740.00 – 3125.00	2340.00 – 3975.00	3975.00 – 6650.00	6800.00 – 11100.00	9500.00 – 16800.00	12300.00 – 22900.00	20800.00 – 38500.00	57750.00 – 79000.00
medium	2700.00 – 3650.00	3925.00 – 4675.00	6800.00 – 7700.00	10000.00 – 12900.00	13800.00 – 19300.00	17400.00 – 27300.00	43900.00 – 47700.00	-----
heavy duty	4900.00 – 5900.00	10700.00 – 12400.00	13900.00 – 16000.00	21600.00 – 24900.00	30000.00 – 34300.00	39000.00 – 45300.00	-----	-----

# PIPING

HANGERS, per linear foot	¼"	½"	¾"	1"	1½"	1½"	2"	2½"
Cast iron	-----	-----	-----	-----	-----	5.94 - 6.51	6.09 - 6.85	6.61 - 7.45
Copper	3.12 - 3.72	3.99 - 4.81	4.74 - 6.01	5.59 - 6.85	6.16 - 7.80	6.61 - 8.22	7.38 - 9.22	8.31 - 10.35
Glass	-----	5.94 - 7.18	6.09 - 7.38	6.28 - 7.45	-----	6.69 - 7.87	7.27 - 8.38	-----
Plastic	4.81 - 6.09	5.32 - 6.69	5.94 - 7.03	6.28 - 7.96	6.69 - 8.31	7.03 - 9.13	8.14 - 10.00	8.88 - 11.40
Steel (threaded)	2.71 - 3.12	3.12 - 3.37	3.37 - 3.99	3.99 - 4.39	4.39 - 4.81	4.74 - 5.41	5.59 - 6.16	6.69 - 7.27
Steel (welded joint)	-----	-----	-----	5.50 - 6.28	6.01 - 6.78	6.28 - 7.27	7.03 - 8.22	7.96 - 9.13

HANGERS, per linear foot	3"	4"	6"	8"	10"	12"	16"	24"
Cast iron	7.03 - 7.80	7.80 - 8.65	9.55 - 10.50	11.75 - 12.80	14.30 - 15.80	17.30 - 19.50	-----	-----
Copper	9.13 - 11.40	10.40 - 13.10	12.50 - 16.05	-----	-----	-----	-----	-----
Glass	8.14 - 9.22	8.97 - 10.35	10.75 - 13.45	-----	-----	-----	-----	-----
Plastic	9.31 - 12.00	11.50 - 14.65	15.00 - 18.90	18.65 - 23.60	21.90 - 28.00	25.75 - 32.50	-----	-----
Steel (threaded)	7.03 - 7.80	8.65 - 9.55	11.95 - 13.10	15.15 - 16.65	18.65 - 20.25	21.75 - 23.75	-----	-----
Steel (welded joint)	8.65 - 10.00	10.35 - 11.95	13.60 - 16.05	16.70 - 19.95	20.15 - 23.55	23.30 - 27.75	30.00 - 35.50	43.50 - 50.50

## UTILITY PIPING

Cost per linear foot for underground utility lines, including fittings, an allowance for trenching and backfill and contractors' overhead and profit. For non-circular pipe, use the average diameter of the smallest and largest dimension.

PRESSURE PIPE	4"	6"	8"	10"	12"	14"	16"	18"
Asbestos cement	45.00 - 57.00	56.00 - 72.50	72.00 - 92.00	119.00 - 147.00	137.00 - 171.00	148.00 - 211.00	193.00 - 250.00	241.00 - 337.00
Ductile iron	48.25 - 59.00	53.00 - 67.50	82.50 - 106.00	99.50 - 131.00	112.00 - 148.00	130.00 - 178.00	159.00 - 219.00	193.00 - 267.00
Concrete	-----	-----	-----	-----	-----	-----	73.50 - 93.50	89.00 - 110.00
Plastic	26.00 - 34.00	30.75 - 39.75	45.75 - 58.50	56.00 - 79.50	82.50 - 103.00	-----	-----	-----
Steel	57.00 - 62.50	69.50 - 78.50	87.50 - 103.00	130.00 - 156.00	149.00 - 186.00	157.00 - 193.00	186.00 - 234.00	226.00 - 291.00
Valves, each	1180.00 - 1530.00	2600.00 - 3125.00	4525.00 - 5350.00	7100.00 - 8250.00	9500.00 - 11500.00	12400.00 - 15300.00	16200.00 - 19600.00	20200.00 - 24700.00

PRESSURE PIPE	20"	24"	30"	36"	42"	48"	60"	72"
Asbestos cement	274.00 - 385.00	313.00 - 459.00	396.00 - 580.00	530.00 - 795.00	-----	-----	-----	-----
Cast iron	211.00 - 291.00	226.00 - 313.00	259.00 - 363.00	322.00 - 466.00	385.00 - 570.00	444.00 - 650.00	-----	-----
Concrete	93.50 - 123.00	124.00 - 160.00	178.00 - 241.00	234.00 - 322.00	291.00 - 403.00	354.00 - 510.00	510.00 - 725.00	670.00 - 980.00
Steel (treated & wrapped)	241.00 - 313.00	283.00 - 370.00	354.00 - 483.00	492.00 - 680.00	680.00 - 950.00	755.00 - 1080.00	-----	-----
Valves, each	24700.00 - 29700.00	34900.00 - 43500.00	53500.00 - 64000.00	75000.00 - 90250.00	100000.00 - 122000.00	131000.00 - 154000.00	-----	-----

DRAIN & SEWER	4"	6"	8"	10"	12"	15"	18"	21"
Asbestos cement	-----	22.50 - 29.25	26.25 - 33.25	49.00 - 63.00	54.50 - 68.50	70.00 - 90.50	101.00 - 130.00	112.00 - 142.00
Corrugated metal	-----	26.50 - 30.25	34.50 - 42.00	52.00 - 66.00	61.50 - 69.50	67.00 - 84.00	74.00 - 99.50	95.00 - 127.00
Plastic	10.80 - 11.95	13.95 - 18.50	21.15 - 28.75	28.00 - 40.00	34.00 - 54.00	45.25 - 82.50	-----	-----
Plain concrete	-----	27.00 - 29.25	34.00 - 38.50	41.25 - 48.75	46.75 - 57.00	49.75 - 62.50	59.00 - 75.50	74.00 - 96.50
Reinforced concrete	-----	-----	-----	-----	48.25 - 62.00	53.00 - 69.00	68.00 - 89.00	90.50 - 118.00
Vitrified clay	19.95 - 27.75	29.75 - 37.00	39.75 - 48.25	71.00 - 80.00	78.50 - 92.00	107.00 - 124.00	139.00 - 160.00	171.00 - 201.00

DRAIN & SEWER	24"	30"	36"	42"	48"	54"	60"	72"
Asbestos cement	123.00 - 157.00	147.00 - 186.00	211.00 - 267.00	-----	-----	-----	-----	-----
Corrugated metal	106.00 - 142.00	121.00 - 154.00	186.00 - 259.00	219.00 - 297.00	267.00 - 354.00	337.00 - 466.00	435.00 - 605.00	483.00 - 670.00
Reinforced concrete	110.00 - 145.00	124.00 - 160.00	193.00 - 267.00	250.00 - 330.00	291.00 - 363.00	345.00 - 483.00	451.00 - 620.00	550.00 - 740.00
Vitrified clay	211.00 - 250.00	250.00 - 297.00	330.00 - 411.00	-----	-----	-----	-----	-----

DRAIN & SEWER	78"	84"	90"	96"	102"	108"	114"	120"
Corrugated metal	530.00 - 725.00	570.00 - 770.00	610.00 - 830.00	660.00 - 890.00	710.00 - 950.00	750.00 - 995.00	795.00 - 1060.00	860.00 - 1120.00
Reinforced concrete	660.00 - 875.00	755.00 - 990.00	825.00 - 1100.00	915.00 - 1200.00	-----	-----	-----	-----

# MISCELLANEOUS INDUSTRIAL COSTS

## COMPACTORS

### COMMERCIAL OR INDUSTRIAL – STATIONARY

Capacity (Cubic Yards)	Cost	Capacity (Cubic Yards)	Cost
0.5 and under	10600.00 – 18000.00	3	46600.00 – 55500.00
1	22200.00 – 27600.00	5	78000.00 – 87250.00
2	34600.00 – 41400.00	7	115000.00 – 128000.00

**NOTE:** For building chute-fed compactors, add 2320.00 or 9300.00 for each container; small bag chute compactors, add 50% to costs above.

### DRUM COMPACTORS

Costs are average for compactors with cylindrical chambers, used to crush pails or drums and to compact within-drum waste material. The costs include totally enclosed, fan-cooled motors and starters, NEMA 1 control cabinets and 115-volt, pushbutton controls. Costs include installation. For compactors with pneumatic controls, cost of 60-psi air is not included.

Compaction Force (Pounds)	Compaction (Height)	Chamber (Diameter)	Electric Motor (HP)	Cost
12,000	17"	16"	3	17400.00
20,000	48"	38"	7.5	43800.00
50,000	50"	32"	10	48400.00
60,000	38"	32"	10	58250.00
85,000	38"	32"	10	70500.00
85,000	50"	36"	10	79750.00

For explosion-proof motors and pneumatic or hydraulic controls, add 20% to 30%.  
For drum roll-out dolly and platform add 3700.00.

Air filter systems connected to compactors above, to filter airborne matter from the compaction chambers cost 22500.00. Air filter systems meeting ANSI -N510 hazardous air filtration standards cost 83250.00.

## INCINERATORS

### COMMERCIAL OR INDUSTRIAL – STEEL

Costs do not include scrubber, chimney, electrical panel or piping. Add 19500.00 to 29700.00 for feeder.

Pounds per Hour	Cost	Pounds per Hour	Cost
50.....	38800.00 – 48600.00	400.....	168000.00 – 216000.00
100.....	61500.00 – 69750.00	600.....	223000.00 – 300000.00
200.....	94750.00 – 104000.00	1,000.....	261000.00 – 351000.00

### MASONRY

Costs include brickwork but do not include chimney or air pollution control. For refractory lining add 200%.

Pounds per Hour	Cost	Pounds per Hour	Cost
100.....	16200.00 – 21300.00	1,000.....	56000.00 – 61500.00
200.....	20400.00 – 25900.00	2,000.....	99750.00 – 112000.00
400.....	30000.00 – 33300.00	3,000.....	142000.00 – 160000.00
600.....	38400.00 – 42900.00	5,000.....	229000.00 – 261000.00

### LARGE SAWMILL OR PLANNING MILL – STEEL

Average costs for average heights, installed.

Base Area	Cost	Base Area	Cost
500.....	25500.00	2,500.....	101000.00
1,000.....	46500.00	3,000.....	117000.00
1,500.....	66500.00	4,000.....	151000.00
2,000.....	83500.00	5,000.....	181000.00

Add for forced draft systems:

6" – 7150.00	8" – 8700.00	10" – 9900.00	12" – 11400.00	15" – 13600.00
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## PIPELINE COSTS

Normal operating pressure, long-run (over 5 miles in length), cross-country, welded steel, underground oil and gas transmission lines, not including compressors, pumping stations, bridges, etc. Costs are smoothed averages of contract costs excluding extremes. The normal range is from 75% to 150% of the listed costs, depending on length and type of pipe and pipe protection, terrain and geology, climate, location, etc.: e.g., the shorter the run, the more difficult, complex or urbanized the site, the higher the costs. Right-of-way costs are not included.

SIZE (Diam.)	COST RANGE (Per Mile)			SIZE (Diam.)	COST RANGE (Per Mile)		
	Low	Average	Good		Low	Average	Good
6"	379000.00	696000.00	1270000.00	20"	1007000.00	1589000.00	2489000.00
8"	432000.00	738000.00	1312000.00	24"	1210000.00	1962000.00	3121000.00
10"	457000.00	814000.00	1430000.00	30"	1589000.00	2396000.00	3605000.00
12"	474000.00	855000.00	1531000.00	36"	2217000.00	3072000.00	4231000.00
16"	685000.00	1210000.00	2174000.00	42"	2869000.00	3857000.00	5196000.00

# SUBDIVISION DEVELOPMENT COSTS

## RESIDENTIAL STREET IMPROVEMENTS

Costs for residential street improvements vary greatly due to local code requirements for different materials, street types and layouts, and utilities. The following costs are averages including ordinary charges for engineering, plans and inspection. Costs include contractors' overhead and profit but not developers', which is realized when each lot or house is sold. They do not include extensive environmental impact reports, special charges (impact or entitlement) or assessments sometimes levied against the subdivider such as annexation charges, or costs of new or existing trunk sewers. They assume that the utilities are at or near the subdivision boundary with no special connection problems or costs. Single-lot unit costs, industrial access streets or individual cul-de-sac developments can run 45% higher. Do not apply the single-lot factors to large parking lot paving.

STREET IMPROVEMENTS	Cost Range	Average Unit Cost	Per Lin. Ft. Typical 40' Street	
*Grading and surplus disposal, sq. ft. ....	0.29 – 0.75	0.40	24.00	
*4" rock base, sq. ft. ....	0.87 – 1.10	0.94	37.50	
add or deduct per inch of variation. ....	0.15 – 0.24	0.17	6.80	
6" cement treated base, sq. ft. ....	1.11 – 1.71	1.28	51.00	
add or deduct per inch of variation. ....	0.17 – 0.24	0.19	7.60	
*Paving, 4" asphaltic concrete, sq. ft. ....	2.62 – 3.15	2.79	112.00	
add or deduct per inch of variation. ....	0.52 – 0.65	0.56	22.40	
Paving, 6" concrete, sq. ft. ....	4.19 – 6.93	4.95	198.00	
add or deduct per inch of variation. ....	0.53 – 0.93	0.64	25.50	
Concrete curb 6", no gutter, lin. ft. ....	11.05 – 20.15	13.50	27.00	
*Concrete curb 6", 1' gutter. ....	16.30 – 25.50	18.90	37.75	
Concrete curb 6", 2' gutter. ....	18.75 – 29.00	21.65	43.25	
Concrete curb 8", add to 6" costs. ....	1.79 – 1.99	1.85	3.70	
Asphalt curb 6" no gutter, lin. ft. ....	4.93 – 5.66	5.16	10.30	
berm 4" (speed bumps, add 100%). ....	4.85 – 5.55	5.07	10.15	
Granite curb 5", lin. ft. ....	34.00 – 49.75	38.75	77.50	
Concrete curb, rolled, lin. ft. ....	9.75 – 15.90	11.45	22.95	
* Concrete cross gutter, at intersection, sq. ft. ....	8.29 – 11.30	9.20	4.60	
* Concrete sidewalk, 4" thick, sq. ft. ....	4.91 – 7.72	5.71	45.75	
add or deduct per inch of variation. ....	0.53 – 0.83	0.62	4.96	
* Concrete aprons, 6" thick, sq. ft. ....	5.60 – 8.79	6.51	14.95	
add or deduct per inch of variation. ....	0.56 – 0.85	0.64	1.47	
Sewer main, 9' average depth, lin. ft.				
add or deduct per foot of depth. ....	0.79 – 2.85	1.23	1.23	
* 8" vitrified clay. ....	43.75 – 52.50	-----	46.50	
8" asbestos cement. ....	28.25 – 38.75	31.25	31.25	
8" plastic. ....	22.70 – 33.50	25.75	25.75	
add or deduct per inch of diameter. ....	3.59 – 9.60	4.98	4.98	
Sewer laterals, 5' average depth, lin. ft.				
* 4" vitrified clay. ....	21.25 – 26.00	22.70	22.70	
6" vitrified clay. ....	30.25 – 37.00	32.50	32.50	
* Sewer clean outs, 60' o.c., each. ....	835.00 – 1430.00	1000.00	33.25	
* Sewer manholes, 400' o.c., each. ....	3150.00 – 5200.00	3725.00	9.31	
Storm drainage, lin. ft.				
18" reinforced concrete. ....	75.00 – 95.50	81.00	81.00	
18" corrugated metal. ....	55.50 – 79.00	62.50	62.50	
add or deduct per inch of diameter. ....	2.29 – 6.56	3.25	3.25	
Storm manholes, 400' o.c., each. ....	3150.00 – 4375.00	3500.00	8.75	

## LIGHTING AND PUBLIC UTILITIES

Water, gas and electric costs vary considerably with local requirements and codes. Often all or a portion of the initial cost, maintenance and replacement is included in an assessment or increased utility rate charged to the consumer. Sometimes an additional charge is made in remote or hilly areas for special service or additional equipment. These requirements should be checked locally. The average costs below are approximate maximum costs for a typical subdivision, all or part of which may be borne by the community or secured against the property. Some of these costs may be refundable to the developer. Specific pipe costs can be found in Section 62. For general site clearing, grading, and soil stabilization, see Section 51. For septic tanks, see Sections 53 or 17. For storm water management, see Page 11.

PUBLIC UTILITIES	Cost Range	Average Unit Cost	Per Lin. Ft. Typical 40' Street	
* Water main, 6" ductile iron, lin. ft. ....	46.00 – 52.50	48.25	48.25	
6" asbestos cement. ....	50.00 – 60.50	53.00	53.00	
6" steel. ....	51.00 – 61.50	54.00	54.00	
6" plastic. ....	31.25 – 39.75	33.75	33.75	
add or deduct per inch of diameter. ....	3.27 – 10.05	4.75	4.75	
* Water lateral, 1", lin. ft. ....	18.60 – 23.40	20.10	20.10	
* Water meters, 60' o.c., each. ....	299.00 – 680.00	394.00	13.15	
* Fire hydrants, 300' o.c., each. ....	3600.00 – 5550.00	4175.00	13.90	
* Gas main, 2" steel, lin. ft. ....	17.95 – 20.25	18.70	18.70	
3" steel. ....	23.00 – 26.25	24.00	24.00	
4" plastic. ....	22.80 – 27.50	24.30	24.30	
* Gas lateral, 3/4", lin. ft. ....	11.70 – 16.75	13.20	13.20	
Electricity, overhead, on poles, lin. ft. ....	21.05 – 37.75	25.50	25.50	
Electrical lateral, lin. ft. ....	6.11 – 8.37	6.78	6.78	
Electricity, underground, in conduit, lin. ft.	26.00 – 42.50	30.50	30.50	
* Electrical lateral, lin. ft. ....	15.90 – 27.50	19.10	19.10	
* Telephone lateral, underground. ....	11.45 – 18.20	13.40	13.40	
Trench only, lin. ft. ....	6.79 – 13.90	8.63	8.63	
Conduit only, lin. ft. ....	6.11 – 12.20	7.69	7.69	
* Street light, underground wiring, 200' o.c., each. ....	2500.00 – 8750.00	3825.00	19.15	
Street lights, overhead wiring, 200' o.c., each. ....	1720.00 – 4375.00	2350.00	11.75	

Catch basins . . . . . 1990.00 to 2440.00 plus 299.00 to 585.00 per foot of depth. for curb inlet type, add 30%.

Concrete headwalls. . . . . 895.00 plus 99.50 to 164.00 per inch of pipe diameter. prefabricated fiberglass endwall units, deduct 50%

Gunitite, 2" - 3", surfacing for open drains. ....	6.41 to	10.30 per sq. ft.
Soil cement, roads. ....	1.14 to	1.44 per cu. ft.
embankments. ....	1.68 to	2.90 per cu. ft.
slopes. ....	4.81 to	8.66 per cu. ft.
Soil dikes. ....	0.60 to	1.18 per cu. ft.
Slope protection, netting, mats or fabric. ....	0.12 to	1.47 per cu. ft.
Street signs, with post. ....	164.00 to	550.00 each
Survey monuments. ....	265.00 to	695.00 each

\*The cost of complete double-loaded street improvements with the components indicated above totals 570.00 to 695.00 per linear foot of street in ordinary level subdivisions, or from 360.00 to 483.00 per front foot of lot, including side street allowance. Costs may run twice as much for extreme hill-side conditions. A typical fully improved industrial access street will cost 710.00 to 1010.00 per linear foot of street.

# LIFE EXPECTANCY GUIDELINES

## FURNITURE, FIXTURES AND EQUIPMENT

INDUSTRY GROUP	ASSET RANGE LIFE IN YEARS			INDUSTRY GROUP	ASSET RANGE LIFE IN YEARS		
Logging, timber cutting . . . . .	5	6	7	Railroads, machinery and equipment . . . . .	11	14	17
Machinery manufacturing, except as otherwise listed . . . . .	8	10	12	structures . . . . .	24	30	36
Meatpacking . . . . .	9.5	12	14.5	tracks . . . . .	-----	10	-----
Medical and dental supply production . . . . .	-----	9	-----	wharves and docks . . . . .	16	20	24
Metalworking machinery manufacturing . . . . .	8	10	12	Railroad transportation equipment manufacturing . . . . .	9.5	12	14.5
Mining and quarrying . . . . .	8	10	12	locomotive manufacturing . . . . .	9	11.5	14
Motion picture and television production . . . . .	9.5	12	14.5	Recreation and amusement . . . . .	8	10	12
Motor transport, freight . . . . .	6.5	8	9.5	Residential furniture* . . . . .	7	10	12
general purpose trucks, light . . . . .	3	4	5	multi-residential . . . . .	2	3	5
heavy . . . . .	5	6	7	Restaurant and bar equipment* . . . . .	-----	10	-----
tractor units (over-the-road) . . . . .	3	4	5	Restaurant equipment, fast foods* . . . . .	-----	7	-----
trailers and trailer-mounted containers . . . . .	5	6	7	Retail trades, fixtures and equipment . . . . .	7	9	11
Motor transport, passenger . . . . .	6.5	8	9.5	Rubber products manufacturing . . . . .	11	14	17
automobiles, including taxis . . . . .	2.5	3	3.5	special tools . . . . .	3	4	5
buses . . . . .	7	9	11	Sawmills, permanent . . . . .	8	10	12
Motor vehicle and parts manufacturing . . . . .	9.5	12	14.5	portable . . . . .	5	6	7
special tools . . . . .	2.5	3	3.5	Service establishments . . . . .	7	9	11
Office furniture and equipment . . . . .	8	10	12	Ship and boat building machinery and equipment . . . . .	9.5	12	14.5
Optical lenses and instrument manufacturing . . . . .	8	10	12	dry dock improvements . . . . .	13	16	19
Paints and varnishes . . . . .	7.5	9.5	11.5	special tools . . . . .	5	6.5	8
Paper and pulp manufacturing . . . . .	10.5	13	15.5	Soft drink manufacture and bottling . . . . .	9.5	12	14.5
converted paper, paperboard and pulp . . . . .	8	10	12	Steam production and distribution . . . . .	22.5	28	33.5
Petroleum and natural gas, drilling, onshore . . . . .	5	6	7	Stone products manufacturing . . . . .	12	15	18
drilling, offshore . . . . .	6	7.5	9	Sugar and sugar products manufacturing . . . . .	14.5	18	21.5
exploration and production . . . . .	11	14	17	Telephone, central office equipment . . . . .	-----	18	-----
marketing . . . . .	7	9	11	distribution . . . . .	28	35	42
petroleum refining . . . . .	13	16	19	station equipment . . . . .	8	10	12
pipeline transportation . . . . .	17.5	22	26.5	Textile products, including finishing and dyeing . . . . .	7	9	11
Plastic products manufacturing . . . . .	9	11	13	manufacture of nonwoven fabrics . . . . .	8	10	12
special tools . . . . .	3	3.5	4	manufacture of yarn, thread and woven fabrics . . . . .	9	11	13
Plastics manufacturing . . . . .	7.5	9.5	11.5	manufacture of textured yarns . . . . .	6.5	8	9.5
Primary metals production, nonferrous and foundry				Theater equipment . . . . .	8	10	12
products . . . . .	11	14	17	Tobacco and tobacco products . . . . .	12	15	18
special tools . . . . .	5	6.5	8	Vegetable oil products . . . . .	14.5	18	21.5
Primary steel mill products . . . . .	12	15	18	Waste reduction and resource recovery . . . . .	8	10	12
Printing and publishing . . . . .	9	11	13	Water transportation . . . . .	16	20	24
Professional and scientific instruments . . . . .	8	10	12	vessels, barges and tugs . . . . .	14.5	18	21.5
Radio and television, broadcasting . . . . .	5	6	7	Water utilities . . . . .	40	50	60
manufacturing* . . . . .	-----	10	-----	Wharves, docks and piers . . . . .	-----	20	-----
Railroad cars and locomotives . . . . .	12	15	18	Wholesale trade fixtures and equipment . . . . .	7	9	11
				Wood products and furniture manufacturing . . . . .	8	10	12

# DISTRICT COMPARATIVE COST MULTIPLIERS

*This page is replaced every January, April, July and October. For other months, modify from the latest Monthly Green Supplement, Section 99.  
The factors on this sheet and on the Green Supplement do not allow for depreciation.*

EXAMPLE: The replacement cost of an Eastern District brick apartment building built in April 2008 was \$1,000,000. The multiplier under Class C opposite April 2008 is assumed to be 1.195. Assume that the Comparative Cost Multiplier correcting factor on Section 99, Page 4 for Class C is 1.004. (This figure is hypothetical to illustrate the methodology, will change each month and will be 1.000 in the months in which Section 98, Pages 5 and 6 are published.) Then 1.195 x 1.004 = 1.200. This, multiplied by \$1,000,000, is \$1,200,000, the current replacement cost. Since historical costs are already local in nature, do not use the Local Multipliers with these figures.

EASTERN						CENTRAL						WESTERN					
YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls
JUL 2023	1.000	1.000	1.000	1.000	1.000	JUL 2023	1.000	1.000	1.000	1.000	1.000	JUL 2023	1.000	1.000	1.000	1.000	1.000
APR 2023	1.008	1.004	0.998	0.994	0.996	APR 2023	1.008	1.004	0.999	0.994	0.997	APR 2023	1.011	1.007	1.000	0.995	0.998
JAN 2023	1.000	0.998	0.985	0.976	0.980	JAN 2023	1.001	1.001	0.988	0.980	0.984	JAN 2023	1.006	1.004	0.990	0.980	0.986
OCT 2022	1.002	0.999	0.976	0.962	0.964	OCT 2022	1.002	1.002	0.979	0.966	0.967	OCT 2022	1.009	1.006	0.983	0.969	0.971
JUL 2022	1.027	1.019	0.985	0.965	0.978	JUL 2022	1.027	1.024	0.988	0.969	0.982	JUL 2022	1.032	1.026	0.990	0.971	0.982
APR 2022	1.077	1.078	1.056	1.046	1.048	APR 2022	1.077	1.083	1.057	1.050	1.054	APR 2022	1.080	1.087	1.080	1.053	1.058
JAN 2022	1.134	1.111	1.086	1.077	1.088	JAN 2022	1.133	1.121	1.088	1.082	1.096	JAN 2022	1.133	1.128	1.098	1.091	1.104
OCT 2021	1.201	1.129	1.078	1.055	1.104	OCT 2021	1.193	1.136	1.076	1.051	1.108	OCT 2021	1.192	1.141	1.085	1.060	1.115
JUL 2021	1.282	1.186	1.143	1.131	1.180	JUL 2021	1.286	1.204	1.155	1.143	1.197	JUL 2021	1.282	1.211	1.170	1.156	1.205
APR 2021	1.338	1.239	1.215	1.213	1.253	APR 2021	1.357	1.268	1.238	1.237	1.283	APR 2021	1.340	1.262	1.236	1.235	1.275
JAN 2021	1.352	1.255	1.234	1.235	1.271	JAN 2021	1.373	1.286	1.258	1.259	1.300	JAN 2021	1.353	1.276	1.252	1.255	1.291
OCT 2020	1.377	1.284	1.274	1.280	1.312	OCT 2020	1.399	1.317	1.302	1.309	1.346	OCT 2020	1.377	1.314	1.299	1.305	1.338
JUL 2020	1.386	1.300	1.291	1.297	1.328	JUL 2020	1.406	1.326	1.313	1.321	1.356	JUL 2020	1.391	1.330	1.315	1.322	1.353
APR 2020	1.388	1.307	1.298	1.307	1.336	APR 2020	1.409	1.332	1.319	1.328	1.363	APR 2020	1.394	1.336	1.323	1.331	1.362
JAN 2020	1.391	1.313	1.304	1.311	1.341	JAN 2020	1.411	1.336	1.323	1.332	1.366	JAN 2020	1.402	1.346	1.331	1.338	1.370
OCT 2019	1.395	1.319	1.309	1.315	1.347	OCT 2019	1.413	1.341	1.329	1.337	1.371	OCT 2019	1.406	1.354	1.339	1.346	1.378
JUL 2019	1.390	1.322	1.309	1.314	1.345	JUL 2019	1.413	1.346	1.329	1.337	1.371	JUL 2019	1.412	1.362	1.344	1.351	1.384
APR 2019	1.395	1.327	1.310	1.312	1.345	APR 2019	1.412	1.348	1.328	1.332	1.367	APR 2019	1.409	1.359	1.339	1.342	1.376
JAN 2019	1.401	1.330	1.308	1.310	1.344	JAN 2019	1.417	1.351	1.325	1.330	1.365	JAN 2019	1.415	1.363	1.339	1.340	1.377
OCT 2018	1.418	1.333	1.312	1.311	1.351	OCT 2018	1.431	1.354	1.330	1.331	1.372	OCT 2018	1.432	1.370	1.346	1.347	1.388
JUL 2018	1.450	1.344	1.329	1.330	1.379	JUL 2018	1.463	1.362	1.344	1.347	1.399	JUL 2018	1.464	1.381	1.361	1.363	1.416
APR 2018	1.471	1.356	1.342	1.344	1.396	APR 2018	1.492	1.376	1.360	1.364	1.420	APR 2018	1.491	1.397	1.381	1.385	1.440
JAN 2018	1.481	1.369	1.355	1.357	1.408	JAN 2018	1.506	1.393	1.378	1.383	1.437	JAN 2018	1.503	1.409	1.393	1.397	1.453
OCT 2017	1.483	1.373	1.365	1.369	1.416	OCT 2017	1.511	1.401	1.394	1.399	1.450	OCT 2017	1.505	1.417	1.408	1.413	1.463
JUL 2017	1.493	1.382	1.379	1.388	1.433	JUL 2017	1.518	1.410	1.406	1.415	1.466	JUL 2017	1.516	1.430	1.427	1.436	1.485
APR 2017	1.510	1.393	1.389	1.394	1.443	APR 2017	1.536	1.420	1.418	1.424	1.477	APR 2017	1.537	1.442	1.438	1.445	1.496
JAN 2017	1.517	1.402	1.398	1.402	1.451	JAN 2017	1.547	1.433	1.429	1.435	1.489	JAN 2017	1.549	1.454	1.450	1.455	1.508
OCT 2016	1.515	1.401	1.400	1.405	1.454	OCT 2016	1.551	1.438	1.438	1.444	1.499	OCT 2016	1.556	1.460	1.460	1.464	1.518
JUL 2016	1.513	1.405	1.404	1.408	1.458	JUL 2016	1.554	1.445	1.446	1.450	1.505	JUL 2016	1.555	1.466	1.467	1.470	1.522
APR 2016	1.513	1.408	1.406	1.407	1.457	APR 2016	1.553	1.445	1.446	1.448	1.503	APR 2016	1.554	1.467	1.468	1.469	1.521
JAN 2016	1.513	1.411	1.407	1.407	1.458	JAN 2016	1.550	1.447	1.444	1.445	1.499	JAN 2016	1.550	1.465	1.463	1.462	1.514
OCT 2015	1.509	1.411	1.407	1.406	1.456	OCT 2015	1.544	1.445	1.441	1.440	1.493	OCT 2015	1.545	1.464	1.463	1.460	1.511
JUL 2015	1.513	1.417	1.409	1.407	1.459	JUL 2015	1.547	1.449	1.443	1.441	1.494	JUL 2015	1.548	1.468	1.466	1.463	1.513
APR 2015	1.515	1.423	1.414	1.411	1.462	APR 2015	1.542	1.452	1.444	1.441	1.495	APR 2015	1.547	1.471	1.468	1.463	1.515
JAN 2015	1.519	1.428	1.418	1.415	1.465	JAN 2015	1.549	1.455	1.448	1.445	1.497	JAN 2015	1.550	1.475	1.471	1.467	1.517
OCT 2014	1.527	1.436	1.426	1.424	1.475	OCT 2014	1.553	1.462	1.454	1.452	1.502	OCT 2014	1.553	1.480	1.477	1.473	1.522
JUL 2014	1.532	1.442	1.433	1.432	1.480	JUL 2014	1.555	1.466	1.458	1.458	1.506	JUL 2014	1.558	1.484	1.482	1.479	1.526
APR 2014	1.536	1.444	1.438	1.439	1.483	APR 2014	1.558	1.468	1.462	1.463	1.509	APR 2014	1.571	1.497	1.498	1.499	1.536
JAN 2014	1.549	1.457	1.449	1.448	1.490	JAN 2014	1.571	1.481	1.471	1.470	1.518	JAN 2014	1.582	1.507	1.505	1.506	1.543
OCT 2013	1.559	1.466	1.460	1.458	1.497	OCT 2013	1.572	1.482	1.472	1.471	1.516	OCT 2013	1.586	1.511	1.507	1.506	1.545
JUL 2013	1.567	1.473	1.471	1.473	1.504	JUL 2013	1.578	1.488	1.482	1.487	1.518	JUL 2013	1.594	1.520	1.519	1.522	1.551
APR 2013	1.582	1.488	1.488	1.493	1.515	APR 2013	1.591	1.502	1.501	1.511	1.526	APR 2013	1.607	1.534	1.538	1.546	1.562
JAN 2013	1.586	1.493	1.496	1.501	1.518	JAN 2013	1.601	1.515	1.516	1.528	1.532	JAN 2013	1.618	1.547	1.552	1.562	1.569

# DISTRICT COMPARATIVE COST MULTIPLIERS

EASTERN						CENTRAL						WESTERN					
YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls
JUL 2012	1.604	1.514	1.520	1.534	1.532	JUL 2012	1.619	1.537	1.543	1.567	1.543	JUL 2012	1.635	1.568	1.578	1.600	1.581
JAN 2012	1.625	1.536	1.545	1.563	1.550	JAN 2012	1.640	1.557	1.566	1.595	1.560	JAN 2012	1.658	1.588	1.601	1.627	1.601
JUL 2011	1.652	1.560	1.567	1.585	1.572	JUL 2011	1.661	1.577	1.584	1.612	1.579	JUL 2011	1.682	1.611	1.621	1.645	1.622
JAN 2011	1.687	1.591	1.589	1.601	1.602	JAN 2011	1.691	1.602	1.599	1.622	1.605	JAN 2011	1.714	1.638	1.642	1.665	1.653
JUL 2010	1.721	1.622	1.621	1.638	1.630	JUL 2010	1.715	1.623	1.622	1.649	1.615	JUL 2010	1.745	1.666	1.671	1.697	1.668
JAN 2010	1.738	1.640	1.645	1.668	1.641	JAN 2010	1.752	1.659	1.659	1.691	1.648	JAN 2010	1.773	1.695	1.708	1.743	1.692
JUL 2009	1.689	1.596	1.620	1.650	1.580	JUL 2009	1.701	1.620	1.633	1.672	1.588	JUL 2009	1.706	1.639	1.679	1.724	1.628
JAN 2009	1.622	1.539	1.574	1.603	1.504	JAN 2009	1.631	1.562	1.587	1.625	1.506	JAN 2009	1.646	1.582	1.637	1.682	1.559
JUL 2008	1.736	1.633	1.643	1.649	1.619	JUL 2008	1.741	1.652	1.663	1.681	1.613	JUL 2008	1.764	1.678	1.710	1.732	1.684
JAN 2008	1.770	1.660	1.653	1.643	1.654	JAN 2008	1.785	1.687	1.679	1.678	1.653	JAN 2008	1.800	1.706	1.725	1.732	1.713
JUL 2007	1.797	1.683	1.670	1.656	1.680	JUL 2007	1.818	1.716	1.705	1.702	1.682	JUL 2007	1.834	1.737	1.755	1.756	1.742
JAN 2007	1.826	1.711	1.685	1.663	1.705	JAN 2007	1.838	1.736	1.714	1.704	1.700	JAN 2007	1.861	1.765	1.775	1.766	1.763
JUL 2006	1.909	1.784	1.763	1.730	1.779	JUL 2006	1.911	1.797	1.777	1.757	1.766	JUL 2006	1.943	1.839	1.853	1.834	1.834
JAN 2006	1.966	1.835	1.816	1.780	1.832	JAN 2006	1.972	1.850	1.827	1.799	1.818	JAN 2006	2.017	1.907	1.922	1.901	1.908
JUL 2005	2.021	1.889	1.876	1.839	1.885	JUL 2005	2.015	1.892	1.880	1.856	1.861	JUL 2005	2.054	1.940	1.962	1.940	1.946
JAN 2005	2.061	1.929	1.919	1.880	1.923	JAN 2005	2.047	1.919	1.909	1.885	1.893	JAN 2005	2.095	1.977	2.000	1.975	1.988
JUL 2004	2.178	2.036	2.013	1.972	2.023	JUL 2004	2.153	2.013	1.994	1.969	1.986	JUL 2004	2.229	2.096	2.088	2.055	2.108
JAN 2004	2.300	2.143	2.092	2.039	2.139	JAN 2004	2.271	2.111	2.066	2.034	2.094	JAN 2004	2.331	2.187	2.158	2.121	2.206
JUL 2003	2.386	2.233	2.190	2.149	2.228	JUL 2003	2.345	2.190	2.155	2.138	2.178	JUL 2003	2.400	2.262	2.247	2.231	2.281
JAN 2003	2.402	2.248	2.202	2.158	2.244	JAN 2003	2.346	2.195	2.160	2.140	2.180	JAN 2003	2.403	2.266	2.252	2.235	2.281
JUL 2002	2.455	2.296	2.253	2.215	2.293	JUL 2002	2.381	2.228	2.195	2.178	2.210	JUL 2002	2.439	2.297	2.285	2.272	2.314
JAN 2002	2.476	2.318	2.278	2.241	2.310	JAN 2002	2.408	2.253	2.219	2.200	2.232	JAN 2002	2.464	2.322	2.310	2.295	2.336
JUL 2001	2.500	2.344	2.304	2.271	2.327	JUL 2001	2.440	2.285	2.250	2.235	2.255	JUL 2001	2.495	2.357	2.345	2.334	2.361
JAN 2001	2.493	2.341	2.302	2.271	2.326	JAN 2001	2.438	2.287	2.255	2.249	2.262	JAN 2001	2.490	2.353	2.344	2.336	2.354
JUL 2000	2.511	2.358	2.317	2.273	2.334	JUL 2000	2.442	2.289	2.251	2.235	2.256	JUL 2000	2.515	2.375	2.359	2.339	2.375
JAN 2000	2.551	2.391	2.356	2.316	2.375	JAN 2000	2.474	2.317	2.287	2.274	2.284	JAN 2000	2.561	2.413	2.401	2.378	2.412
JUL 1999	2.637	2.472	2.448	2.416	2.454	JUL 1999	2.561	2.399	2.383	2.389	2.361	JUL 1999	2.646	2.494	2.494	2.490	2.488
JAN 1999	2.661	2.500	2.477	2.448	2.471	JAN 1999	2.585	2.425	2.411	2.418	2.378	JAN 1999	2.667	2.518	2.516	2.508	2.505
JUL 1998	2.698	2.537	2.510	2.490	2.494	JUL 1998	2.629	2.467	2.449	2.464	2.413	JUL 1998	2.709	2.557	2.555	2.556	2.542
JAN 1998	2.719	2.556	2.518	2.486	2.510	JAN 1998	2.653	2.492	2.464	2.467	2.432	JAN 1998	2.720	2.570	2.556	2.545	2.546
JUL 1997	2.759	2.594	2.551	2.512	2.546	JUL 1997	2.703	2.545	2.514	2.515	2.470	JUL 1997	2.767	2.619	2.598	2.577	2.574
JAN 1997	2.789	2.627	2.587	2.556	2.569	JAN 1997	2.754	2.599	2.570	2.583	2.508	JAN 1997	2.805	2.659	2.642	2.631	2.599
JUL 1996	2.831	2.667	2.629	2.619	2.603	JUL 1996	2.799	2.640	2.617	2.647	2.532	JUL 1996	2.845	2.697	2.682	2.687	2.626
JAN 1996	2.845	2.673	2.627	2.609	2.615	JAN 1996	2.818	2.650	2.616	2.634	2.547	JAN 1996	2.852	2.696	2.672	2.679	2.630
JUL 1995	2.882	2.700	2.652	2.619	2.655	JUL 1995	2.853	2.673	2.636	2.641	2.590	JUL 1995	2.889	2.722	2.695	2.693	2.671
JAN 1995	2.907	2.726	2.678	2.644	2.689	JAN 1995	2.886	2.708	2.667	2.668	2.629	JAN 1995	2.909	2.746	2.719	2.699	2.695
JUL 1994	2.953	2.773	2.718	2.671	2.733	JUL 1994	2.925	2.749	2.702	2.684	2.666	JUL 1994	2.967	2.806	2.773	2.736	2.753
JAN 1994	3.048	2.866	2.814	2.812	2.814	JAN 1994	3.015	2.834	2.795	2.823	2.742	JAN 1994	3.035	2.869	2.838	2.834	2.811
JUL 1993	3.019	2.831	2.757	2.717	2.785	JUL 1993	3.000	2.814	2.759	2.751	2.728	JUL 1993	3.044	2.873	2.833	2.803	2.819
JAN 1993	3.109	2.916	2.851	2.852	2.854	JAN 1993	3.102	2.912	2.872	2.919	2.806	JAN 1993	3.134	2.958	2.927	2.951	2.891
JUL 1992	3.138	2.946	2.892	2.901	2.886	JUL 1992	3.148	2.962	2.922	2.970	2.847	JUL 1992	3.173	3.001	2.964	2.992	2.923
JAN 1992	3.161	2.970	2.923	2.953	2.902	JAN 1992	3.180	2.997	2.968	3.043	2.866	JAN 1992	3.183	3.017	2.992	3.045	2.933
JUL 1991	3.208	3.019	2.971	3.014	2.939	JUL 1991	3.220	3.040	3.018	3.111	2.895	JUL 1991	3.206	3.043	3.026	3.087	2.950
JAN 1991	3.196	3.004	2.960	3.002	2.927	JAN 1991	3.214	3.035	3.017	3.094	2.891	JAN 1991	3.213	3.048	3.031	3.074	2.944
JUL 1990	3.238	3.043	2.986	3.024	2.962	JUL 1990	3.237	3.056	3.024	3.089	2.904	JUL 1990	3.260	3.087	3.054	3.087	2.975
JAN 1990	3.265	3.065	3.011	3.039	2.986	JAN 1990	3.241	3.063	3.027	3.081	2.907	JAN 1990	3.289	3.120	3.098	3.121	3.007

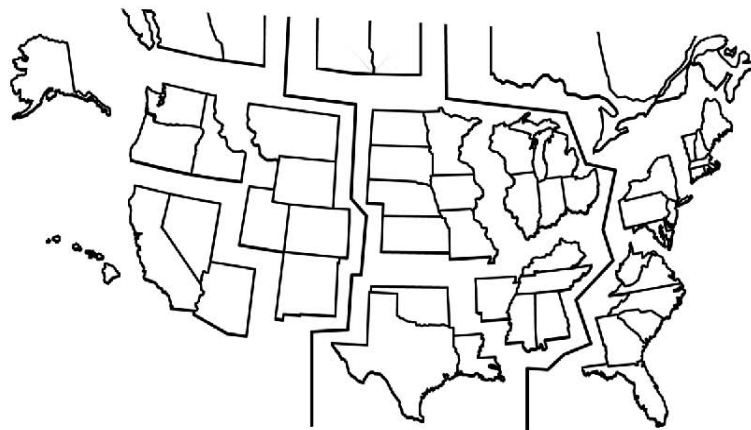
# CURRENT BUILDING COST INDEXES

## BUILDING COST INDEXES

## ANNUAL COST CHANGES

	BUILDING COST INDEXES						ANNUAL COST CHANGES						
	September 2023	September 2022 1 yr. ago	September 2021 2 yrs. ago	September 2020 3 yrs. ago	September 2019 4 yrs. ago	September 2018 5 yrs. ago	September 2022 1 yr. ago	September 2021 2 yrs. ago	September 2020 3 yrs. ago	September 2019 4 yrs. ago	September 2018 5 yrs. ago		
EASTERN	A	4712.4	4623.6	3814.8	3390.4	3363.0	3267.8	A	1.9%	23.5%	39.0%	40.1%	44.2%
	B	4389.3	4347.7	3868.1	3394.9	3319.0	3272.3	B	1.0%	13.5%	29.3%	32.2%	34.1%
	C	4335.7	4435.1	4015.5	3382.8	3312.5	3281.6	C	-2.2%	8.0%	28.2%	30.9%	32.1%
	D	4270.8	4445.0	4047.5	3322.4	3255.1	3237.2	D	-3.9%	5.5%	28.5%	31.2%	31.9%
	S	4116.1	4246.8	3698.6	3116.5	3053.8	3013.5	S	-3.1%	11.3%	32.1%	34.8%	36.6%
CENTRAL	A	4321.3	4232.9	3518.2	3053.8	3039.0	2960.6	A	2.1%	22.8%	41.5%	42.2%	46.0%
	B	4044.9	3985.0	3552.4	3053.0	3005.6	2964.7	B	1.5%	13.9%	32.5%	34.6%	36.4%
	C	4019.2	4089.0	3740.0	3067.5	3019.8	2995.7	C	-1.7%	7.5%	31.0%	33.1%	34.2%
	D	4002.2	4143.1	3810.0	3040.6	2995.1	2983.3	D	-3.4%	5.0%	31.6%	33.6%	34.2%
	S	3732.6	3830.4	3355.9	2752.9	2716.4	2686.3	S	-2.6%	11.2%	35.6%	37.4%	38.9%
WESTERN	A	4751.4	4628.2	3878.6	3406.6	3353.2	3255.8	A	2.7%	22.5%	39.5%	41.7%	45.9%
	B	4465.6	4392.0	3911.5	3372.1	3284.5	3235.9	B	1.7%	14.2%	32.4%	36.0%	38.0%
	C	4477.5	4542.3	4135.0	3424.0	3337.4	3304.5	C	-1.4%	8.3%	30.8%	34.2%	35.5%
	D	4403.3	4547.7	4168.6	3355.9	3272.2	3251.2	D	-3.2%	5.6%	31.2%	34.6%	35.4%
	S	4129.9	4229.5	3693.6	3063.7	2988.7	2945.4	S	-2.4%	11.8%	34.8%	38.2%	40.2%

### DISTRICT MAP



WESTERN

CENTRAL

EASTERN

### COMPARATIVE COST MULTIPLIERS

Correction Factors		Eastern	Central	Western
Bring the quarterly Comparative Cost Multipliers from Section 98, Pages 5 and 6 up to date by multiplying them by these monthly Correction Factors.	A	1.005	1.008	1.009
	B	1.001	1.003	1.003
	C	1.000	1.002	1.001
	D	0.998	1.000	1.000
	S	1.001	1.003	1.003

# LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

## CANADA

(Computed in Canadian Dollars, including GST (PST) but no new construction rebate or exemptions.)

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
<b>ALBERTA</b>	1.23	1.28	1.26	1.18	1.20	<b>ONTARIO</b>	1.21	1.21	1.24	1.21	1.21	<b>SASKATCHEWAN</b>	1.32	1.41	1.37	1.30	1.30
Calgary	1.22	1.30	1.27	1.19	1.21	Barrie	1.26	1.29	1.34	1.28	1.28	Moose Jaw	1.33	1.41	1.37	1.30	1.33
Edmonton	1.24	1.26	1.26	1.20	1.19	Belleville	1.08	1.05	1.07	1.08	1.05	North Battleford	1.33	1.42	1.38	1.28	1.29
Grande Prairie	1.17	1.26	1.23	1.16	1.20	Brampton	1.23	1.24	1.29	1.27	1.26	Prince Albert	1.27	1.37	1.35	1.31	1.26
Lethbridge	1.27	1.31	1.30	1.24	1.22	Brantford	1.17	1.13	1.17	1.14	1.15	Regina	1.31	1.43	1.38	1.32	1.33
Medicine Hat	1.25	1.27	1.21	1.14	1.19	Brockville	1.15	1.16	1.14	1.16	1.15	Saskatoon	1.35	1.40	1.37	1.29	1.30
Red Deer	1.25	1.29	1.26	1.15	1.20	Cambridge	1.18	1.18	1.20	1.18	1.13	<b>YUKON</b>	1.45	1.59	1.51	1.41	1.41
<b>BRITISH COLUMBIA</b>	1.24	1.27	1.25	1.19	1.22	Guelph	1.18	1.17	1.20	1.16	1.16	Whitehorse	1.45	1.59	1.51	1.41	1.41
Cranbrook	1.23	1.28	1.22	1.17	1.19	Hamilton	1.27	1.29	1.32	1.30	1.25						
Kamloops	1.19	1.23	1.27	1.20	1.23	Kingston	1.22	1.22	1.28	1.25	1.21						
Kelowna	1.26	1.28	1.26	1.20	1.25	Kitchener	1.28	1.28	1.30	1.27	1.28						
Nanaimo	1.19	1.19	1.16	1.11	1.15	Lancaster	1.24	1.25	1.25	1.24	1.26						
Nelson	1.23	1.29	1.23	1.16	1.21	Lindsay	1.07	1.09	1.12	1.12	1.07						
Penticton	1.24	1.22	1.20	1.15	1.22	London	1.29	1.27	1.30	1.26	1.27						
Port Alberni	1.17	1.18	1.12	1.08	1.13	Niagara Falls	1.10	1.06	1.10	1.08	1.06						
Prince George	1.24	1.35	1.32	1.24	1.27	North Bay	1.15	1.15	1.11	1.08	1.13						
Prince Rupert	1.40	1.44	1.38	1.30	1.36	Orillia	1.06	1.08	1.10	1.11	1.04						
Trail	1.23	1.28	1.23	1.16	1.18	Oshawa	1.12	1.09	1.16	1.11	1.13						
Vancouver	1.28	1.27	1.30	1.24	1.25	Ottawa	1.28	1.31	1.32	1.31	1.30						
Victoria	1.23	1.25	1.27	1.21	1.21	Owen Sound	1.19	1.21	1.27	1.22	1.21						
<b>MANITOBA</b>	1.26	1.24	1.21	1.13	1.21	Peterborough	1.28	1.29	1.35	1.30	1.32						
Brandon	1.33	1.29	1.25	1.17	1.24	Sarnia	1.30	1.30	1.32	1.26	1.30						
Thompson	1.29	1.29	1.25	1.14	1.26	Sault Ste. Marie	1.29	1.30	1.32	1.27	1.27						
Winnipeg	1.15	1.15	1.14	1.08	1.14	St. Catharines	1.26	1.23	1.29	1.28	1.24						
<b>MARITIMES</b>	1.24	1.27	1.28	1.22	1.23	Sudbury	1.27	1.28	1.28	1.24	1.29						
Bathurst, NB	1.22	1.24	1.28	1.21	1.23	Thunder Bay	1.27	1.28	1.32	1.26	1.29						
Bridgewater, NS	1.31	1.34	1.35	1.29	1.33	Timmins	1.23	1.21	1.27	1.22	1.23						
Cape Breton, NS	1.28	1.32	1.29	1.26	1.31	Toronto	1.22	1.25	1.30	1.28	1.27						
Charlottetown, PE	1.27	1.30	1.32	1.23	1.26	Trenton	1.08	1.05	1.08	1.06	1.04						
Corner Brook, NF	1.35	1.39	1.42	1.34	1.36	Waterloo	1.28	1.26	1.29	1.26	1.27						
Dartmouth, NS	1.18	1.21	1.23	1.20	1.21	Windsor	1.33	1.34	1.34	1.29	1.35						
Edmundston, NB	1.14	1.17	1.16	1.11	1.05	<b>QUEBEC</b>	1.15	1.18	1.21	1.17	1.17						
Fredericton, NB	1.17	1.18	1.22	1.15	1.13	Chicoutimi	1.17	1.20	1.22	1.17	1.19						
Gander, NF	1.28	1.33	1.29	1.23	1.22	Drummondville	1.20	1.23	1.22	1.18	1.20						
Halifax, NS	1.17	1.21	1.23	1.18	1.19	Granby	1.12	1.15	1.19	1.16	1.14						
Moncton, NB	1.23	1.23	1.25	1.19	1.20	Hull	1.22	1.27	1.27	1.21	1.26						
New Glasgow, NS	1.19	1.21	1.20	1.19	1.21	Joliette	1.13	1.15	1.20	1.16	1.17						
North Shore Area, NB	1.15	1.18	1.14	1.10	1.04	Jonquiere	1.17	1.20	1.22	1.17	1.19						
St. John's, NF	1.15	1.15	1.17	1.10	1.09	Laval	1.16	1.18	1.21	1.15	1.16						
St. John, NB	1.31	1.32	1.37	1.32	1.31	Montreal	1.16	1.17	1.20	1.16	1.16						
Sydney, NS	1.34	1.40	1.40	1.32	1.39	Quebec	1.13	1.12	1.18	1.14	1.13						
Truro, NS	1.25	1.28	1.30	1.24	1.27	Rimouski	1.14	1.19	1.21	1.19	1.17						
Yarmouth, NS	1.26	1.32	1.33	1.26	1.30	Rouyn-Noranda	1.18	1.28	1.29	1.23	1.24						
<b>NORTHWEST TERRITORY</b>	1.56	1.69	1.65	1.58	1.53	Sept Iles	1.07	1.09	1.11	1.11	1.09						
Yellowknife	1.56	1.69	1.65	1.58	1.53	Sherbrooke	1.15	1.19	1.23	1.16	1.18						
						Sorel	1.13	1.17	1.19	1.15	1.15						
						St-Hyacinthe	1.16	1.19	1.24	1.19	1.21						
						St-Jerome	1.15	1.18	1.22	1.17	1.19						
						Trois-Rivieres	1.19	1.23	1.25	1.21	1.20						
						Val d'Or	1.18	1.23	1.19	1.21	1.21						

### CANADIAN TAX REMOVAL

The following percentage deductions need to be applied to the Canadian local multipliers to remove all GST, PST and HST rates.

CLASS	A	B	C	D	S
Alberta	5.00%	5.00%	5.00%	5.00%	5.00%
British Columbia	10.04%	8.75%	9.25%	9.18%	9.46%
Manitoba	11.66%	10.32%	10.81%	10.73%	11.04%
New Brunswick	15.00%	15.00%	15.00%	15.00%	15.00%
Newfoundland	15.00%	15.00%	15.00%	15.00%	15.00%
Nova Scotia	15.00%	15.00%	15.00%	15.00%	15.00%
Northwest Territories	5.00%	5.00%	5.00%	5.00%	5.00%
Ontario	13.00%	13.00%	13.00%	13.00%	13.00%
Prince Edward Island	15.00%	15.00%	15.00%	15.00%	15.00%
Quebec	14.98%	14.98%	14.98%	14.98%	14.98%
Saskatchewan	11.00%	11.00%	11.00%	11.00%	11.00%
Yukon Territory	5.00%	5.00%	5.00%	5.00%	5.00%

### Example:

Listed above are the percentages used to deduct all sales tax from the calculated replacement cost. For example, if one has a total replacement cost of \$550,000 after both the Current Cost and Local multipliers have been applied, and have a tax deduction of 15%, one would take the \$550,000 and divide by 1.15 to get the cost before taxes. Ex. 550,000/1.15 = \$478,261 cost before taxes.

### UNITED STATES TERRITORIES

<b>GUAM</b>	1.23	1.32	1.29	1.24	1.29
<b>PUERTO RICO</b>	0.94	0.94	0.92	0.92	0.95
<b>VIRGIN ISLANDS (U.S.)</b>	1.23	1.28	1.25	1.23	1.25
St. Croix	1.13	1.16	1.15	1.17	1.16
St. John	1.36	1.45	1.41	1.33	1.39
St. Thomas	1.19	1.23	1.20	1.19	1.20

# LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

## UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
<b>NEW JERSEY</b>	1.20	1.21	1.20	1.20	1.19	Plattsburgh	1.01	1.00	1.01	1.03	1.02	<b>OHIO (Continued)</b>					
Asbury Park	1.10	1.10	1.09	1.09	1.11	Poughkeepsie	1.12	1.14	1.14	1.16	1.14	Lima	0.94	0.96	0.95	0.93	0.95
Atlantic City	1.21	1.22	1.23	1.25	1.23	Rochester	1.08	1.12	1.09	1.08	1.08	Lorain County	0.99	1.01	1.01	1.00	1.01
Bayonne	1.22	1.26	1.23	1.23	1.22	Rome	1.01	1.05	1.03	1.05	1.01	Mansfield	0.97	0.99	0.96	0.96	0.98
Camden	1.16	1.15	1.14	1.13	1.14	Schenectady	1.06	1.07	1.08	1.10	1.08	Marion	0.98	0.99	0.96	0.95	0.98
Clifton	1.21	1.24	1.22	1.21	1.22	Syracuse	1.07	1.11	1.09	1.08	1.09	Middletown	0.94	0.94	0.94	0.94	0.95
East Orange	1.23	1.24	1.22	1.22	1.21	Troy	1.09	1.11	1.12	1.12	1.10	Newark	0.99	1.00	0.97	0.97	0.98
Edison	1.22	1.24	1.23	1.22	1.21	Utica	1.01	1.05	1.04	1.05	1.01	Portsmouth	0.91	0.88	0.88	0.87	0.90
Elizabeth	1.25	1.24	1.22	1.23	1.22	Watertown	0.99	1.02	1.00	1.01	0.99	Springfield	0.97	0.96	0.96	0.97	0.98
Fairlawn	1.22	1.25	1.22	1.22	1.22	<b>NEW YORK CITY AREA</b>	1.32	1.34	1.34	1.35	1.37	Toledo	1.03	1.04	1.04	1.04	1.06
Hackensack	1.22	1.25	1.23	1.22	1.23	Bronx	1.34	1.35	1.36	1.38	1.39	Youngstown	1.04	1.06	1.03	1.00	1.04
Irvington	1.25	1.25	1.24	1.24	1.24	Brooklyn	1.32	1.34	1.36	1.36	1.37	<b>OKLAHOMA</b>	0.91	0.91	0.91	0.91	0.90
Jersey City	1.23	1.26	1.23	1.23	1.22	Manhattan	1.33	1.37	1.37	1.37	1.39	Ardmore	0.93	0.92	0.93	0.91	0.91
Lakewood	1.08	1.10	1.10	1.10	1.09	Nassau County	1.33	1.36	1.36	1.37	1.38	Bartlesville	0.86	0.86	0.87	0.87	0.86
Morristown	1.23	1.25	1.24	1.24	1.23	Orange County	1.20	1.21	1.21	1.20	1.23	Enid	0.90	0.89	0.90	0.89	0.89
New Brunswick	1.22	1.24	1.23	1.22	1.21	Putnam County	1.23	1.21	1.22	1.23	1.24	Lawton	0.87	0.87	0.87	0.85	0.84
Newark	1.26	1.26	1.25	1.26	1.25	Queens	1.31	1.35	1.36	1.36	1.37	Norman	0.97	0.97	0.97	0.96	0.95
Passaic	1.21	1.24	1.22	1.21	1.22	Rockland County	1.22	1.23	1.24	1.24	1.25	Oklahoma City	0.97	0.97	0.97	0.96	0.95
Paterson	1.22	1.25	1.22	1.22	1.22	Staten Island	1.26	1.28	1.26	1.28	1.29	Tulsa	0.88	0.89	0.89	0.90	0.89
Plainfield	1.12	1.13	1.12	1.12	1.11	Suffolk County	1.35	1.38	1.38	1.38	1.40	<b>OREGON</b>	1.08	1.10	1.08	1.07	1.10
Somerville	1.20	1.22	1.21	1.19	1.21	Westchester County	1.23	1.24	1.24	1.25	1.26	Albany	1.08	1.09	1.07	1.06	1.09
Teaneck	1.22	1.25	1.23	1.22	1.22	Yonkers	1.35	1.36	1.36	1.38	1.39	Altamont	1.06	1.05	1.04	1.03	1.08
Trenton	1.20	1.19	1.19	1.19	1.18	<b>NORTH CAROLINA</b>	0.93	0.93	0.91	0.91	0.92	Astoria	1.06	1.08	1.06	1.04	1.07
Vineland	1.11	1.12	1.13	1.13	1.13	Asheville	0.94	0.96	0.94	0.93	0.95	Bend	1.12	1.12	1.13	1.13	1.13
West Orange	1.22	1.23	1.21	1.21	1.20	Charlotte	0.95	0.95	0.94	0.93	0.96	Coos Bay	1.04	1.08	1.06	1.06	1.08
<b>NEW MEXICO</b>	0.92	0.93	0.94	0.93	0.93	Durham	0.97	0.97	0.94	0.95	0.96	Corvallis	1.08	1.09	1.07	1.06	1.08
Alamogordo	0.88	0.90	0.90	0.87	0.90	Fayetteville	0.92	0.94	0.90	0.90	0.91	Eugene	1.11	1.16	1.14	1.12	1.16
Albuquerque	0.92	0.92	0.92	0.91	0.91	Gastonia	0.98	0.95	0.97	0.94	0.97	Grants Pass	1.04	1.07	1.04	1.03	1.09
Carlsbad	0.89	0.90	0.91	0.91	0.90	Goldsboro	0.91	0.91	0.88	0.89	0.90	Klamath Falls	1.05	1.06	1.04	1.03	1.08
Clovis	0.94	0.96	0.95	0.95	0.92	Greensboro	0.93	0.92	0.91	0.92	0.92	Medford	1.05	1.09	1.07	1.06	1.10
Farmington	0.94	0.94	0.95	0.94	0.94	Greenville	0.87	0.90	0.86	0.87	0.87	North Bend	1.04	1.08	1.06	1.07	1.08
Gallup	0.90	0.89	0.89	0.89	0.91	Hickory	0.89	0.89	0.89	0.90	0.88	Pendleton	1.12	1.11	1.11	1.12	1.12
Hobbs	0.89	0.90	0.91	0.91	0.89	Jacksonville	0.89	0.90	0.86	0.86	0.88	Portland	1.13	1.13	1.12	1.11	1.11
Las Cruces	0.92	0.95	0.95	0.94	0.97	Raleigh	0.97	0.97	0.94	0.95	0.96	Roseburg	1.05	1.07	1.03	1.03	1.10
Los Alamos	0.95	0.93	0.96	0.97	0.95	Rocky Mount	0.91	0.94	0.89	0.91	0.91	Salem	1.10	1.12	1.10	1.09	1.10
Portales	0.87	0.87	0.86	0.86	0.86	Wilmington	0.92	0.92	0.91	0.91	0.92	Springfield	1.03	1.06	1.05	1.05	1.08
Roswell	0.94	0.93	0.95	0.94	0.95	Winston-Salem	0.91	0.92	0.91	0.88	0.89	The Dalles	1.11	1.12	1.10	1.08	1.11
Santa Fe	0.94	0.93	0.96	0.95	0.94	<b>NORTH DAKOTA</b>	0.97	1.03	1.01	0.99	1.02	<b>PENNSYLVANIA</b>	1.07	1.10	1.07	1.07	1.06
Taos	1.04	1.03	1.06	1.06	1.05	Bismarck	0.97	1.04	1.01	1.00	1.02	Allentown	1.11	1.15	1.10	1.12	1.07
<b>NEW YORK</b>	1.04	1.06	1.06	1.06	1.05	Fargo	0.95	1.00	1.00	0.97	1.00	Altoona	1.05	1.11	1.06	1.07	1.07
Albany	1.06	1.09	1.10	1.10	1.08	Grand Forks	0.96	1.03	1.01	0.99	1.02	Bethlehem	1.08	1.12	1.07	1.09	1.06
Amsterdam	1.05	1.07	1.09	1.10	1.06	Jamestown	0.97	1.04	1.02	1.00	1.03	Easton	1.06	1.10	1.06	1.07	1.03
Auburn	0.99	1.02	1.01	1.02	1.00	Mandan	0.97	1.04	1.01	1.00	1.02	Erie	1.06	1.08	1.07	1.05	1.05
Binghamton	0.99	1.02	0.99	0.99	0.99	Minot	0.98	1.03	1.01	0.98	1.02	Harrisburg	1.04	1.07	1.04	1.02	1.05
Buffalo	1.08	1.09	1.11	1.10	1.09	Williston	0.98	1.04	1.02	0.99	1.03	Johnstown	1.04	1.07	1.05	1.03	1.02
Elmira	0.96	0.99	0.99	0.99	0.97	<b>OHIO</b>	0.98	0.99	0.99	0.97	0.99	Lancaster	1.06	1.06	1.03	1.03	1.03
Ithaca	0.96	0.98	1.00	1.00	0.97	Akron	0.97	0.99	0.99	0.99	0.98	Norristown	1.20	1.21	1.20	1.21	1.19
Jamestown	0.99	1.00	1.02	1.01	1.00	Canton	0.95	0.97	0.96	0.96	0.96	Philadelphia	1.19	1.19	1.20	1.21	1.19
Kingston	1.12	1.15	1.14	1.16	1.15	Cincinnati	0.99	1.00	0.99	0.98	1.01	Pittsburgh	1.09	1.12	1.09	1.08	1.09
Niagara Falls	1.08	1.08	1.08	1.08	1.07	Cleveland	1.01	1.03	1.04	1.02	1.03	Reading	1.09	1.12	1.08	1.08	1.04
						Columbus	1.02	1.02	1.01	1.00	1.01	Scranton	1.02	1.02	1.02	1.01	1.02
						Dayton	0.97	0.97	0.98	0.98	0.97	State College	1.00	1.04	1.02	1.01	1.01
						East Liverpool	1.03	1.05	1.06	1.02	1.02	Wilkes-Barre	1.03	1.05	1.05	1.02	1.05
						Hamilton	0.94	0.94	0.96	0.94	0.95	Williamsport	1.02	1.05	1.02	1.02	1.05
												York	1.05	1.07	1.04	1.02	1.06

Southside Water Inc.  
**Profit & Loss Detail**  
 November 2018 through October 2019

1:32 PM

08/06/2023

Accrual Basis

Ordinary Income/Expense

Income  
 4000 - Operating Revenue  
 4100 - Sales

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	11/05/2018		Batch Payments	4 checks	1000	Checking - WSB	850.26	850.26
Deposit	11/07/2018		Batch Payments	6	1000	Checking - WSB	1,129.77	1,980.03
Deposit	11/11/2018		Batch Payments	18	1000	Checking - WSB	3,437.84	5,417.87
Deposit	11/13/2018		Batch Payments	11	1000	Checking - WSB	2,053.32	7,471.19
Deposit	11/16/2018		Batch Payments	2	1000	Checking - WSB	414.16	7,885.35
Deposit	11/19/2018		Batch Payments	3	1000	Checking - WSB	534.19	8,419.54
Deposit	11/19/2018		Batch Payments	5 checks	1000	Checking - WSB	1,087.67	9,507.21
Deposit	11/25/2018		Batch Payments	4	1000	Checking - WSB	709.27	10,216.48
Deposit	11/26/2018		Southside Water Inc	Deposit	1050	WSB- Repair Escrow	2,520.81	12,737.29
Deposit	11/28/2018		Batch Payments	6	1000	Checking - WSB	1,078.71	13,816.00
Deposit	11/29/2018		Batch Payments	4	1000	Checking - WSB	776.61	14,592.61
Deposit	11/29/2018		Batch Payments	5	1000	Checking - WSB	1,021.37	15,613.98
Deposit	12/01/2018		Batch Payments	3	1000	Checking - WSB	533.08	16,147.06
Deposit	12/01/2018		Batch Payments	3	1000	Checking - WSB	560.58	16,707.64
Deposit	12/04/2018		Batch Payments	9	1000	Checking - WSB	1,736.90	18,444.54
Deposit	12/06/2018		Batch Payments	11	1000	Checking - WSB	2,809.84	21,254.38
Deposit	12/07/2018		Batch Payments	3	1000	Checking - WSB	1,151.35	22,405.73
Deposit	12/10/2018		Batch Payments	Deposit	1000	Checking - WSB	438.75	22,844.48
Deposit	12/11/2018		Batch Payments	Deposit	1000	Checking - WSB	298.17	23,142.65
Deposit	12/11/2018		Batch Payments	2	1000	Checking - WSB	463.24	23,605.89
Deposit	12/13/2018		Batch Payments	McNauly	1000	Checking - WSB	162.99	23,768.88
Deposit	12/13/2018		Batch Payments	storey didn't pay late fee received 13	1000	Checking - WSB	209.68	23,978.56
Deposit	12/14/2018		Batch Payments	2	1000	Checking - WSB	477.10	24,455.66
Deposit	12/14/2018		Batch Payments	1Adair	1000	Checking - WSB	167.14	24,622.80
Deposit	12/19/2018		Batch Payments	1 Hennegan	1000	Checking - WSB	162.99	24,785.79
Deposit	12/23/2018	0000080331	Batch Payments	1 check cust 8 Capone	1000	Checking - WSB	188.85	24,974.64
Deposit	12/24/2018		Batch Payments	1 poplaski	1000	Checking - WSB	200.75	25,175.39
Deposit	12/24/2018	2292	Southside Water Inc	17 people cotection @ \$46.70 ea	1050	WSB- Repair Escrow	793.90	25,969.29
Deposit	01/14/2019		Batch Payments	cust.100 perry	1000	Checking - WSB	223.91	26,193.20
Deposit	01/28/2019		Batch Payments	Tansley	1000	Checking - WSB	221.98	26,415.18
Deposit	02/14/2019		Batch Payments	6 people paid	1000	Checking - WSB	1,236.22	27,651.40
Deposit	02/14/2019		Batch Payments	4	1000	Checking - WSB	705.35	28,356.75
Deposit	02/19/2019		Batch Payments	10 checks	1000	Checking - WSB	2,212.27	30,569.02
Deposit	02/20/2019		Batch Payments	3	1000	Checking - WSB	619.96	31,188.98
Deposit	02/21/2019		Batch Payments	4	1000	Checking - WSB	802.44	31,991.42
Deposit	02/25/2019		Batch Payments	8 checks recieved	1000	Checking - WSB	1,548.72	33,540.14
Deposit	02/25/2019		Batch Payments	6 checks	1000	Checking - WSB	1,190.46	34,730.60
Deposit	02/27/2019		Batch Payments	5 checks	1000	Checking - WSB	834.25	35,564.85
Deposit	02/28/2019		Batch Payments	7 checks recieved	1000	Checking - WSB	1,316.77	36,881.62
Deposit	02/28/2019		Batch Payments	9 checks	1000	Checking - WSB	1,591.92	38,473.54
Deposit	03/04/2019		Batch Payments	7 checks	1000	Checking - WSB	1,589.34	40,042.88
Deposit	03/04/2019		Batch Payments	15	1000	Checking - WSB	3,218.05	43,260.93
Deposit	03/05/2019		Batch Payments	9 customers payed	1000	Checking - WSB	1,832.61	45,093.54
Deposit	03/07/2019		Batch Payments	3 late	1000	Checking - WSB	675.02	45,768.56
Deposit	03/10/2019		Batch Payments	4 no late payment made Munson Maurer Henegan Renzi	1000	Checking - WSB	935.62	46,704.18
Deposit	03/11/2019		Batch Payments	one check	1000	Checking - WSB	311.19	47,015.37
Deposit	03/11/2019		Batch Payments	3 checks	1000	Checking - WSB	616.92	47,632.29
Deposit	03/15/2019		Batch Payments	1aVaradero late no extra paid	1000	Checking - WSB	286.64	47,918.93
Deposit	03/16/2019		Batch Payments	1 check	1000	Checking - WSB	190.89	48,109.82
Deposit	03/26/2019		Batch Payments	2 late ones	1000	Checking - WSB	484.84	48,594.66
Deposit	03/28/2019		Batch Payments	1 lanotti	1000	Checking - WSB	247.52	48,842.18
Deposit	03/29/2019		Batch Payments	2	1000	Checking - WSB	523.97	49,366.15
Deposit	04/01/2019		Batch Payments	Renzi john	1000	Checking - WSB	364.95	49,731.10
Deposit	04/01/2019	9071	Batch Payments	Marifey	1000	Checking - WSB	163.32	49,894.42
Deposit	04/05/2019		Batch Payments	perry	1000	Checking - WSB	184.46	50,078.88
Deposit	04/06/2019		Batch Payments	collojo shut off water	1000	Checking - WSB	292.85	50,371.73
Deposit	04/15/2019	1076	Batch Payments	account set up fee	1000	Checking - WSB	25.00	50,396.73
Deposit	04/25/2019		Batch Payments	Arthur	1000	Checking - WSB	156.65	50,553.38
Deposit	05/06/2019		Batch Payments	Roma Miller 112 is Casanedia now	1000	Checking - WSB	302.24	50,855.62
Deposit	05/14/2019		Batch Payments	14	1000	Checking - WSB	2,094.90	52,950.52
Deposit	05/16/2019		Batch Payments	Deposit	1000	Checking - WSB	1,222.12	54,172.64
Deposit	05/18/2019		Batch Payments	5	1000	Checking - WSB	670.95	54,843.59
Deposit	05/19/2019		Batch Payments	5	1000	Checking - WSB	600.94	55,444.53
Deposit	05/21/2019		Batch Payments	4	1000	Checking - WSB	644.17	56,088.70
Deposit	05/23/2019		Batch Payments	5	1000	Checking - WSB	640.45	56,729.15
Deposit	05/24/2019		Batch Payments	2	1000	Checking - WSB	151.09	56,880.24
Deposit	05/29/2019		Batch Payments	11	1000	Checking - WSB	1,644.41	58,524.65
Deposit	05/31/2019		Batch Payments	4	1000	Checking - WSB	712.35	59,237.00
Deposit	05/31/2019		Batch Payments	1 set up fee #112	1000	Checking - WSB	25.00	59,262.00
Deposit	05/31/2019		Batch Payments	8	1000	Checking - WSB	935.60	60,197.60
Deposit	06/01/2019		Batch Payments	8	1000	Checking - WSB	973.16	61,170.76
Deposit	06/03/2019		Batch Payments	6	1000	Checking - WSB	1,067.78	62,238.54
Deposit	06/05/2019		Batch Payments	6	1000	Checking - WSB	1,444.12	63,682.66
Deposit	06/07/2019		Batch Payments	6	1000	Checking - WSB	810.54	64,493.20
Deposit	06/07/2019		Batch Payments	1	1000	Checking - WSB	235.15	64,728.35
Deposit	06/06/2019		Batch Payments	Storey Reynolds both late penalty applied	1000	Checking - WSB	273.08	65,001.43
Deposit	06/10/2019		Batch Payments	clemons Andiorio Rowe all late 4 days no late fee paid	1000	Checking - WSB	420.41	65,421.84
Deposit	06/14/2019		Batch Payments	2	1000	Checking - WSB	65,680.21	65,680.21
Deposit	06/14/2019		Batch Payments	Munson late again	1000	Checking - WSB	218.81	65,899.02
Deposit	06/17/2019		Batch Payments	6	1000	Checking - WSB	1,043.19	66,942.21
Deposit	06/21/2019		Batch Payments	Deposit	1000	Checking - WSB	116.00	67,058.21
Deposit	07/01/2019		Batch Payments	last of late payers	1000	Checking - WSB	695.59	67,753.80
Deposit	07/21/2019		Batch Payments	89 Holman	1000	Checking - WSB	159.78	67,913.58
Deposit	07/28/2019		Batch Payments	acct 89	1000	Checking - WSB	25.00	67,938.58
Deposit	08/04/2019	2597	Batch Payments	marifley final	1000	Checking - WSB	239.10	68,177.68
Deposit	08/11/2019		Batch Payments	marra	1000	Checking - WSB	213.88	68,391.56
Deposit	08/12/2019		Batch Payments	10	1000	Checking - WSB	1,552.59	69,944.15
Deposit	08/14/2019		Batch Payments	9	1000	Checking - WSB	1,400.26	71,344.41
Deposit	08/17/2019		Batch Payments	Deposit	1000	Checking - WSB	812.04	72,156.45
Deposit	08/17/2019		Batch Payments	Deposit	1000	Checking - WSB	25.00	72,181.45
Deposit	08/18/2019		Batch Payments	4	1000	Checking - WSB	716.52	72,897.97
Deposit	08/19/2019		Batch Payments	7	1000	Checking - WSB	1,231.66	74,129.63
Deposit	08/23/2019		Batch Payments	Deposit	1000	Checking - WSB	811.24	74,940.87
Deposit	08/23/2019		Batch Payments	set up account	1000	Checking - WSB	25.00	74,965.87
Deposit	08/24/2019		Batch Payments	4	1000	Checking - WSB	598.81	75,564.68
Deposit	08/26/2019		Batch Payments	Deposit	1000	Checking - WSB	910.72	76,475.40
Deposit	08/28/2019		Batch Payments	2	1000	Checking - WSB	418.97	76,894.37
Deposit	08/30/2019		Batch Payments	6	1000	Checking - WSB	674.86	77,569.23
Deposit	08/30/2019		Batch Payments	3	1000	Checking - WSB	436.87	78,006.10
Deposit	09/03/2019		Batch Payments	5	1000	Checking - WSB	787.62	78,793.72
Deposit	09/04/2019		Batch Payments	12	1000	Checking - WSB	1,869.15	80,662.87
Deposit	09/06/2019		Batch Payments	11	1000	Checking - WSB	2,031.50	82,694.37
Deposit	09/09/2019		Batch Payments	5	1000	Checking - WSB	1,128.90	84,023.27
Deposit	09/11/2019		Batch Payments	Deposit	1000	Checking - WSB	165.42	84,188.69
Deposit	09/11/2019		Batch Payments	Deposit	1000	Checking - WSB	632.34	84,821.03
Deposit	09/12/2019		Batch Payments	1	1000	Checking - WSB	134.51	84,955.54
Deposit	09/16/2019		Batch Payments	1	1000	Checking - WSB	118.23	85,073.77
Deposit	09/18/2019		Batch Payments	1	1000	Checking - WSB	200.00	85,273.77
Deposit	09/18/2019		Batch Payments	Deposit	1000	Checking - WSB	579.63	85,853.40
Deposit	09/20/2019		Batch Payments	1	1000	Checking - WSB	119.88	85,973.28
Deposit	09/26/2019		Batch Payments	1 poplaski	1000	Checking - WSB	144.66	86,117.94
Deposit	09/27/2019		Batch Payments	3	1000	Checking - WSB	865.18	86,983.12

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	10/02/2019		Batch Payments	Town last one in no late payment		1000 - Checking - WSB	113.88	87,097.00
Deposit	10/07/2019	1512	Batch Payments	1 check		1000 - Checking - WSB	115.59	87,212.59
Deposit	10/16/2019		Batch Payments	St Pierre final		1000 - Checking - WSB	170.53	87,383.12
Deposit	10/20/2019		Batch Payments	Renzi 105 final bill		1000 - Checking - WSB	174.33	87,557.45
General Journal	10/31/2019	11		TO RECLASSIFY DEPOSITS TO ESCROW PER T-1		-SPLIT-	-3,314.71	84,242.74
General Journal	10/31/2019	13		TO ADJUST ESCROW LIABILITY PER A-2		2500 - Escrow Repairs	-4,828.44	79,414.30
							79,414.30	79,414.30
<b>Total 4100 - Sales</b>								
<b>4110 - escrow intrest earned</b>								
Deposit	12/31/2018			Interest		1050 - WSB- Repair Escrow	0.57	0.57
Deposit	01/31/2019			Interest		1050 - WSB- Repair Escrow	1.04	1.61
Deposit	02/28/2019			Interest		1050 - WSB- Repair Escrow	2.90	4.51
Deposit	07/09/2019		Watertown Savings bank	Deposit		1050 - WSB- Repair Escrow	3.49	8.00
General Journal	10/31/2019	11		TO RECLASSIFY DEPOSITS TO ESCROW PER T-1		4100 - Sales	-8.00	0.00
							0.00	0.00
<b>Total 4110 - escrow intrest earned</b>								
<b>4000 - Operating Revenue - Other</b>								
Deposit	12/07/2018		Southeide Water Inc	Deposit		1050 - WSB- Repair Escrow	1,914.70	1,914.70
Deposit	12/31/2018		Southeide Repair Escarole	reimused for lost water		1000 - Checking - WSB	999.00	2,913.70
Deposit	02/07/2019	126	Batch Payments	Account set up for cutt 111 Adderly		1000 - Checking - WSB	25.00	2,938.70
Deposit	02/28/2019	200071798	Davidson Auto Group	refund user charged for service		1000 - Checking - WSB	51.29	2,989.99
General Journal	10/31/2019	11		TO RECLASSIFY DEPOSITS TO ESCROW PER T-1		4100 - Sales	-2,913.70	76.29
							76.29	76.29
<b>Total 4000 - Operating Revenue - Other</b>								
<b>Total 4000 - Operating Revenue</b>								
<b>Total Income</b>								
<b>Expense</b>								
<b>6000 - Operator Salary</b>								
General Journal	03/20/2019	pr11/15/13				-SPLIT-	1,000.00	1,000.00
General Journal	04/11/2019	pr11/15/15				-SPLIT-	1,000.00	2,000.00
General Journal	05/02/2019	pr11/15/16				-SPLIT-	1,000.00	3,000.00
General Journal	06/05/2019	pr11/15/18				-SPLIT-	1,000.00	4,000.00
General Journal	07/05/2019	pr11/15/19				-SPLIT-	1,000.00	5,000.00
General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1		2100 - Payroll Liabilities	-5,000.00	0.00
							0.00	0.00
<b>Total 6000 - Operator Salary</b>								
<b>6100 - Water Purchased</b>								
Check	11/02/2018	2268	City Comptroller	nov. 2018 bill		1000 - Checking - WSB	1,652.35	1,652.35
Check	12/04/2018	2284	City Comptroller			1000 - Checking - WSB	1,848.14	3,500.49
Check	01/02/2019	2295	City Comptroller	40 579		1000 - Checking - WSB	2,060.53	5,561.02
Check	02/04/2019	2308	City Comptroller	40 579		1000 - Checking - WSB	1,897.92	7,458.94
Check	02/28/2019	2316	City Comptroller	march bill		1000 - Checking - WSB	1,984.20	9,443.14
Check	04/01/2019	2328	City Comptroller	April bill	√	1000 - Checking - WSB	0.00	9,443.14
Check	04/01/2019	2329	City Comptroller	march bill		1000 - Checking - WSB	1,363.64	10,806.78
Check	05/02/2019	2340	City Comptroller	May bill		1000 - Checking - WSB	1,718.72	12,525.50
Check	06/05/2019	2349	City Comptroller	June bill		1000 - Checking - WSB	1,695.49	14,220.99
Check	07/02/2019	2354	City Comptroller	J		1000 - Checking - WSB	2,296.14	16,517.13
Check	08/04/2019	2366	City Comptroller	account No. 54-886822-00		1000 - Checking - WSB	1,854.78	18,371.91
Check	08/04/2019	2375	City Comptroller	account No. 54-886822-00		1000 - Checking - WSB	2,545.03	20,916.94
Check	10/02/2019	2384	City Comptroller	for sepleber usage		1000 - Checking - WSB	2,342.60	23,259.54
							23,259.54	23,259.54
<b>Total 6100 - Water Purchased</b>								
<b>6110 - Transportation</b>								
Check	11/02/2018	2269	Key bank	Nov. 13		1000 - Checking - WSB	558.37	558.37
Check	11/05/2018	2272	Jeanette Lettiere	reimburse officer receipts attached		1000 - Checking - WSB	77.67	636.04
Check	11/29/2018	2277	Jeanette Lettiere	list attached		1000 - Checking - WSB	319.96	956.00
Check	12/01/2018	2283	Key bank	Dec 13		1000 - Checking - WSB	558.37	1,514.37
Check	01/02/2019	2296	Key bank	Jan 13		1000 - Checking - WSB	558.37	2,072.74
Check	02/04/2019	2309	Key bank	Feb 13		1000 - Checking - WSB	558.37	2,631.11
Check	02/21/2019	2311	Davidson Auto Group			1000 - Checking - WSB	361.97	2,993.08
Check	03/02/2019	2318	Key bank	March 2017		1000 - Checking - WSB	558.37	3,551.45
Check	03/15/2019	2322	Jeanette Lettiere	inspection		1000 - Checking - WSB	18.00	3,569.45
Check	03/15/2019	2322	Jeanette Lettiere	truck inspection		1000 - Checking - WSB	21.00	3,590.45
Check	03/15/2019	2323	Jeanette Lettiere	inspection		1000 - Checking - WSB	18.00	3,608.45
Check	03/15/2019	2323	Jeanette Lettiere	truck inspection		1000 - Checking - WSB	21.00	3,629.45
Check	03/02/2019	2325	Key bank	April 2016		1000 - Checking - WSB	558.37	4,187.82
Check	05/01/2019	2338	Key bank	April 2019		1000 - Checking - WSB	558.37	4,746.19
Check	05/21/2019	2344	Phinneps			1000 - Checking - WSB	302.40	5,048.59
Check	05/25/2019	2345	Jeanette Lettiere	ties		1000 - Checking - WSB	972.70	6,021.29
Check	06/01/2019	2348	Key bank	June 2019		1000 - Checking - WSB	558.37	6,579.66
Check	07/05/2019	2356	Key bank	July 2019		1000 - Checking - WSB	558.37	7,138.03
Check	07/19/2019	2359	James Lettiere	FX Caprara Oil Change Truck		1000 - Checking - WSB	64.75	7,202.78
Check	08/02/2019	2364	Key bank	Aug 2019	√	1000 - Checking - WSB	0.00	7,202.78
Check	08/02/2019	2365	Key bank	aug 2019		1000 - Checking - WSB	558.37	7,761.15
Check	09/04/2019	2374	Key bank	sep 2019		1000 - Checking - WSB	558.37	8,319.52
Check	09/25/2019	2380	Jeanette Lettiere	reimburse officer for office/ equipment repairs / auto/ interne		1000 - Checking - WSB	301.64	8,621.16
Check	10/02/2019	2383	Key bank	oct 2019		1000 - Checking - WSB	558.37	9,179.53
General Journal	10/31/2019	2		TO RECLASSIFY VEH LOAN PAYMENTS PER U-1		2475 - NP - 2017 Chevy Silverado	-6,700.44	2,479.09
General Journal	10/31/2019	4		TO CHARGE OFFICER FOR PERSONAL USE OF BUSINE 2451 - Due to officer			-247.91	2,231.18
							2,231.18	2,231.18
<b>Total 6110 - Transportation</b>								
<b>6113 - Water Testing</b>								
Check	11/29/2018	2280	National Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	23.33
Check	12/04/2018	2285	Converse Laboratory	water testing invoice #54001		1000 - Checking - WSB	280.00	303.33
Check	12/29/2018	2294	National Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	326.66
Check	01/04/2019	2307	National Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	350.19
Check	04/01/2019	2330	National 1Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	373.52
Check	04/29/2019	2347	National 1Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	396.85
Check	05/01/2019	2337	National Grid	flushing hydrant		1000 - Checking - WSB	23.33	420.18
Check	05/10/2019	2341	Converse Laboratory	water testing invoice #54473		1000 - Checking - WSB	280.00	700.18
Check	05/31/2019	2346	Converse Laboratory	water testing invoice #55151		1000 - Checking - WSB	280.00	980.18
Check	06/18/2019	2352	Converse Laboratory	water testing invoice #55345		1000 - Checking - WSB	225.00	1,205.18
Check	07/05/2019	2355	National 1Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	1,228.51
Check	08/01/2019	2363	National Grid	flushing hydrant		1000 - Checking - WSB	23.33	1,251.84
Check	08/03/2019	2373	National Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	1,275.17
Check	08/25/2019	2377	Converse Laboratory	water testing invoice #56009		1000 - Checking - WSB	280.00	1,555.17
Check	10/01/2019	2382	National Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	1,578.50
Check	10/30/2019	2388	National 1Grid 1	flushing hydrant		1000 - Checking - WSB	23.33	1,601.83
							1,601.83	1,601.83
<b>Total 6113 - Water Testing</b>								
<b>6120 - bank service charge</b>								
Check	01/20/2019	Servicechrg	Watertown Savings bank	bañ check and sweep		1000 - Checking - WSB	13.00	13.00
							13.00	13.00
<b>Total 6120 - bank service charge</b>								
<b>6135 - Bookkeeping</b>								
General Journal	08/30/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	1,000.00	1,000.00
General Journal	10/06/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	1,000.00	2,000.00
General Journal	10/29/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	1,000.00	3,000.00
General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1		2100 - Payroll Liabilities	5,000.00	8,000.00
							8,000.00	8,000.00
<b>Total 6135 - Bookkeeping</b>								
<b>6145 - Computer</b>								
Check	12/06/2018	2287	Network Orented Solutions	Invoice No 100245-761		1000 - Checking - WSB	525.00	525.00
Check	12/24/2018	2290	Steef Potter	setup web page for southide		1000 - Checking - WSB	1,119.20	1,644.20
Check	03/15/2019	2322	Jeanette Lettiere	Quick book help		1000 - Checking - WSB	215.95	1,860.15
Check	04/15/2019	2333	NNY ONLINE	annual web hosting		1000 - Checking - WSB	60.00	1,920.15
							1,920.15	1,920.15
<b>Total 6145 - Computer</b>								
<b>6150 - Depreciation</b>								
General Journal	10/31/2019	6		TO RECORD DEPRECIATION PER I-1		1510 - Accum Depr - Equipment	3,015.00	3,015.00
							3,015.00	3,015.00
<b>Total 6150 - Depreciation</b>								
<b>6160 - Dues and Subscriptions</b>								
Check	01/02/2019	2299	New York Rural Water Assoc.	membership		1000 - Checking - WSB	260.00	260.00
							260.00	260.00
<b>Total 6160 - Dues and Subscriptions</b>								
<b>6165 - Education and Training</b>								
Check	02/27/2019	2315	Northern New York Water works Conference	2015 Spring Meeting at Potsdam State University		1000 - Checking - WSB	40.00	40.00
							40.00	40.00
<b>Total 6165 - Education and Training</b>								
<b>6180 - Insurance</b>								
Check	01/02/2019	2298	MSA GROUP	truck		1000 - Checking - WSB	1,416.00	1,416.00

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Check	01/14/2019	2301	Grundy Insurance			1000 - Checking - WSB	1,481.54	2,887.54
General Journal	10/31/2019	4		TO CHARGE OFFICER FOR PERSONAL USE OF BUSINE	2451	Due to officer	-141.60	2,755.94
General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1	2100	Payroll Liabilities	-14.04	2,741.90
Total 6180 - Insurance							2,741.90	2,741.90
<b>6190 - Interest Expense</b>								
General Journal	10/31/2019	3		TO ADJUST NP FOR INTEREST PAID PER PL-5	2475	NP - 2017 Chevy Silverado	212.26	212.26
General Journal	10/31/2019	4		TO CHARGE OFFICER FOR PERSONAL USE OF BUSINE	2451	Due to officer	-21.23	191.03
Total 6190 - Interest Expense							191.03	191.03
<b>6225 - Licenses and Permits</b>								
Check	11/02/2018	2267	City Comptroller	waldon house		1000 - Checking - WSB	175.00	175.00
Check	11/07/2018	2275	Dept. Of Motor Vehicles	tailors		1000 - Checking - WSB	172.25	347.25
Check	11/30/2018	2282	City Comptroller	tapping fee 19648 County RI 65 Ashe		1000 - Checking - WSB	175.00	522.25
Total 6225 - Licenses and Permits							522.25	522.25
<b>6250 - Postage</b>								
Check	01/31/2019	usatax	Fed EX	bank reconcile 3/2/19		1000 - Checking - WSB	30.00	30.00
Check	04/03/2019	2331	Postmaster	2 rolls 35 2 rolls at .50 cents		1000 - Checking - WSB	170.00	200.00
Check	05/25/2019	2345	Jeanette Lettiere	reimburse expenses paid		1000 - Checking - WSB	4.96	204.96
General Journal	05/29/2019	pr11/15/17	Postmaster	quality reportsdue		2451 - Due to officer	2.30	207.26
Check	06/09/2019	2351	Postmaster	3 rolls of first class forever 2 rolls of postcard stamps		1000 - Checking - WSB	235.00	442.26
Check	07/19/2019	2359	James Lettiere	Water quality report		1000 - Checking - WSB	1.15	443.41
Check	10/28/2019	2387	Postmaster	2 rolls of first class forever 2 rolls of postcard stamps		1000 - Checking - WSB	180.00	623.41
Total 6250 - Postage							623.41	623.41
<b>6270 - Accounting</b>								
<b>6270.1 - Payroll processing fees</b>								
General Journal	03/26/2019	pr11/15/13				6000 - Operator Salary	64.00	64.00
General Journal	04/11/2019	pr11/15/15				6000 - Operator Salary	59.00	123.00
General Journal	05/02/2019	pr11/15/16				6000 - Operator Salary	64.00	187.00
General Journal	06/05/2019	pr11/15/18				6000 - Operator Salary	64.00	251.00
General Journal	07/05/2019	pr11/15/19				6000 - Operator Salary	64.00	315.00
General Journal	08/30/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	70.77	385.77
General Journal	10/08/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	130.77	516.54
General Journal	10/29/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	124.77	641.31
General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1	2100	Payroll Liabilities	365.00	1,006.31
Total 6270.1 - Payroll processing fees							1,006.31	1,006.31
<b>6270 - Accounting - Other</b>								
Check	11/07/2018	2273	J.R. Gardner CPA	condense quick books for southside water		1000 - Checking - WSB	576.00	576.00
Check	12/13/2018	2289	Jerry Gardner CPA	income tax		1000 - Checking - WSB	1,359.00	1,935.00
Check	01/30/2019	payfax	Jerry Gardner CPA	see 3/3/19 reconcile		1000 - Checking - WSB	125.00	2,060.00
Check	07/30/2019	Accfee	Jerry Gardner CPA	quality fee		1000 - Checking - WSB	125.00	2,185.00
General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1	2100	Payroll Liabilities	-250.00	1,935.00
Total 6270 - Accounting - Other							1,935.00	1,935.00
Total 6270 - Accounting							2,941.31	2,941.31
<b>6300 - Materials and supplies</b>								
<b>6310 - Repairs and Maintenance</b>								
Check	11/07/2018	2274	Ti-Sales	new water meter		1000 - Checking - WSB	173.93	173.93
Check	11/25/2018	2278	Jeanette Lettiere	list attached		1000 - Checking - WSB	1,209.32	1,383.25
Check	12/06/2018	2286	Whites Lumber			1000 - Checking - WSB	97.12	1,480.37
Check	03/11/2019	2321	Dori-Men Builders	sand road 3 times		1000 - Checking - WSB	225.00	1,705.37
Check	03/15/2019	2323	Jeanette Lettiere	Harbor freight		1000 - Checking - WSB	51.09	1,756.46
Check	03/15/2019	2323	Jeanette Lettiere	amazon		1000 - Checking - WSB	20.99	1,777.45
Check	03/15/2019	2323	Jeanette Lettiere	city electric		1000 - Checking - WSB	113.78	1,891.23
Check	03/15/2019	2323	Jeanette Lettiere	Harbor freight		1000 - Checking - WSB	83.16	1,974.39
Check	03/15/2019	2323	Jeanette Lettiere	Amazon		1000 - Checking - WSB	37.80	2,012.19
Check	03/15/2019	2323	Jeanette Lettiere	Whites		1000 - Checking - WSB	76.86	2,089.05
Check	03/15/2019	2323	Jeanette Lettiere	artifreeze		1000 - Checking - WSB	19.38	2,108.43
Check	04/05/2019	2332	Ti-Sales	new water meter parts		1000 - Checking - WSB	129.40	2,237.83
Check	05/25/2019	2345	Jeanette Lettiere	Harbor freight		1000 - Checking - WSB	18.87	2,256.70
Check	05/25/2019	2345	Jeanette Lettiere	Harbor Freight		1000 - Checking - WSB	49.56	2,306.26
Check	05/25/2019	2345	Jeanette Lettiere	P&T Supply		1000 - Checking - WSB	121.46	2,427.72
Check	05/25/2019	2345	Jeanette Lettiere	Whites		1000 - Checking - WSB	76.96	2,504.58
Check	05/25/2019	2345	Jeanette Lettiere	artifreeze		1000 - Checking - WSB	19.38	2,523.96
Check	07/19/2019	2358	James Lettiere	reimburse expenses paid for water leaks on our card		1000 - Checking - WSB	49.86	2,573.82
Check	07/19/2019	2358	James Lettiere	curb box and paint		1000 - Checking - WSB	66.91	2,640.73
Check	09/25/2019	2379	Jeanette Lettiere	reimburse officer for repairs		1000 - Checking - WSB	1,105.17	3,745.90
General Journal	10/31/2019	10		TO CLOSE ACCOUNT PAID IN FULL PER JM	2480	N/P - WSB BIRCHLANE WATER LEAK	-213.73	3,532.17
Total 6310 - Repairs and Maintenance							3,532.17	3,532.17
Total 6300 - Materials and supplies							3,532.17	3,532.17
<b>6320 - equipment repairs</b>								
Check	11/05/2018	2271	Jeanette Lettiere	reimburse officer receipts attached		1000 - Checking - WSB	170.54	170.54
Check	11/25/2018	2277	Jeanette Lettiere	list attached		1000 - Checking - WSB	674.75	845.29
Check	03/15/2019	2322	Jeanette Lettiere	Amazon		1000 - Checking - WSB	9.59	854.88
Check	03/15/2019	2323	Jeanette Lettiere	Amazon		1000 - Checking - WSB	9.59	864.47
Check	05/25/2019	2345	Jeanette Lettiere	deals .com		1000 - Checking - WSB	13.97	878.44
Check	07/19/2019	2359	James Lettiere	Napa		1000 - Checking - WSB	17.35	895.79
Check	09/25/2019	2380	Jeanette Lettiere	reimburse officer for offic equipment repairs / auto/ interne		1000 - Checking - WSB	325.46	1,221.25
Total 6320 - equipment repairs							1,221.25	1,221.25
<b>6330 - Supplies</b>								
Check	05/01/2019	2336	Network Oriented Solutions	Invoice NO 12021		1000 - Checking - WSB	50.00	50.00
Check	05/25/2019	2345	Jeanette Lettiere	P&T Supply		1000 - Checking - WSB	68.71	118.71
Check	07/19/2019	2359	James Lettiere	Hash Test Strips		1000 - Checking - WSB	55.69	174.40
Total 6330 - Supplies							174.40	174.40
<b>6340 - Telephone and Internet</b>								
<b>6345 - internet</b>								
Check	11/29/2018	2281	Time Warner Spectrum	internet		1000 - Checking - WSB	379.81	379.81
Check	12/28/2018	2293	Time Warner Spectrum	internet		1000 - Checking - WSB	193.52	573.33
Check	02/04/2019	2305	Time Warner Spectrum	internet		1000 - Checking - WSB	193.52	766.85
Check	03/02/2019	2317	Time Warner Spectrum	internet		1000 - Checking - WSB	195.56	962.41
Check	03/28/2019	2327	Spectrum	acct. 202-769782201-001		1000 - Checking - WSB	195.76	1,158.17
Check	05/10/2019	2342	Spectrum	acct. 202-769782201-001		1000 - Checking - WSB	195.66	1,353.83
Check	06/06/2019	2350	Time Warner Spectrum	internet		1000 - Checking - WSB	196.27	1,550.10
Check	07/12/2019	2357	Time Warner Spectrum	internet		1000 - Checking - WSB	196.27	1,746.37
Check	08/11/2019	2370	Spectrum	acct # 202-769782201-001		1000 - Checking - WSB	196.27	1,942.64
Check	09/09/2019	2376	Spectrum	acct # 202-769782201-001		1000 - Checking - WSB	196.27	2,138.91
Check	09/25/2019	2380	Jeanette Lettiere	reimburse officer for offic equipment repairs / auto/ interne		1000 - Checking - WSB	55.00	2,193.91
Check	10/11/2019	2385	Spectrum	acct. 202-769782201-001		1000 - Checking - WSB	196.27	2,390.18
Total 6345 - internet							2,390.18	2,390.18
<b>6340 - Telephone and Internet - Other</b>								
Check	11/25/2018	2277	Jeanette Lettiere	vonage		1000 - Checking - WSB	19.01	19.01
Check	11/25/2018	2279	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	133.01	152.02
Check	12/24/2018	2291	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	132.80	284.82
Check	01/28/2019	2303	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	155.83	440.65
Check	02/26/2019	2314	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	130.91	571.56
Check	03/15/2019	2322	Jeanette Lettiere	vonage jan feb march		1000 - Checking - WSB	56.97	628.53
Check	03/26/2019	2324	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	128.03	756.56
Check	04/25/2019	2334	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	127.77	884.33
Check	05/21/2019	2343	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	127.77	1,012.10
Check	05/25/2019	2345	Jeanette Lettiere	April May June		1000 - Checking - WSB	59.82	1,071.92
Check	07/01/2019	2353	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	134.31	1,206.23
Check	07/19/2019	2359	James Lettiere	Apple		1000 - Checking - WSB	1.00	1,207.23
Check	07/24/2019	2361	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	131.41	1,338.64
Check	08/26/2019	2372	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	124.38	1,463.02
Check	09/25/2019	2378	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	124.38	1,587.40
Check	10/28/2019	2386	AT&T Mobility	Account No. 685833314		1000 - Checking - WSB	124.42	1,711.82
Total 6340 - Telephone and Internet - Other							1,711.82	1,711.82
Total 6340 - Telephone and Internet							4,102.00	4,102.00
<b>6350 - Utilities power</b>								
Check	03/02/2019	2319	National Grid	Ives Street meter		1000 - Checking - WSB	23.33	23.33
Total 6350 - Utilities power							23.33	23.33
<b>6410 - Meter Reading</b>								

	Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
6411 - final read account set up fees	Check	08/17/2019	2389	Jeanette Lettiere			1000 - Checking - WSB	475.00	475.00
Total 6411 - final read account set up fees								475.00	475.00
6410 - Meter Reading - Other	General Journal	02/04/2019	pr11/15/128	Kathleen Tamblin	For CHK 2306 voided on 02/05/2019		1000 - Checking - WSB	300.00	300.00
	General Journal	02/05/2019	pr11/15/12R	Kathleen Tamblin	Reverse of GJE pr11/15/128 -- For CHK 2306 voided on 02/05/2019		1000 - Checking - WSB	-300.00	0.00
	Check	02/05/2019	2310	Dale Tamblin	Feb 2019 reads		1000 - Checking - WSB	300.00	300.00
	Check	05/01/2019	2339	Dale Tamblin	May 2019 reads		1000 - Checking - WSB	300.00	600.00
	Check	08/01/2019	2352	Kathleen Tamblin	Aug 2019 reads		1000 - Checking - WSB	300.00	900.00
	Check	10/31/2019	2389	Kathleen Tamblin	Nov 2019 reads		1000 - Checking - WSB	300.00	1,200.00
Total 6410 - Meter Reading - Other								1,200.00	1,200.00
Total 6410 - Meter Reading								1,675.00	1,675.00
6470 - Payroll Taxes	General Journal	03/26/2019	pr11/15/13				6000 - Operator Salary	76.50	76.50
	General Journal	04/11/2019	pr11/15/15				6000 - Operator Salary	76.50	153.00
	Check	04/16/2019	ny945	New York State unemployment			1000 - Checking - WSB	12.83	165.83
	Check	04/17/2019	941tax	Fedral Tax (941)	April tax		1000 - Checking - WSB	153.00	318.83
	Check	04/29/2019	paytax	Fedral Tax (941)	April tax		1000 - Checking - WSB	125.00	443.83
	General Journal	05/02/2019	pr11/15/16				6000 - Operator Salary	71.50	515.33
	Check	05/03/2019	paytax	Fedral Unemployment (940)			1000 - Checking - WSB	153.00	668.33
	General Journal	06/05/2019	pr11/15/18				6000 - Operator Salary	71.50	739.83
	General Journal	07/05/2019	pr11/15/19				6000 - Operator Salary	76.50	816.33
	Check	07/30/2019	TXPayroll	Fedral Unemployment (940)			1000 - Checking - WSB	38.49	854.82
	General Journal	08/30/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	86.50	943.32
	General Journal	10/08/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	86.50	1,031.82
	General Journal	10/29/2019	Paychex	Paychex Payroll			1000 - Checking - WSB	86.50	1,120.32
	General Journal	10/31/2019	1		TO ADJUST PAYROLL PER N-1		2100 - Payroll Liabilities	-418.32	702.00
Total 6470 - Payroll Taxes								702.00	702.00
6550 - Office Expense									
6560 - Rent	Check	11/14/2018	2276	Jeanette Lettiere	rent		1000 - Checking - WSB	900.00	900.00
	Check	02/25/2019	2313	Jeanette Lettiere	jan feb march		1000 - Checking - WSB	900.00	1,800.00
	Check	07/19/2019	2360	Jeanette Lettiere	april may june		1000 - Checking - WSB	900.00	2,700.00
	Check	08/17/2019	2368	Jeanette Lettiere	July Aug Sept		1000 - Checking - WSB	900.00	3,600.00
Total 6560 - Rent								3,600.00	3,600.00
6560 - Office Expense - Other	Check	11/05/2018	2270	Whites Lumber			1000 - Checking - WSB	71.68	71.68
	Check	11/05/2018	2272	Jeanette Lettiere	reimburse officer receipts attached		1000 - Checking - WSB	31.30	102.98
	Check	11/25/2018	2277	Jeanette Lettiere	list attached		1000 - Checking - WSB	119.45	222.43
	Check	01/09/2019	2300	Whites Lumber			1000 - Checking - WSB	37.54	259.97
	Check	03/15/2019	2322	Jeanette Lettiere	Staples		1000 - Checking - WSB	85.65	345.62
	Check	03/15/2019	2322	Jeanette Lettiere	amazon		1000 - Checking - WSB	30.77	376.39
	Check	07/19/2019	2359	James Lettiere	Amazon		1000 - Checking - WSB	140.71	517.10
	Check	09/25/2019	2380	Jeanette Lettiere	reimburse officer for officel equipment repairs / auto/ interne		1000 - Checking - WSB	189.01	715.11
	General Journal	10/31/2019	5		TO RECLASSIFY PER I-2		1500 - Equipment	333.66	1,048.77
	General Journal	10/31/2019	12		TO ADJUST RETAINED EARNINGS FOR CHANGES MADE 3040		Retained Earnings	572.49	1,621.26
Total 6550 - Office Expense - Other								1,621.26	1,621.26
Total 6550 - Office Expense								5,221.26	5,221.26
6850 - Real Estate Taxes	Check	01/02/2019	2297	Pamela Desormo Tax Collector	water main		1000 - Checking - WSB	2,227.44	2,227.44
	Check	10/01/2019	2381	Watertown City School District	water mains taxes		1000 - Checking - WSB	2,500.66	4,728.10
Total 6850 - Real Estate Taxes								4,728.10	4,728.10
6860 - Revenue Taxes	Check	11/30/2018	nystat	New York State Corporation Tax	E.I.N.20-3649051 Form CT-3-S balance due year end 11/3/1		1000 - Checking - WSB	25.00	25.00
Total 6860 - Revenue Taxes								25.00	25.00
Total Expense								68,763.11	68,763.11
Net Ordinary Income								10,727.48	10,727.48
Net Income								10,727.48	10,727.48

Southside Water Inc.  
**Profit & Loss Detail**  
 November 2019 through December 2020

1:27 PM

08/06/2023

Accrual Basis

Ordinary Income/Expense  
 Income  
 4000 - Operating Revenue  
 4100 - Sales

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Deposit	11/13/2019		Batch Payments	7	1000	Checking - WSB	1,353.07	1,353.07
Deposit	11/14/2019		Batch Payments	13	1000	Checking - WSB	3,007.75	4,360.82
Deposit	11/15/2019		Batch Payments	4 checks received	1000	Checking - WSB	800.88	5,161.70
Deposit	11/18/2019		Batch Payments	2	1000	Checking - WSB	355.05	5,516.75
Deposit	11/18/2019		Batch Payments	5 checks	1000	Checking - WSB	951.28	6,468.03
Deposit	11/21/2019		Batch Payments	4	1000	Checking - WSB	756.60	7,224.63
Deposit	11/22/2019		Batch Payments	2	1000	Checking - WSB	554.45	7,779.08
Deposit	11/23/2019		Batch Payments	7 checks	1000	Checking - WSB	1,239.52	9,018.60
Deposit	11/25/2019		Batch Payments	8	1000	Checking - WSB	1,571.72	10,590.32
Deposit	11/25/2019		Batch Payments	1	1000	Checking - WSB	161.00	10,751.32
Deposit	11/27/2019		Batch Payments	4	1000	Checking - WSB	832.86	11,584.18
Deposit	11/30/2019		Batch Payments	7 checks received	1000	Checking - WSB	1,191.16	12,775.34
Deposit	12/03/2019		Batch Payments	7	1000	Checking - WSB	1,135.74	13,911.08
Deposit	12/04/2019		Batch Payments	10	1000	Checking - WSB	1,894.73	15,805.81
Deposit	12/05/2019		Batch Payments	9	1000	Checking - WSB	1,674.42	17,480.23
Deposit	12/07/2019		Batch Payments	9 checks	1000	Checking - WSB	2,210.51	19,690.74
Deposit	12/09/2019		Batch Payments	2	1000	Checking - WSB	390.30	20,081.04
Deposit	12/10/2019		Batch Payments	3	1000	Checking - WSB	556.94	20,637.98
Deposit	12/13/2019		Batch Payments	2	1000	Checking - WSB	442.87	21,080.85
Deposit	12/16/2019		Batch Payments	1	1000	Checking - WSB	21,080.85	21,080.85
Deposit	12/17/2019	1516	Batch Payments	cust 112 1 check recieved	1000	Checking - WSB	163.01	21,243.86
Deposit	12/19/2019	2417	Southside Water Inc	72 @ \$46.72 each	1050	WSB- Repair Escrow	3,363.84	24,607.70
Deposit	12/19/2019		Batch Payments	3 checks	1000	Checking - WSB	815.12	25,422.82
Deposit	12/26/2019		Batch Payments	2	1000	Checking - WSB	25,422.82	25,422.82
Deposit	12/26/2019		Batch Payments	Deposit	1000	Checking - WSB	356.66	25,779.48
Deposit	12/29/2019	757533	Batch Payments	1 check Fibson	1000	Checking - WSB	248.71	26,028.19
Deposit	01/02/2020		Batch Payments	cust 31	1000	Checking - WSB	327.26	26,355.45
Deposit	01/07/2020	0007000025	Batch Payments	poplaski part payment	1000	Checking - WSB	10.00	26,365.45
Deposit	01/15/2020	1006	Batch Payments	cust 105 one check recieved	1000	Checking - WSB	78.25	26,443.70
Deposit	02/11/2020		Batch Payments	Deposit	1000	Checking - WSB	1,221.34	27,665.04
Deposit	02/12/2020		Batch Payments	10 people paid	1000	Checking - WSB	1,383.47	29,048.51
Deposit	02/12/2020		Batch Payments	2 people paid	1000	Checking - WSB	237.06	29,285.57
Deposit	02/12/2020		Batch Payments	sent up fee collected	1000	Checking - WSB	25.00	29,310.57
Deposit	02/16/2020		Batch Payments	Deposit	1000	Checking - WSB	474.29	29,784.86
Deposit	02/16/2020		Batch Payments	4 people pd	1000	Checking - WSB	589.07	30,373.93
Deposit	02/20/2020		Batch Payments	Deposit	1000	Checking - WSB	145.87	30,519.80
Deposit	02/20/2020		Batch Payments	Deposit	1000	Checking - WSB	1,056.50	31,576.30
Deposit	02/22/2020		Batch Payments	3 checks recieved	1000	Checking - WSB	347.96	31,924.26
Deposit	02/24/2020		Batch Payments	Deposit	1000	Checking - WSB	328.85	32,253.11
Deposit	02/26/2020		Batch Payments	Deposit	1000	Checking - WSB	735.69	32,988.80
Deposit	02/27/2020		Batch Payments	Deposit	1000	Checking - WSB	967.73	33,956.53
Deposit	02/29/2020		Batch Payments	Deposit	1000	Checking - WSB	515.78	34,472.31
Deposit	03/02/2020		Batch Payments	Deposit	1000	Checking - WSB	800.52	35,272.83
Deposit	03/03/2020		Batch Payments	lewis	1000	Checking - WSB	113.88	35,386.71
Deposit	03/03/2020		Batch Payments	Deposit	1000	Checking - WSB	2,020.97	37,407.68
Deposit	03/05/2020		Batch Payments	Deposit	1000	Checking - WSB	1,367.03	38,774.71
Deposit	03/07/2020		Batch Payments	Deposit	1000	Checking - WSB	1,446.90	40,221.61
Deposit	03/10/2020		Batch Payments	Deposit	1000	Checking - WSB	1,480.85	41,698.46
Deposit	03/11/2020	2028	Batch Payments	Deposit	1000	Checking - WSB	219.38	41,917.84
Deposit	03/20/2020		Batch Payments	Deposit	1000	Checking - WSB	515.23	42,433.07
Deposit	03/23/2020	0007000070	Batch Payments	1 check destefino payed diferance took escrow with last pa	1000	Checking - WSB	30.00	42,463.07
Deposit	04/02/2020		Batch Payments	2 people	1000	Checking - WSB	438.84	42,901.91
Deposit	04/05/2020		Batch Payments	Huber # 36	1000	Checking - WSB	116.53	43,018.44
Deposit	04/07/2020		Batch Payments	1 Henegan	1000	Checking - WSB	116.53	43,134.97
Deposit	04/26/2020	58	Southside Repair Escarole	over payment frm escrow account	1000	Checking - WSB	672.09	43,807.06
Deposit	04/28/2020		Batch Payments	cole	1000	Checking - WSB	125.22	43,932.28
Deposit	05/04/2020	1143	Batch Payments	account set up fee for kiddr account number 52	1000	Checking - WSB	25.00	43,957.28
Deposit	05/08/2020		Batch Payments	Deposit	1000	Checking - WSB	1,639.24	45,596.52
Deposit	05/08/2020		Batch Payments	Deposit	1000	Checking - WSB	1,420.93	47,017.45
Deposit	05/12/2020		Batch Payments	10 @ 62.35	1000	Checking - WSB	1,344.91	48,362.36
Deposit	05/13/2020		Batch Payments	Deposit	1000	Checking - WSB	681.11	49,043.47
Deposit	05/14/2020		Batch Payments	4 checks	1000	Checking - WSB	502.39	49,545.86
Deposit	05/16/2020		Batch Payments	Deposit	1000	Checking - WSB	1,133.89	50,679.75
Deposit	05/16/2020		Batch Payments	Deposit	1000	Checking - WSB	113.88	50,793.63
Deposit	05/21/2020		Batch Payments	Deposit	1000	Checking - WSB	364.71	51,158.34
Deposit	05/22/2020		Batch Payments	Deposit	1000	Checking - WSB	541.54	51,699.88
Deposit	05/25/2020		Batch Payments	Deposit	1000	Checking - WSB	663.83	52,363.71
Deposit	05/25/2020		Batch Payments	Deposit	1000	Checking - WSB	446.17	52,809.88
Deposit	05/28/2020		Batch Payments	Deposit	1000	Checking - WSB	590.19	53,400.07
Deposit	05/31/2020		Batch Payments	Day wrote check for rong amount will deposite later	1000	Checking - WSB	368.37	53,768.44
Deposit	06/01/2020		Batch Payments	Deposit	1000	Checking - WSB	554.84	54,323.28
Deposit	06/02/2020		Batch Payments	Deposit	1000	Checking - WSB	1,286.17	55,609.45
Deposit	06/03/2020		Batch Payments	Deposit	1000	Checking - WSB	985.18	56,594.63
Deposit	06/05/2020		Batch Payments	Deposit	1000	Checking - WSB	1,066.53	57,661.16
Deposit	06/06/2020		Batch Payments	Deposit	1000	Checking - WSB	1,356.26	59,017.42
Deposit	06/08/2020		Batch Payments	Deposit	1000	Checking - WSB	787.59	59,805.01
Deposit	06/12/2020		Batch Payments	Deposit	1000	Checking - WSB	170.90	59,975.91
Deposit	06/16/2020		Batch Payments	Deposit	1000	Checking - WSB	128.41	60,104.32
Deposit	06/19/2020		Batch Payments	3	1000	Checking - WSB	611.25	60,715.57
Deposit	06/26/2020		Batch Payments	Deposit	1000	Checking - WSB	225.28	60,940.85
Deposit	08/03/2020		Batch Payments	1 check	1000	Checking - WSB	113.88	61,054.73
Deposit	08/05/2020		Batch Payments	Deposit	1000	Checking - WSB	2,619.77	63,674.50
Deposit	08/06/2020		Batch Payments	See adjustment to deposit	1000	Checking - WSB	1,068.35	64,742.85
Deposit	08/10/2020		Batch Payments	Deposit	1000	Checking - WSB	1,063.51	65,806.36
Deposit	08/12/2020		Batch Payments	Deposit	1000	Checking - WSB	1,609.05	67,415.41
Deposit	08/13/2020		Batch Payments	Deposit	1000	Checking - WSB	305.67	67,721.08
Deposit	08/16/2020		Batch Payments	Deposit	1000	Checking - WSB	906.62	68,627.70
Deposit	08/17/2020		Batch Payments	Deposit	1000	Checking - WSB	1,298.19	70,120.89
Deposit	08/21/2020		Batch Payments	4 people	1000	Checking - WSB	594.29	70,715.18
Deposit	08/24/2020		Batch Payments	Deposit	1000	Checking - WSB	127.27	70,842.45
Deposit	08/25/2020		Batch Payments	Deposit	1000	Checking - WSB	787.71	71,630.16
Deposit	08/27/2020		Batch Payments	Deposit	1000	Checking - WSB	363.96	71,994.12
Deposit	08/27/2020		Batch Payments	Deposit	1000	Checking - WSB	564.84	72,558.96
Deposit	08/28/2020		Batch Payments	Deposit	1000	Checking - WSB	408.55	72,967.51
Deposit	08/31/2020		Batch Payments	Deposit	1000	Checking - WSB	1,403.62	74,371.13
Deposit	08/31/2020		Batch Payments	1 account set up fee	1000	Checking - WSB	25.00	74,396.13
Deposit	09/03/2020		Batch Payments	Deposit	1000	Checking - WSB	654.17	75,050.30
Deposit	09/03/2020		Batch Payments	Deposit	1000	Checking - WSB	2,457.97	77,508.27
Deposit	09/03/2020		Batch Payments	Deposit	1000	Checking - WSB	1,005.49	78,513.76
Deposit	09/07/2020		Batch Payments	Deposit	1000	Checking - WSB	1,246.55	79,760.31
Deposit	09/08/2020		Batch Payments	Deposit	1000	Checking - WSB	933.54	80,693.85
Deposit	09/13/2020		Batch Payments	Deposit	1000	Checking - WSB	244.53	80,938.38
Deposit	09/17/2020		Batch Payments	Deposit	1000	Checking - WSB	292.85	81,231.23
Deposit	09/17/2020		Batch Payments	Roma Miller	1000	Checking - WSB	124.58	81,355.81
Deposit	09/19/2020		Batch Payments	Deposit	1000	Checking - WSB	444.50	81,800.31
Deposit	09/23/2020		Batch Payments	Deposit	1000	Checking - WSB	541.78	82,342.09
General Journal	10/31/2020	es-cd		To reclassifiy deposits per T-1	-SPLIT-		-4,035.93	78,306.16

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
General Journal	10/31/2020	es-cd		To post to income		6411 final read account set up fees	125.00	78,431.16
Deposit	11/05/2020		Batch Payments			1000 Checking - WSB	1,343.54	79,774.70
Deposit	11/07/2020		Batch Payments			1000 Checking - WSB	2,484.62	82,259.32
Deposit	11/07/2020		Batch Payments	Deposit		1000 Checking - WSB	1,253.00	83,512.32
Deposit	11/13/2020		Batch Payments	Deposit		1000 Checking - WSB	1,472.44	84,984.76
Deposit	11/16/2020		Batch Payments	Deposit		1000 Checking - WSB	813.34	85,798.10
Deposit	11/19/2020		Batch Payments	Deposit		1000 Checking - WSB	227.76	86,025.86
Deposit	11/21/2020		Batch Payments	Deposit		1000 Checking - WSB	748.33	86,774.19
Deposit	11/23/2020		Batch Payments	Deposit		1000 Checking - WSB	490.51	87,264.70
Deposit	11/28/2020		Batch Payments	Deposit		1000 Checking - WSB	1,152.01	88,416.71
Deposit	12/01/2020		Batch Payments	6		1000 Checking - WSB	873.61	89,290.32
Deposit	12/03/2020		Batch Payments	9 transactions one was set up fee		1000 Checking - WSB	1,279.02	90,569.34
Deposit	12/03/2020		Batch Payments	Deposit		1000 Checking - WSB	1,242.07	91,811.41
Deposit	12/05/2020		Batch Payments	Deposit		1000 Checking - WSB	2,638.00	94,449.41
Deposit	12/07/2020		Batch Payments	Deposit		1000 Checking - WSB	748.04	95,197.45
Deposit	12/10/2020		Batch Payments	Deposit		1000 Checking - WSB	197.35	95,394.80
Deposit	12/14/2020	021334	Batch Payments	Account set up fee		1000 Checking - WSB	25.00	95,419.80
Deposit	12/21/2020		Batch Payments	Deposit		1000 Checking - WSB	472.44	95,892.24
Deposit	12/27/2020		Batch Payments	Deposit		1000 Checking - WSB	242.99	96,135.23
Total 4100 - Sales							96,135.23	96,135.23
<b>4110 - escrow interest earned</b>								
Deposit	12/31/2019		Watertown Savings bank	Interest		1050 WSB- Repair Escrow	1.35	1.35
Deposit	01/31/2020			Interest		1050 WSB- Repair Escrow	1.04	2.39
Deposit	02/29/2020			Interest		1050 WSB- Repair Escrow	0.32	2.71
General Journal	10/31/2020	es-cd		To reclassify deposits per T-1		4100 Sales	-2.71	0.00
Deposit	12/31/2020		Watertown Savings bank	Interest		1050 WSB- Repair Escrow	1.00	1.00
Total 4110 - escrow interest earned							1.00	1.00
<b>4000 - Operating Revenue - Other</b>								
Deposit	03/27/2020		Batch Payments	poplaski		1000 Checking - WSB	190.38	190.38
General Journal	10/31/2020	es-cd		To adj escrow lab balance per L-2		2500 Escrow Repairs	-2,163.33	-1,972.95
Check	11/30/2020	62	Southside Water Inc	Replace funds used from Materials and supplies line		1050 WSB- Repair Escrow	-3,400.00	-5,372.95
Deposit	12/21/2020		Southside Water Inc	last four customers due for november 2020 bill cycle net for		1050 WSB- Repair Escrow	200.00	-5,172.95
Check	12/23/2020	63	Southside Water Inc	Replace funds from an overfunding in 2020		1050 WSB- Repair Escrow	-1,447.81	-6,620.76
Total 4000 - Operating Revenue - Other							-6,620.76	-6,620.76
Total 4000 - Operating Revenue							89,515.47	89,515.47
Total Income							89,515.47	89,515.47
<b>Expense</b>								
<b>Payroll processing fees</b>								
Check	06/11/2020		SIGNATURE BUSINESS SOLUTIONS OF NNY, INC	Contractor Pay - This is not a legal pay stub		1000 Checking - WSB	62.00	62.00
Check	08/18/2020		SIGNATURE BUSINESS SOLUTIONS OF NNY, INC	Contractor Pay - This is not a legal pay stub		1000 Checking - WSB	62.00	124.00
General Journal	10/31/2020	es-cd		To allocate to proper acct		6270.1 Payroll processing fees	-124.00	0.00
Check	11/02/2020		SIGNATURE BUSINESS SOLUTIONS OF NNY, INC	Contractor Pay - This is not a legal pay stub		1000 Checking - WSB	125.00	125.00
Check	12/10/2020	sb	SIGNATURE BUSINESS SOLUTIONS OF NNY, INC	Contractor Pay - This is not a legal pay stub		1000 Checking - WSB	62.00	187.00
Total Payroll processing fees							187.00	187.00
<b>6000 - Operator Salary</b>								
Check	06/11/2020		Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	1,000.00
Check	08/18/2020		Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	2,000.00
General Journal	10/31/2020	es-cd		To combine wage accts		6135 Bookkeeping	-2,000.00	0.00
Check	12/10/2020	jenpaay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	1,000.00
Total 6000 - Operator Salary							1,000.00	1,000.00
<b>6100 - Water Purchased</b>								
Check	11/03/2019	2390	City Comptroller	for Oct useage 78 470		1000 Checking - WSB	1,824.91	1,824.91
Check	11/30/2019	2407	City Comptroller	account number 54-888822-0		1000 Checking - WSB	2,210.75	4,035.66
Check	11/30/2019	2407	City Comptroller	used for sunset rdge repair		1000 Checking - WSB	1,665.00	5,700.66
Check	01/02/2020	2423	City Comptroller	account number 54-888822-0		1000 Checking - WSB	2,239.73	7,940.39
Check	02/03/2020	2433	City Comptroller	January 2020 water bill		1000 Checking - WSB	1,801.68	9,742.07
Check	03/02/2020	2442	City Comptroller	February 2020 water bill		1000 Checking - WSB	1,778.46	11,520.53
Check	04/03/2020	2454	City Comptroller	April 3, 2020 water bill		1000 Checking - WSB	1,456.56	12,977.09
Check	05/03/2020	2463	City Comptroller	may 3, 2020 water bill		1000 Checking - WSB	1,698.91	14,676.00
Check	06/02/2020	2473	City Comptroller	June 2, 2020 water bill		1000 Checking - WSB	1,997.38	16,673.38
Check	07/01/2020	2482	City Comptroller	July 3, 2020 water bill		1000 Checking - WSB	3,202.09	19,875.47
Check	08/02/2020	2492	City Comptroller	august 2020 water bill		1000 Checking - WSB	2,777.32	22,652.79
Check	09/02/2020	2504	City Comptroller	hook up new customer Sanzone		1000 Checking - WSB	3,291.69	25,944.48
Check	10/02/2020	2518	City Comptroller	291 555		1000 Checking - WSB	2,813.83	28,758.31
Check	11/03/2020	2529	City Comptroller	124 521		1000 Checking - WSB	2,146.81	30,905.12
Check	12/02/2020	2537	City Comptroller	124 521		1000 Checking - WSB	2,143.49	33,048.61
Total 6100 - Water Purchased							33,048.61	33,048.61
<b>6110 - Transportation</b>								
Check	11/03/2019	2391	Key bank	Nov 2019		1000 Checking - WSB	558.37	558.37
Check	11/23/2019	2403	Jeanette Lettiere	truck bra		1000 Checking - WSB	356.97	915.34
Check	12/03/2019	2410	Key bank	Dec 2019		1000 Checking - WSB	558.37	1,473.71
Check	12/26/2019	2418	Jeanette Lettiere	Phinneys auto truck oil change		1000 Checking - WSB	128.60	1,602.31
Check	01/02/2020	2425	Key bank	Dec 2019		1000 Checking - WSB	558.37	2,160.68
Check	02/01/2020	2430	Key bank	Jan 2020		1000 Checking - WSB	558.37	2,719.05
Check	03/17/2020	2449	James Lettiere	Napa wipers		1000 Checking - WSB	17.35	2,736.40
Check	03/17/2020	2449	James Lettiere	title for truck		1000 Checking - WSB	50.00	2,786.40
Check	03/17/2020	2449	James Lettiere	side steps for truck		1000 Checking - WSB	243.00	3,029.40
Check	03/17/2020	2449	James Lettiere	toneau cover and parts for truck		1000 Checking - WSB	815.29	3,844.69
Check	07/11/2020	2485	Jeanette A. Lettiere	Tractor Supply Ticket 654579		1000 Checking - WSB	17.27	3,861.96
General Journal	10/31/2020	es-cd		To allocate truck payments per U-1		2475 NIP - 2017 Chevy Silverado	-2,233.48	1,628.48
General Journal	10/31/2020	es-cd		To charge officer with pers use of bus veh per U-1		-SPLIT-	-162.84	1,465.64
General Journal	10/31/2020	es-cd		To adj for rounding per l sch		1505 Vehicles	0.21	1,465.85
Total 6110 - Transportation							1,465.85	1,465.85
<b>6113 - Water Testing</b>								
Check	12/07/2019	2413	Converse Laboratory	water testing invoice #56728		1000 Checking - WSB	280.00	280.00
Check	03/10/2020	2446	Converse Laboratory	feb 2020		1000 Checking - WSB	280.00	560.00
Check	08/03/2020	2505	Converse Laboratory	June and August		1000 Checking - WSB	560.00	1,120.00
Check	12/02/2020	2536	Converse Laboratory	August 2020 testing		1000 Checking - WSB	560.00	1,680.00
Total 6113 - Water Testing							1,680.00	1,680.00
<b>6135 - Bookkeeping</b>								
General Journal	01/30/2020	Psychex	Psychex Payroll			1000 Checking - WSB	1,000.00	1,000.00
General Journal	10/31/2020	es-cd		To combine wage accts		6000 Operator Salary	-2,000.00	3,000.00
Total 6135 - Bookkeeping							3,000.00	3,000.00
<b>6145 - Computer</b>								
Check	12/12/2020	2539	Network Oriented Solutions	Software Maintenance for 2021		1000 Checking - WSB	525.00	525.00
Total 6145 - Computer							525.00	525.00
<b>6150 - Depreciation</b>								
General Journal	10/31/2020	es-cd		To adj depr per l-1		1510 Accum Depr - Equipment	9,803.00	9,803.00
Total 6150 - Depreciation							9,803.00	9,803.00
<b>6160 - Dues and Subscriptions</b>								
Check	12/09/2019	2415	Network Oriented Solutions	annual		1000 Checking - WSB	525.00	525.00
Check	12/17/2019	2422	New York Rural Water Assoc.	membership 2020		1000 Checking - WSB	260.00	785.00
Check	12/31/2020	2544	New York Rural Water Assoc.	membership 2021		1000 Checking - WSB	260.00	1,045.00
Total 6160 - Dues and Subscriptions							1,045.00	1,045.00
<b>6165 - Education and Training</b>								
Check	11/23/2019	2404	Jeanette Lettiere	Eastcom Seminar		1000 Checking - WSB	175.00	175.00
Check	03/10/2020	2447	Northern New York Water Works Conference	spring conference		1000 Checking - WSB	60.00	235.00
Deposit	08/10/2020		Northern New York Water Works Conference	refund of class cancelled		1000 Checking - WSB	-60.00	175.00
Total 6165 - Education and Training							175.00	175.00
<b>6180 - Insurance</b>								
Check	12/03/2019	2411	Preferred Mutual Insurance Company	auto		1000 Checking - WSB	1,448.00	1,448.00
Check	12/04/2019	2412	Grundy Insurance	117765		1000 Checking - WSB	1,539.54	2,987.54
Check	02/27/2020	2439	Preferred Mutual Insurance Company	account No 200220034		1000 Checking - WSB	132.00	3,119.54
General Journal	10/31/2020	es-cd		To charge officer with pers use of bus veh per U-1		6110 Transportation	-144.80	2,974.74

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
General Journal	10/31/2020	es-cd		To adj payroll per N-1		6470 Payroll Taxes	-45.64	2,929.10
Check	12/30/2020	2541	Preferred Mutual Insurance Company	truck		1000 Checking - WSB	1,575.00	4,504.10
Total 6180 - Insurance							4,504.10	4,504.10
<b>6190 - Interest Expense</b>								
General Journal	10/31/2020	es-cd		To adj loan bal per PL-5		2475 N/P - 2017 Chevy Silverado	611.74	611.74
General Journal	10/31/2020	es-cd		To charge officer with pers use of bus veh per U-1		6110 Transportation	-125.17	486.57
General Journal	10/31/2020	es-cd		To adj loan bal per PL-6		2476 2020 Chevy Silverado	640.05	1,126.62
General Journal	10/31/2020	es-cd		To allocate interest exp per L-1		2505 Sunset Ridge leak 2019-11-02	465.93	1,592.55
Total 6190 - Interest Expense							1,592.55	1,592.55
<b>6225 - Licenses and Permits</b>								
Check	11/13/2019	2396	commissioner of Motor Vehicles	trailer		1000 Checking - WSB	129.25	129.25
Check	11/30/2019	2409	commissioner of Motor Vehicles	Truck		1000 Checking - WSB	93.50	222.75
Check	08/06/2020	2494	City Comptroller	hook up new customer Sanzone		1000 Checking - WSB	125.00	347.75
Check	09/08/2020	2507	City Comptroller	hook up new customer Bufflini		1000 Checking - WSB	175.00	522.75
Check	11/01/2020	2528	commissioner of Motor Vehicles	renegade trailer		1000 Checking - WSB	129.95	652.70
Total 6225 - Licenses and Permits							652.70	652.70
<b>6250 - Postage</b>								
Check	01/30/2020	2428	Postmaster	3 rolls of first class forever		1000 Checking - WSB	165.00	165.00
Check	07/11/2020	2485	Jeanette A. Lettiere	Mailed Meter Reader for Repairs		1000 Checking - WSB	23.15	188.15
Check	07/22/2020	2486	Postmaster	2 rolls of first class forever / 2 rolls of postcard stamps		1000 Checking - WSB	180.00	368.15
Total 6250 - Postage							368.15	368.15
<b>6270 - Accounting</b>								
<b>6270.1 - Payroll processing fees</b>								
Check	12/26/2019	invoicepayc	Paychex Invoice			1000 Checking - WSB	58.00	58.00
General Journal	01/30/2020	Paychex	Paychex Payroll			1000 Checking - WSB	20.00	78.00
General Journal	10/31/2020	es-cd		To allocate to proper acct		Payroll processing fees	124.00	202.00
Total 6270.1 - Payroll processing fees							202.00	202.00
<b>6270 - Accounting - Other</b>								
Check	11/23/2019	2399	Jerry Gardner CPA	2019 corporate tax returns		1000 Checking - WSB	1,475.00	1,475.00
Check	02/01/2020	2431	Jerry Gardner CPA	professional services		1000 Checking - WSB	146.00	1,621.00
Total 6270 - Accounting - Other							1,621.00	1,621.00
<b>6300 - Materials and Supplies</b>								
<b>6310 - Repairs and Maintenance</b>								
Check	11/23/2019	2402	Jeanette Lettiere	See attached		1000 Checking - WSB	174.71	174.71
Check	12/26/2019	2418	Jeanette Lettiere	Site One landscape Spare parts kit for flushing hydrant		1000 Checking - WSB	42.48	217.20
Check	12/26/2019	2418	Jeanette Lettiere	Amazon test house for flushing hydrant		1000 Checking - WSB	14.03	231.13
Check	02/25/2020	2438	Syracuse Utilities	emergency leak repair 22052 Sunset		1000 Checking - WSB	1,017.57	1,248.60
Check	06/08/2020	2478	Independent Commercial Contractors Inc.	For labor and equipment used to Restor lawn.		1000 Checking - WSB	1,320.00	2,568.60
Check	08/03/2020	2493	Ti-Sales	inv 0120851 new water meter and fittings		1000 Checking - WSB	2,329.20	2,808.03
Check	08/16/2020	2497	Jeanette A. Lettiere	Whites Grass seed for service repair inv 2594510		1000 Checking - WSB	28.06	2,836.09
Check	08/16/2020	2497	Jeanette A. Lettiere	Blair supply inv 3243224		1000 Checking - WSB	123.58	2,959.67
Check	08/16/2020	2497	Jeanette A. Lettiere	Blair supply inv 3243304		1000 Checking - WSB	23.02	2,982.69
Check	08/16/2020	2497	Jeanette A. Lettiere	Win supply 3/4 ball valves order no 021727-01		1000 Checking - WSB	25.29	3,007.98
Check	08/16/2020	2497	Jeanette A. Lettiere	Cooper electric tracer for water services order S041350590		1000 Checking - WSB	14.81	3,022.79
Check	08/27/2020	2501	Desomo Excavating	repair curb stop at 19647 woodside drive		1000 Checking - WSB	324.00	3,346.79
Check	09/13/2020	2508	Ti-Sales	invoice 012281 new water meter and fittings		1000 Checking - WSB	198.01	3,544.80
Check	09/20/2020	2511	Jeanette A. Lettiere	Inv# PW18537 Howland Pump		1000 Checking - WSB	37.74	3,582.54
Check	09/20/2020	2511	Jeanette A. Lettiere	inv 3244335 Blair supply		1000 Checking - WSB	26.00	3,608.54
Check	09/20/2020	2511	Jeanette A. Lettiere	In # PW 18402 Howland Pump		1000 Checking - WSB	114.80	3,723.34
Check	09/20/2020	2511	Jeanette A. Lettiere	Inv# PW18496 Howland Pump		1000 Checking - WSB	20.26	3,743.60
Check	09/20/2020	2511	Jeanette A. Lettiere	inv 3244230 Blair supply		1000 Checking - WSB	434.18	4,177.78
Check	10/21/2020	2523	Dori-Men Builders	Install water service CR# 65 INV 2047		1000 Checking - WSB	1,455.00	5,632.78
General Journal	10/31/2020	es-cd		To allocate to proper acct		6560 Rent	344.93	5,977.71
Total 6310 - Repairs and Maintenance							5,977.71	5,977.71
<b>6300 - Materials and supplies - Other</b>								
Check	05/21/2020	2467	Jeanette Lettiere	Sherwin Williams Paint and suplies for hydrants		1000 Checking - WSB	263.54	263.54
Check	05/21/2020	2467	Jeanette Lettiere	Harbor Freight Painting supplies		1000 Checking - WSB	33.21	296.75
Check	05/21/2020	2467	Jeanette Lettiere	Bolt Depot Bolts to hold down flushing hydrant to slab		1000 Checking - WSB	52.18	348.93
Check	05/21/2020	2467	Jeanette Lettiere	Amazon Order no 112-30076154-8688236 Pliers for installing		1000 Checking - WSB	43.05	391.98
Check	05/21/2020	2467	Jeanette Lettiere	Amazon Order No 112-8943507-8833015 CRimpers for Insta		1000 Checking - WSB	71.31	463.29
Check	05/21/2020	2467	Jeanette Lettiere	Amazon Order No 112-9397025-877705		1000 Checking - WSB	54.00	517.29
Check	06/01/2020	2472	New York Rural Water Assoc.	membership 2020		1000 Checking - WSB	31.25	548.54
Check	07/11/2020	2485	Jeanette A. Lettiere	Trans # 8280-6 Sherwin willams Plat Flushing Hydrant Box		1000 Checking - WSB	263.54	812.08
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 112-89435078833015 crimping tool		1000 Checking - WSB	71.31	883.39
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 111-0084125-557858		1000 Checking - WSB	30.08	913.47
Check	07/11/2020	2485	Jeanette A. Lettiere	Sherwin willams Trans # 9845-5		1000 Checking - WSB	10.00	923.47
Check	07/11/2020	2485	Jeanette A. Lettiere	Hawatha Fasteners # B4281		1000 Checking - WSB	8.70	932.17
Check	07/11/2020	2485	Jeanette A. Lettiere	Whites # 12674590		1000 Checking - WSB	7.65	939.82
Check	09/20/2020	2511	Jeanette A. Lettiere	invoice 94700 Bach Retail Sale15' of HDPE Water service f		1000 Checking - WSB	9.72	949.54
Check	09/20/2020	2511	Jeanette A. Lettiere	Inv# 2831004 whites Lumber water service lves street		1000 Checking - WSB	15.10	964.64
Check	09/20/2020	2511	Jeanette A. Lettiere	ord # 0072052 Jefferson Concrete		1000 Checking - WSB	120.96	1,085.60
Check	09/20/2020	2511	Jeanette A. Lettiere	ord no 022537.01 Winsupply		1000 Checking - WSB	67.88	1,153.48
Check	09/20/2020	2512	Thousand Islands Electrical supply	Cassing for water services		1000 Checking - WSB	344.06	1,497.54
Check	10/10/2020	2522	Jeanette A. Lettiere	Harbor freight pump for witerizing Hydrants0346184		1000 Checking - WSB	53.95	1,551.49
Check	10/10/2020	2522	Jeanette A. Lettiere	Howland pump inv no inv PW18833		1000 Checking - WSB	51.09	1,602.58
Check	10/10/2020	2522	Jeanette A. Lettiere	Blair supply ord no 3244995		1000 Checking - WSB	28.83	1,631.41
Check	10/10/2020	2522	Jeanette A. Lettiere	Copper electric ord no S04027741.001		1000 Checking - WSB	92.74	1,724.15
Check	10/10/2020	2522	Jeanette A. Lettiere	Howland pump Inv PW18739		1000 Checking - WSB	264.78	1,988.93
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber Inv # 2682037 parts used to seal leak in bas		1000 Checking - WSB	31.96	2,020.89
Check	12/14/2020	2540	Jeanette A. Lettiere	Blue seal Feeders trans No 119-3583 mulch for lawn near cut		1000 Checking - WSB	7.56	2,028.45
Check	12/14/2020	2540	Jeanette A. Lettiere	Straton hardware used to seal sleeve in wall at 19750 CR #		1000 Checking - WSB	9.71	2,038.16
Check	12/14/2020	2540	Jeanette A. Lettiere	Walmart TCR 3275 4572 7521 3144 2534 2 antifreeze for Fi		1000 Checking - WSB	11.74	2,049.90
Total 6300 - Materials and supplies - Other							2,049.90	2,049.90
Total 6300 - Materials and supplies							8,027.61	8,027.61
<b>6320 - equipment repairs</b>								
Check	11/23/2019	2403	Jeanette Lettiere	See attached		1000 Checking - WSB	125.99	125.99
Check	11/23/2019	2404	Jeanette Lettiere	See attached		1000 Checking - WSB	40.87	166.86
Check	12/26/2019	2418	Jeanette Lettiere	tools from harbor Freight		1000 Checking - WSB	62.58	229.44
Check	12/26/2019	2418	Jeanette Lettiere	Boots from Rudf's Town and Country		1000 Checking - WSB	172.75	402.19
Check	05/21/2020	2465	Jeanette Lettiere	norther tool Tent from Norlem tool storage and equipment		1000 Checking - WSB	539.99	942.18
Check	05/21/2020	2465	Jeanette Lettiere	Bolt Depot bolts for trailer repair		1000 Checking - WSB	71.61	1,013.79
Check	05/21/2020	2466	Jeanette Lettiere	T1 electric supply electrical for flushing hydrant		1000 Checking - WSB	78.29	1,092.08
Check	05/21/2020	2466	Jeanette Lettiere	Charles Garlock parts for trailer repair		1000 Checking - WSB	56.04	1,148.12
Check	05/21/2020	2466	Jeanette Lettiere	Hawatha Fasteners Bolts		1000 Checking - WSB	15.16	1,163.28
Check	05/21/2020	2466	Jeanette Lettiere	Whites lumber painting supplies for office		1000 Checking - WSB	43.70	1,206.98
Check	05/21/2020	2466	Jeanette Lettiere	out of the box parts parts for trailer		1000 Checking - WSB	40.76	1,247.74
Check	05/21/2020	2466	Jeanette Lettiere	Hawatha fasteners Parts for trailer		1000 Checking - WSB	8.83	1,256.57
Check	05/21/2020	2466	Jeanette Lettiere	Bolt Depot parts for trailer		1000 Checking - WSB	52.18	1,308.75
Check	05/21/2020	2466	Jeanette Lettiere	Dl Highway Galvanized beams		1000 Checking - WSB	277.20	1,585.95
Check	05/21/2020	2466	Jeanette Lettiere	Hawatha Fasteners bolts for trailer		1000 Checking - WSB	21.58	1,607.53
Check	07/11/2020	2485	Jeanette A. Lettiere	NAPA Invoice 596138		1000 Checking - WSB	18.21	1,625.74
Check	07/11/2020	2485	Jeanette A. Lettiere	Tractor Supply Ticket 679501		1000 Checking - WSB	18.33	1,644.07
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 111-5462675-721225		1000 Checking - WSB	90.70	1,734.77
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 111-2584945-7037011		1000 Checking - WSB	9.71	1,744.48
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 112-6838612-0317062		1000 Checking - WSB	8.73	1,753.21
Check	07/11/2020	2485	Jeanette A. Lettiere	Amazon Order # 111-9156888-4426636		1000 Checking - WSB	9.71	1,762.92
Check	07/11/2020	2485	Jeanette A. Lettiere	Whitboro Plow Shop invoice 201630002		1000 Checking - WSB	39.17	1,802.09
Check	07/11/2020	2485	Jeanette A. Lettiere	Hawatha Fasteners # B5191		1000 Checking - WSB	5.27	1,807.36
Check	07/11/2020	2485	Jeanette A. Lettiere	Harbor Freight Ticket # 01184506		1000 Checking - WSB	68.02	1,875.38
Check	07/11/2020	2485	Jeanette A. Lettiere	E Trailer Tires for Traailer order # 109194753		1000 Checking - WSB	246.84	2,122.22
Check	07/11/2020	2485	Jeanette A. Lettiere	Hawatha Fasteners # B3379		1000 Checking - WSB	17.80	2,140.02
Check	07/11/2020	2485	Jeanette A. Lettiere	Hawatha Fasteners # B8605		1000 Checking - WSB	37.67	2,177.69
Check	08/16/2020	2497	Jeanette A. Lettiere	screws order 298299 Best materials		1000 Checking - WSB	23.62	2,201.31
Check	08/16/2020	2497	Jeanette A. Lettiere	Whites lumber inv# 2602603		1000 Checking - WSB	9.39	2,210.70

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Check	08/16/2020	2497	Jeanette A. Lettiere	Hanson rivt 000162852	1000	Checking - WSB	67.25	2,277.95
Check	08/16/2020	2497	Jeanette A. Lettiere	Bolt Depot 1376730	1000	Checking - WSB	36.31	2,314.26
Check	08/16/2020	2497	Jeanette A. Lettiere	Hawatha Fasteners inv B12615	1000	Checking - WSB	12.10	2,326.36
Check	08/16/2020	2497	Jeanette A. Lettiere	Harbor Freight Ticket 01189687	1000	Checking - WSB	23.75	2,350.11
Check	08/16/2020	2497	Jeanette A. Lettiere	Whites Lumber inv 2590991	1000	Checking - WSB	113.61	2,463.72
Check	08/16/2020	2497	Jeanette A. Lettiere	Hawatha Fasteners inv B4782	1000	Checking - WSB	49.54	2,513.26
Check	08/16/2020	2497	Jeanette A. Lettiere	Fleet pride inv 56501996	1000	Checking - WSB	361.80	2,875.06
Check	08/16/2020	2497	Jeanette A. Lettiere	Hawatha fasteners inv B12297	1000	Checking - WSB	58.24	2,933.30
Check	08/16/2020	2497	Jeanette A. Lettiere	Whitesboro Flow shop Inv 201680004	1000	Checking - WSB	49.01	2,982.31
Check	09/13/2020	2509	Whites Lumber		1000	Checking - WSB	62.59	3,044.90
Check	09/20/2020	2511	Jeanette A. Lettiere	IN# 2830750 Whites lumber misk repairs	1000	Checking - WSB	21.05	3,065.95
Check	09/20/2020	2511	Jeanette A. Lettiere	IN# B13718 Hiawatha Fasteners	1000	Checking - WSB	21.38	3,087.33
Check	09/20/2020	2511	Jeanette A. Lettiere	ord 0072071 Jeff Concrete	1000	Checking - WSB	120.96	3,208.29
Check	09/20/2020	2511	Jeanette A. Lettiere	Amazon ord no 111-5626341-3629068	1000	Checking - WSB	52.17	3,260.46
Check	09/20/2020	2511	Jeanette A. Lettiere	Amazon ord no 112-2447842-5749069	1000	Checking - WSB	61.56	3,322.02
Check	09/20/2020	2511	Jeanette A. Lettiere	Harbor Freight Ticket No 04162432	1000	Checking - WSB	30.22	3,352.24
Check	09/20/2020	2511	Jeanette A. Lettiere	Hanson Rivit Ord # 466916-00	1000	Checking - WSB	75.85	3,428.09
Check	09/20/2020	2511	Jeanette A. Lettiere	Bolt Depot Ord # 1386058	1000	Checking - WSB	117.19	3,545.28
Check	09/20/2020	2511	Jeanette A. Lettiere	Harbor freight Ticket 01192995	1000	Checking - WSB	105.81	3,651.09
Check	09/20/2020	2511	Jeanette A. Lettiere	Hawatha fasteners inv # B15244	1000	Checking - WSB	18.61	3,669.70
Check	09/20/2020	2511	Jeanette A. Lettiere	Bolt Depot No 1386058	1000	Checking - WSB	110.26	3,779.96
Check	09/20/2020	2511	Jeanette A. Lettiere	Best Materials ord no 298299	1000	Checking - WSB	23.62	3,803.58
Check	10/10/2020	2522	Jeanette A. Lettiere	trailer plug and battery box	1000	Checking - WSB	32.92	3,836.50
Check	10/10/2020	2522	Jeanette A. Lettiere	Walkoff Equipment inv IVB3382	1000	Checking - WSB	133.11	3,969.61
Check	12/14/2020	2540	Jeanette A. Lettiere	Tractor supply oil for tractor ticket 645631	1000	Checking - WSB	86.38	4,055.99
Check	12/14/2020	2540	Jeanette A. Lettiere	Equipment rental Trans # 00055836 Saw blade sharpin	1000	Checking - WSB	8.64	4,064.63
Check	12/14/2020	2540	Jeanette A. Lettiere	Walkoff Equip. inv IVB3867 Filters for tractor	1000	Checking - WSB	89.10	4,153.73
Check	12/14/2020	2540	Jeanette A. Lettiere	Equipment Rental Trans # 00055444 oil and string for line trim	1000	Checking - WSB	55.23	4,208.96
Check	12/14/2020	2540	Jeanette A. Lettiere	Safety headphones Amazon ord # 111-0999183-3381045	1000	Checking - WSB	82.61	4,291.57
Check	12/14/2020	2540	Jeanette A. Lettiere	hole saws Amazon order# 111-5310474-1679412	1000	Checking - WSB	197.82	4,489.39
Check	12/14/2020	2540	Jeanette A. Lettiere	Amazon Order # 111-9803961-4773660 Ply Cutters	1000	Checking - WSB	46.27	4,535.66
Check	12/14/2020	2540	Jeanette A. Lettiere	Walmart YC# 3275 4572 7521 3144 2534 2 oil for tractor	1000	Checking - WSB	8.30	4,543.96
Total 6320 - equipment repairs							4,546.85	4,546.85
<b>6330 - Supplies</b>								
Check	12/26/2019	2418	Jeanette Lettiere	Sames club Batteries	1000	Checking - WSB	23.74	23.74
Check	08/13/2020	2496	Network Oriented Solutions	Bill post cards	1000	Checking - WSB	50.00	73.74
Total 6330 - Supplies							73.74	73.74
<b>6340 - Telephone and Internet</b>								
<b>6345 - Internet</b>								
Check	11/08/2019	2394	Spectrum	acct. 202-769782201-001	1000	Checking - WSB	206.85	206.85
Check	12/09/2019	2414	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	206.85	413.70
Check	01/09/2020	2426	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	206.87	620.57
Check	02/11/2020	2434	Spectrum	202-769782201-001	1000	Checking - WSB	75.00	695.57
Check	03/11/2020	2448	Spectrum	March 2020 bill	1000	Checking - WSB	33.50	729.07
Check	03/31/2020	2455	Spectrum	April 2020 bill	1000	Checking - WSB	33.50	762.57
Check	05/08/2020	2465	Spectrum	may 2020 bill	1000	Checking - WSB	33.50	796.07
Check	06/08/2020	2475	Time Warner Spectrum	internet	1000	Checking - WSB	33.50	829.57
Check	07/11/2020	2484	Time Warner Spectrum	internet	1000	Checking - WSB	33.50	863.07
Check	08/13/2020	2495	Time Warner Spectrum	internet	1000	Checking - WSB	33.50	896.57
Check	09/13/2020	2510	Spectrum	Sept 2020 bill	1000	Checking - WSB	33.50	930.07
Check	10/09/2020	2519	Time Warner Spectrum	internet	1000	Checking - WSB	38.20	968.27
General Journal	10/31/2020	ea-cd		To allocate to proper acct	6560	Rent	1,436.42	2,404.69
General Journal	10/31/2020	ea-cd		To allocate pers use per U-7		-SPLIT-	-601.17	1,803.52
Check	11/07/2020	2530	Time Warner Spectrum	internet	1000	Checking - WSB	38.20	1,841.72
Check	12/09/2020	2538	Time Warner Spectrum	internet	1000	Checking - WSB	38.20	1,879.92
Total 6345 - Internet							1,879.92	1,879.92
<b>6340 - Telephone and Internet - Other</b>								
Check	11/25/2019	2406	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	124.42	124.42
Check	12/27/2019	2419	AT&T Mobility	VOID: Account No. 685833314	1000	Checking - WSB	0.00	124.42
Check	12/27/2019	2420	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	124.42	248.84
Check	01/29/2020	2427	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	128.01	376.85
Check	02/22/2020	2435	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.60	418.45
Check	03/17/2020	2449	James Lettiere	Apple	1000	Checking - WSB	1.00	419.45
Check	03/26/2020	2452	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.60	461.05
Check	04/23/2020	2456	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	501.55
Check	05/26/2020	2470	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	542.05
Check	06/27/2020	2480	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	582.55
Check	07/28/2020	2488	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	623.05
Check	08/16/2020	2497	Jeanette A. Lettiere	Apple storage doc number 138347329315	1000	Checking - WSB	0.99	624.04
Check	08/27/2020	2500	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	664.54
Check	09/22/2020	2514	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	40.50	705.04
Check	10/26/2020	2524	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	746.04
General Journal	10/31/2020	ea-cd		To allocate to proper acct	6560	Rent	759.58	1,505.62
General Journal	10/31/2020	ea-cd		To allocate pers use per U-7	6345	internet	-376.40	1,129.22
Check	11/28/2020	2535	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	1,170.22
Check	12/30/2020	2542	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	1,211.22
Total 6340 - Telephone and Internet - Other							1,211.22	1,211.22
Total 6340 - Telephone and Internet							3,091.14	3,091.14
<b>6350 - Utilities power</b>								
Check	11/30/2019	2408	National Grid	flushing hydrant	1000	Checking - WSB	32.50	32.50
Check	12/30/2019	2421	National Grid	flushing hydrant	1000	Checking - WSB	23.33	55.83
Check	02/01/2020	2429	National 1Grid 1	flushing hydrant	1000	Checking - WSB	23.33	79.16
Check	02/27/2020	2440	National Grid	flushing hydrant	1000	Checking - WSB	23.33	102.49
Check	03/26/2020	2453	National Grid	flushing hydrant	1000	Checking - WSB	23.33	125.82
Check	04/30/2020	2461	National 1Grid 1	flushing hydrant	1000	Checking - WSB	23.33	149.15
Check	05/26/2020	2471	National 1Grid 1	flushing hydrant	1000	Checking - WSB	23.33	173.08
Check	07/03/2020	2483	National Grid	flushing hydrant	1000	Checking - WSB	23.45	196.53
Check	08/01/2020	2490	National 1Grid 1	flushing hydrant	1000	Checking - WSB	23.33	219.86
Check	09/01/2020	2503	National 1Grid 1	flushing hydrant	1000	Checking - WSB	23.33	243.19
Check	09/29/2020	2516	National Grid	flushing hydrant	1000	Checking - WSB	23.45	266.64
Check	10/30/2020	2526	National Grid	flushing hydrant	1000	Checking - WSB	23.33	289.97
Check	11/28/2020	2533	National Grid	flushing hydrant	1000	Checking - WSB	0.00	289.97
Check	11/28/2020	2534	National Grid	flushing hydrant	1000	Checking - WSB	23.73	313.70
Total 6350 - Utilities power							313.70	313.70
<b>6410 - Meter Reading</b>								
<b>6411 - final read account set up fees</b>								
Deposit	09/23/2020		Batch Payments	Deposit	1000	Checking - WSB	-75.00	-75.00
Deposit	09/23/2020		Batch Payments	Woodcott set up	1000	Checking - WSB	-25.00	-100.00
Deposit	10/02/2020		Batch Payments	cust 113 Quintana	1000	Checking - WSB	-25.00	-125.00
General Journal	10/31/2020	ea-cd		To post to Income	4100	Sales	125.00	0.00
Total 6411 - final read account set up fees							0.00	0.00
<b>6410 - Meter Reading - Other</b>								
Check	02/01/2020	2432	Kathleen Tamblin	feb 2020 reads	1000	Checking - WSB	300.00	300.00
Check	04/30/2020	2462	Dale Tamblin	May 2020reads	1000	Checking - WSB	300.00	600.00
Check	07/25/2020	2487	Kathleen Tamblin	august reads	1000	Checking - WSB	300.00	900.00
Check	10/29/2020	2525	Dale Tamblin	october 2020 reads	1000	Checking - WSB	300.00	1,200.00
Total 6410 - Meter Reading - Other							1,200.00	1,200.00
Total 6410 - Meter Reading							1,200.00	1,200.00
<b>6470 - Payroll Taxes</b>								
Check	12/26/2019	paycktaxes	Paychex Taxpay		1000	Checking - WSB	6.00	6.00
General Journal	01/30/2020	Paychex	Paychex Payroll		1000	Checking - WSB	88.50	94.50
Check	06/11/2020		Jeanette A. Lettiere	Employer Taxes	1000	Checking - WSB	88.50	183.00
Check	08/18/2020		Jeanette A. Lettiere	Employer Taxes	1000	Checking - WSB	88.50	271.50
General Journal	10/31/2020	ea-cd		To adj payroll per N-1		-SPLIT-	-6.00	265.50
Check	12/10/2020	jenpaay	Jeanette A. Lettiere	Employer Taxes	1000	Checking - WSB	88.50	354.00

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total 6470 - Payroll Taxes							354.00	354.00
<b>6500 - In Lieu of pay</b>								
Check	02/11/2020	2434	Spectrum	Jims pay	1000	Checking - WSB	122.27	122.27
Check	02/22/2020	2435	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	83.21	205.48
Check	02/24/2020	2436	Community Bank	truck payment 3.10 extra paid	1000	Checking - WSB	500.00	705.48
Check	03/02/2020	2441	Jeanette Lettiere	rent	1000	Checking - WSB	630.00	1,335.48
Check	03/11/2020	2448	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	164.52	1,500.00
Check	03/17/2020	2449	James Lettiere	drivers license	1000	Checking - WSB	164.50	1,664.50
Check	03/23/2020	2451	Community Bank	truck payment 3.10 extra paid	1000	Checking - WSB	500.00	2,164.50
Check	03/26/2020	2452	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	83.21	2,247.71
Check	03/31/2020	2455	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	157.81	2,405.52
Check	04/23/2020	2456	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	87.15	2,492.67
Check	04/23/2020	2457	Community Bank	May payment paid 3.10 more	1000	Checking - WSB	500.00	2,992.67
Check	05/04/2020	2464	Jeanette Lettiere	April-May -June	1000	Checking - WSB	630.00	3,622.67
Check	05/08/2020	2465	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	164.52	3,787.19
Check	05/21/2020	2466	Jeanette Lettiere	Apple New phone for Jeanette	1000	Checking - WSB	484.92	4,272.11
Check	05/26/2020	2470	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	84.86	4,356.97
Check	06/04/2020	2474	Community Bank	May payment paid 3.10 more	1000	Checking - WSB	500.00	4,856.97
Check	06/08/2020	2475	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	5,021.49
Check	06/27/2020	2479	Community Bank	July payment paid 3.10 more	1000	Checking - WSB	500.00	5,521.49
Check	06/27/2020	2480	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	83.59	5,605.08
Check	07/11/2020	2484	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	5,769.60
Check	07/28/2020	2488	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	84.16	5,853.76
Check	07/28/2020	2489	Community Bank	AUG payment paid 3.10 more	1000	Checking - WSB	500.00	6,353.76
Check	08/02/2020	2491	Jeanette A. Lettiere	Rent July - September 2020	1000	Checking - WSB	630.00	6,983.76
Check	08/13/2020	2495	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	7,148.28
Check	08/21/2020	2499	Community Bank	Sept payment paid 3.10 more	1000	Checking - WSB	500.00	7,648.28
Check	08/27/2020	2500	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	84.16	7,732.44
Check	09/08/2020	2506	Community Bank	Oct payment paid 3.10 more	1000	Checking - WSB	500.00	8,232.44
Check	09/13/2020	2510	Spectrum	acct # 202-769782201-001	1000	Checking - WSB	169.22	8,401.66
Check	09/20/2020	2511	Jeanette A. Lettiere	Amazon ord # 112-8455446-3265026 Drill	1000	Checking - WSB	317.50	8,719.16
Check	09/20/2020	2511	Jeanette A. Lettiere	Amazon ord# 112-7078924-3565010	1000	Checking - WSB	15.02	8,734.18
Check	09/22/2020	2514	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	84.16	8,818.34
Check	09/29/2020	2515	Community Bank	NOV payment paid 3.10 more	1000	Checking - WSB	500.00	9,318.34
Check	10/09/2020	2519	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	9,482.86
Check	10/10/2020	2522	Jeanette A. Lettiere	Howland pump fittings Inv PW 18797	1000	Checking - WSB	8.42	9,491.28
Check	10/10/2020	2522	Jeanette A. Lettiere	Straton Hardware Line Le4vel Inv A406174	1000	Checking - WSB	3.99	9,495.27
Check	10/26/2020	2524	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	85.08	9,580.35
Check	10/30/2020	2527	Community Bank	Dec payment paid 3.10 more	1000	Checking - WSB	500.00	10,080.35
General Journal	10/31/2020	ea-cd		To allocate to proper acct	6560	Rent	-10,080.35	0.00
Check	11/07/2020	2530	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	164.52
Check	11/13/2020	2531	Community Bank	Jan payment paid 3.10 more	1000	Checking - WSB	500.00	664.52
Check	11/16/2020	2532	Jeanette A. Lettiere	Rent Oct. Nov. Dec. 2020	1000	Checking - WSB	630.00	1,294.52
Check	11/28/2020	2535	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	83.77	1,378.29
Check	12/09/2020	2538	Time Warner Spectrum	acct No. 202-769782201-001	1000	Checking - WSB	164.52	1,542.81
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber nylon twine INV # 2657769	1000	Checking - WSB	12.30	1,555.11
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber Timber lock Screws INV # 2673055	1000	Checking - WSB	19.22	1,574.33
Check	12/30/2020	2542	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	90.81	1,665.14
Check	12/30/2020	2543	Community Bank	FEB payment paid 3.10 more	1000	Checking - WSB	500.00	2,165.14
Total 6500 - In Lieu of pay							2,165.14	2,165.14
<b>6550 - Office Expense</b>								
<b>6560 - Rent</b>								
Check	12/18/2019	2417	Jeanette Lettiere	rent Oct. Nov. Dec 2019	1000	Checking - WSB	900.00	900.00
Check	03/02/2020	2441	Jeanette Lettiere	Jan - March 2020	1000	Checking - WSB	270.00	1,170.00
Check	05/04/2020	2464	Jeanette Lettiere	April- May-June 2020	1000	Checking - WSB	270.00	1,440.00
Check	08/02/2020	2491	Jeanette A. Lettiere	July, August September 2020	1000	Checking - WSB	270.00	1,710.00
General Journal	10/31/2020	ea-cd		To allocate to proper acct		-SPLIT-	1,890.00	3,600.00
Check	11/16/2020	2532	Jeanette A. Lettiere	Rent Oct. Nov. Dec. 2020	1000	Checking - WSB	270.00	3,870.00
Total 6560 - Rent							3,870.00	3,870.00
<b>6550 - Office Expense - Other</b>								
Check	03/17/2020	2449	James Lettiere	checks for less	1000	Checking - WSB	11.86	11.86
Check	07/11/2020	2485	Jeanette A. Lettiere	Staples Invoice # 1452232-2-002-29690	1000	Checking - WSB	539.55	551.41
Check	08/16/2020	2497	Jeanette A. Lettiere	Re Michel Inv 71474000	1000	Checking - WSB	62.18	613.59
Check	08/16/2020	2497	Jeanette A. Lettiere	File boxes Sams Club no 0163 2174 6084 4233 2771 9	1000	Checking - WSB	30.52	644.11
Check	09/20/2020	2511	Jeanette A. Lettiere	Reinmens Keys for flushing Hydrant	1000	Checking - WSB	6.45	650.56
General Journal	10/31/2020	ea-cd		To adj R/E per PR-1	3040	Retained Earnings	-6.00	644.56
General Journal	10/31/2020	ea-cd		To allocate to proper acct	6560	Rent	363.69	1,008.25
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach retail plumbing supplies inv # 95178	1000	Checking - WSB	5.82	1,014.07
Check	12/14/2020	2540	Jeanette A. Lettiere	Harbor Freight Ticket no 03470562 torch and oganizer bins	1000	Checking - WSB	51.81	1,065.88
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber INV # 2675025 Switch	1000	Checking - WSB	3.77	1,069.65
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber INV# 2691360 driveway markers	1000	Checking - WSB	19.82	1,089.47
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach Retail INV# 95177 plumbing fittings	1000	Checking - WSB	69.42	1,158.89
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach retail INV # 95189 plumbing fittings	1000	Checking - WSB	68.45	1,227.34
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber INV# 2653208 Boiler drain	1000	Checking - WSB	7.01	1,234.35
Check	12/14/2020	2540	Jeanette A. Lettiere	Amazon order # 111-7685362-2819418 UPS backup battery	1000	Checking - WSB	21.59	1,255.94
Total 6550 - Office Expense - Other							1,255.94	1,255.94
Total 6550 - Office Expense							5,125.94	5,125.94
<b>6850 - Real Estate Taxes</b>								
Check	01/02/2020	2424	Town of Watertown	water main taxes	1000	Checking - WSB	2,294.68	2,294.68
Check	09/29/2020	2517	Watertown City School District	water mains taxes	1000	Checking - WSB	2,607.11	4,901.79
Check	12/31/2020	2545	Pamela Desomo Tax Collector	water main	1000	Checking - WSB	2,357.95	7,259.74
Total 6850 - Real Estate Taxes							7,259.74	7,259.74
<b>6860 - Revenue Taxes</b>								
Check	03/05/2020	2443	United States Treasury	underpayment of 940	1000	Checking - WSB	18.26	18.26
Check	07/01/2020	2481	United States Treasury	E.I.N. 20-35689051 Form 8752 Year End 10/31/2019	1000	Checking - WSB	681.00	699.26
General Journal	10/31/2020	ea-cd		To adj payroll per N-1	6470	Payroll Taxes	6.74	706.00
General Journal	10/31/2020	ea-cd		To allocate Form 8752 payment per G-1	1700	Prepaid Taxes	-481.00	25.00
Total 6860 - Revenue Taxes							25.00	25.00
Total Expense							93,052.82	93,052.82
Net Ordinary Income							-3,537.35	-3,537.35
<b>Other Income/Expense</b>								
<b>Other Expense</b>								
<b>7000 - Gain on asset exchange</b>								
General Journal	10/31/2020	ea-cd		To record sale price of veh trade in	1505	Vehicles	-22,000.00	-22,000.00
General Journal	10/31/2020	ea-cd		To remove veh traded in per I-2	1505	Vehicles	12,615.00	-9,385.00
General Journal	10/31/2020	ea-cd		To remove loan for traded in veh per I-2	2475	NIP - 2017 Chevy Silverado	-6,094.13	-15,469.13
Total 7000 - Gain on asset exchange							-15,469.13	-15,469.13
Total Other Expense							-15,469.13	-15,469.13
Net Ordinary Income							15,469.13	15,469.13
<b>Net Income</b>							<b>11,931.78</b>	<b>11,931.78</b>

Southside Water Inc.  
**Profit & Loss Detail**  
 November 2020 through October 2021

1:25 PM

08/06/2023

Accrual Basis

Ordinary Income/Expense

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Income</b>								
<b>4000 - Operating Revenue</b>								
<b>4100 - Sales</b>								
Deposit	11/05/2020		Batch Payments	9		1000 Checking - WSB	1,343.54	1,343.54
Deposit	11/07/2020		Batch Payments	16		1000 Checking - WSB	2,484.62	3,828.16
Deposit	11/07/2020		Batch Payments	Deposit		1000 Checking - WSB	1,253.00	5,081.16
Deposit	11/13/2020		Batch Payments	Deposit		1000 Checking - WSB	1,472.44	6,553.60
Deposit	11/16/2020		Batch Payments	Deposit		1000 Checking - WSB	813.34	7,366.94
Deposit	11/19/2020		Batch Payments	Deposit		1000 Checking - WSB	227.76	7,594.70
Deposit	11/21/2020		Batch Payments	Deposit		1000 Checking - WSB	748.33	8,343.03
Deposit	11/23/2020		Batch Payments	Deposit		1000 Checking - WSB	490.51	8,833.54
Deposit	11/26/2020		Batch Payments	Deposit		1000 Checking - WSB	1,152.01	9,985.55
Deposit	12/01/2020		Batch Payments	6		1000 Checking - WSB	873.61	10,859.16
Deposit	12/03/2020		Batch Payments	9 transactions one was set up fee		1000 Checking - WSB	1,279.02	12,138.18
Deposit	12/03/2020		Batch Payments	Deposit		1000 Checking - WSB	1,242.07	13,380.25
Deposit	12/05/2020		Batch Payments	Deposit		1000 Checking - WSB	2,638.00	16,018.25
Deposit	12/07/2020		Batch Payments	Deposit		1000 Checking - WSB	748.04	16,766.29
Deposit	12/10/2020		Batch Payments	Deposit		1000 Checking - WSB	197.35	16,963.64
Deposit	12/14/2020	021334	Batch Payments	Account set up fee		1000 Checking - WSB	25.00	16,988.64
Deposit	12/21/2020		Batch Payments	Deposit		1000 Checking - WSB	472.44	17,461.08
Deposit	12/27/2020		Batch Payments	Deposit		1000 Checking - WSB	242.99	17,704.07
Deposit	02/16/2021		Batch Payments	Deposit		1000 Checking - WSB	239.20	17,943.27
Deposit	02/18/2021		Batch Payments	Deposit		1000 Checking - WSB	2,797.92	20,741.19
Deposit	02/20/2021		Batch Payments	Deposit		1000 Checking - WSB	1,440.54	22,181.73
Deposit	02/22/2021		Batch Payments	Deposit		1000 Checking - WSB	1,530.54	23,712.27
Deposit	02/24/2021		Batch Payments	Deposit		1000 Checking - WSB	821.57	24,533.84
Deposit	02/28/2021		Batch Payments	Deposit		1000 Checking - WSB	1,653.26	26,187.10
Deposit	03/01/2021		Batch Payments	Deposit		1000 Checking - WSB	1,217.11	27,404.21
Deposit	03/03/2021		Batch Payments	Deposit		1000 Checking - WSB	1,263.74	28,667.95
Deposit	03/05/2021		Batch Payments	Deposit		1000 Checking - WSB	1,463.94	30,151.89
Deposit	03/05/2021		Batch Payments	Deposit		1000 Checking - WSB	291.00	30,442.89
Deposit	03/05/2021		Batch Payments	Deposit		1000 Checking - WSB	2,131.73	32,574.62
Deposit	03/06/2021		Batch Payments	Deposit		1000 Checking - WSB	600.66	33,175.28
Deposit	03/08/2021		Batch Payments	Deposit		1000 Checking - WSB	1,303.92	34,479.20
Deposit	03/12/2021		Batch Payments	2 people pd 50.00 each		1000 Checking - WSB	303.50	34,782.70
Deposit	03/15/2021	1116	Batch Payments	account set up for sullivan		1000 Checking - WSB	25.00	34,807.70
Deposit	03/15/2021		Batch Payments	Deposit		1000 Checking - WSB	251.15	35,058.85
Deposit	03/18/2021		Batch Payments	Deposit		1000 Checking - WSB	116.71	35,175.56
Deposit	03/25/2021	102408	Batch Payments	Deposit		1000 Checking - WSB	474.32	35,649.88
Deposit	03/25/2021		Batch Payments	Deposit		1000 Checking - WSB	174.49	35,824.37
Deposit	04/01/2021		Batch Payments	final read Nahmias		1000 Checking - WSB	317.57	36,141.94
Deposit	04/02/2021		Batch Payments	Deposit		1000 Checking - WSB	113.88	36,255.82
Deposit	04/12/2021		Batch Payments	Riley late		1000 Checking - WSB	390.05	36,645.87
Deposit	04/30/2021		Batch Payments	cols no late fee paid		1000 Checking - WSB	136.24	36,782.11
Deposit	05/09/2021		Batch Payments	Deposit		1000 Checking - WSB	2,243.61	39,025.72
Deposit	05/10/2021		Batch Payments	Deposit		1000 Checking - WSB	1,137.95	40,163.67
Deposit	05/13/2021		Batch Payments	Deposit		1000 Checking - WSB	474.89	40,638.56
Deposit	05/13/2021		Batch Payments	Deposit		1000 Checking - WSB	405.86	41,044.42
Deposit	05/14/2021		Batch Payments	Deposit		1000 Checking - WSB	460.48	41,504.90
Deposit	05/17/2021		Batch Payments	Deposit		1000 Checking - WSB	163.88	41,668.78
Deposit	05/20/2021		Batch Payments	Deposit		1000 Checking - WSB	614.19	42,282.97
Deposit	05/22/2021		Batch Payments	Deposit		1000 Checking - WSB	309.23	42,592.20
Deposit	05/22/2021		Batch Payments	Deposit		1000 Checking - WSB	659.05	43,251.25
Deposit	05/26/2021		Batch Payments	1 person		1000 Checking - WSB	113.88	43,365.13
Deposit	05/26/2021		Batch Payments	Deposit		1000 Checking - WSB	828.73	44,193.86
Deposit	05/28/2021		Batch Payments	Deposit		1000 Checking - WSB	386.19	44,579.95
Deposit	06/01/2021		Batch Payments	Deposit		1000 Checking - WSB	113.88	44,693.83
Deposit	06/01/2021		Batch Payments	Deposit		1000 Checking - WSB	774.38	45,468.21
Deposit	06/03/2021		Batch Payments	Deposit		1000 Checking - WSB	863.43	46,331.64
Deposit	06/03/2021		Batch Payments	Deposit		1000 Checking - WSB	1,328.87	47,660.51
Deposit	06/06/2021		Batch Payments	Deposit		1000 Checking - WSB	586.05	48,246.56
Deposit	06/07/2021		Batch Payments	Deposit		1000 Checking - WSB	1,469.46	49,716.02
Deposit	06/08/2021		Batch Payments	Deposit		1000 Checking - WSB	977.95	50,704.07
Deposit	06/11/2021		Batch Payments	Deposit		1000 Checking - WSB	591.09	51,295.16
Deposit	06/14/2021		Batch Payments	final for Casaneda		1000 Checking - WSB	107.90	51,403.06
Deposit	06/21/2021		Batch Payments	Lazarchuck		1000 Checking - WSB	218.74	51,621.80
Deposit	06/25/2021		Batch Payments	2		1000 Checking - WSB	497.10	52,118.90
Deposit	06/30/2021		Batch Payments	Perry		1000 Checking - WSB	116.34	52,235.24
Deposit	07/04/2021		Batch Payments	Deposit		1000 Checking - WSB	192.29	52,427.53
Deposit	07/09/2021		Batch Payments	Peddell paid ahead for next bill #105		1000 Checking - WSB	93.02	52,520.55
Deposit	07/19/2021		Batch Payments	Quintana		1000 Checking - WSB	116.34	52,636.89
Deposit	08/03/2021		Batch Payments	Deposit		1000 Checking - WSB	113.88	52,750.77
Deposit	08/05/2021		Batch Payments	Deposit		1000 Checking - WSB	2,335.01	55,085.78
Deposit	08/05/2021		Batch Payments	7		1000 Checking - WSB	1,178.20	56,263.98
Deposit	08/09/2021		Batch Payments	7		1000 Checking - WSB	1,028.17	57,292.15
Deposit	08/13/2021		Batch Payments	Deposit		1000 Checking - WSB	1,688.66	58,970.81
Deposit	08/13/2021		Batch Payments	1		1000 Checking - WSB	170.42	59,141.23
Deposit	08/14/2021		Batch Payments	Deposit		1000 Checking - WSB	1,119.33	60,260.56
Deposit	08/14/2021		Batch Payments	set up		1000 Checking - WSB	25.00	60,285.56
Deposit	08/16/2021		Batch Payments	Deposit		1000 Checking - WSB	718.53	61,004.09
Deposit	08/19/2021		Batch Payments	Deposit		1000 Checking - WSB	1,067.27	62,071.36
Deposit	08/20/2021		Batch Payments	Salisbury		1000 Checking - WSB	113.88	62,185.24
Deposit	08/22/2021		Batch Payments	Deposit		1000 Checking - WSB	227.76	62,413.00
Deposit	08/24/2021		Batch Payments	Deposit		1000 Checking - WSB	497.39	62,910.39
Deposit	08/24/2021		Batch Payments	Deposit		1000 Checking - WSB	311.32	63,221.71
Deposit	08/26/2021		Batch Payments	Deposit		1000 Checking - WSB	304.72	63,526.43
Deposit	08/26/2021		Batch Payments	Deposit		1000 Checking - WSB	1,352.72	64,879.15
Deposit	08/29/2021		Batch Payments	Deposit		1000 Checking - WSB	283.93	65,163.08
Deposit	08/31/2021		Batch Payments	Deposit		1000 Checking - WSB	784.45	65,947.53
Deposit	08/31/2021		Batch Payments	Deposit		1000 Checking - WSB	770.19	66,717.72
Deposit	09/01/2021		Batch Payments	Deposit		1000 Checking - WSB	1,083.99	67,801.71
Deposit	09/03/2021		Batch Payments	Deposit		1000 Checking - WSB	498.53	68,299.34
Deposit	09/03/2021		Batch Payments	Deposit		1000 Checking - WSB	388.46	68,687.80
Deposit	09/04/2021		Batch Payments	Deposit		1000 Checking - WSB	1,047.10	69,734.90
Deposit	09/08/2021		Batch Payments	Deposit		1000 Checking - WSB	1,047.97	70,782.87
Deposit	09/10/2021		Batch Payments	Deposit		1000 Checking - WSB	491.38	71,274.25
Deposit	09/12/2021		Batch Payments	Deposit		1000 Checking - WSB	215.44	71,489.69
Deposit	09/14/2021		Batch Payments	Deposit		1000 Checking - WSB	607.16	72,096.85
Deposit	09/19/2021		Batch Payments	Deposit		1000 Checking - WSB	326.27	72,423.12
Deposit	09/21/2021		Batch Payments	Deposit		1000 Checking - WSB	354.21	72,777.33
Deposit	09/22/2021		Batch Payments	Deposit		1000 Checking - WSB	150.02	72,927.35
Deposit	10/08/2021		Batch Payments	Deposit		1000 Checking - WSB	185.07	73,112.42
General Journal	10/31/2021	ea-ct		To reclassify deposits per L-2	2500	Escrow Repairs	43,024.86	116,146.08
<b>Total 4100 - Sales</b>							<b>116,146.08</b>	<b>116,146.08</b>
<b>4110 - escrow intrest earned</b>								
Deposit	12/31/2020		Watertown Savings bank	Interest		1050 WSB- Repair Escrow	1.00	1.00
Deposit	04/01/2021			Interest		1050 WSB- Repair Escrow	1.13	2.13
Deposit	05/01/2021			Interest		1050 WSB- Repair Escrow	1.88	4.01
Deposit	08/01/2021			Interest		1050 WSB- Repair Escrow	1.01	5.02
Deposit	10/13/2021		Watertown Savings bank	Deposit		1050 WSB- Repair Escrow	0.71	5.73
<b>Total 4110 - escrow intrest earned</b>							<b>5.73</b>	<b>5.73</b>
<b>4000 - Operating Revenue - Other</b>								
Check	11/30/2020	62	Southside Water Inc	Replace funds used from Materials and supplies line		1050 WSB- Repair Escrow	-3,400.00	-3,400.00
Deposit	12/21/2020		Southside Water Inc	last four customers due for november 2020 bill cycle next fun		1050 WSB- Repair Escrow	200.00	-3,200.00
Check	12/23/2020	63	Southside Water Inc	Replace funds from an overfunding in 2020		1050 WSB- Repair Escrow	-1,447.81	-4,647.81

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	03/25/2021		Batch Payments	Deposit		1000 Checking - WSB	176.00	-4,471.81
Deposit	04/05/2021		Batch Payments	set up fee		1000 Checking - WSB	25.00	-4,446.81
Deposit	06/09/2021		Batch Payments	Deposit		1000 Checking - WSB	147.73	-4,299.08
Total 4000 Operating Revenue - Other								-4,299.08
Total 4000 Operating Revenue								111,852.73
Total Income								111,852.73
<b>Expense</b>								
<b>Payroll processing fees</b>								
Check	11/02/2020		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	125.00
Check	12/10/2020	sb	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	62.00	167.00
Check	01/22/2021	sb	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	62.00	249.00
Check	03/09/2021	payroll	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	313.00
Check	04/03/2021	jen pay	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	438.00
Check	04/03/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	502.00
Check	07/08/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	566.00
Check	08/06/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	691.00
Check	08/24/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	755.00
Check	09/17/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	819.00
Check	10/28/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	883.00
Check	10/28/2021	quarter tax	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	1,008.00
Total Payroll processing fees								1,008.00
<b>6000 - Operator Salary</b>								
Check	12/10/2020	jenpaay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	1,000.00
Check	01/22/2021	jenpay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	2,000.00
Check	03/09/2021	jen pay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	3,000.00
Check	04/30/2021	jen pay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	4,000.00
Check	07/08/2021		Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	5,000.00
Check	08/24/2021		Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	6,000.00
Check	09/17/2021		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	7,000.00
Check	10/28/2021		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	8,000.00
General Journal	10/31/2021	ea-cd		To adj payroll per N-1		2100 Payroll Liabilities	-2,000.00	6,000.00
Total 6000 Operator Salary								6,000.00
<b>6002 - Officer Salary</b>								
General Journal	10/31/2021	ea-cd		To adj payroll per N-1		2100 Payroll Liabilities	2,000.00	2,000.00
Total 6002 Officer Salary								2,000.00
<b>6100 - Water Purchased</b>								
Check	11/03/2020	2529	City Comptroler	124 521		1000 Checking - WSB	2,146.81	2,146.81
Check	12/02/2020	2537	City Comptroler	124 521		1000 Checking - WSB	2,143.49	4,290.30
Check	01/04/2021	2546	City Comptroler	January 2021 bill		1000 Checking - WSB	1,997.48	6,287.78
Check	02/01/2021	2555	City Comptroler	due Feb 2021 bill		1000 Checking - WSB	2,123.58	8,411.36
Check	03/01/2021	2566	City Comptroler	March 2021 bill		1000 Checking - WSB	1,675.58	10,086.94
Check	04/04/2021	2573	City Comptroler	April 2021 bill		1000 Checking - WSB	1,682.22	11,769.16
Check	05/03/2021	2582	City Comptroler	April 2021 bill		1000 Checking - WSB	1,728.68	13,497.84
Check	06/01/2021	2592	City Comptroler	May 2021 bill		1000 Checking - WSB	2,199.90	15,697.74
Check	07/04/2021	2606	City Comptroler	June 2021 bill		1000 Checking - WSB	0.00	15,697.74
Check	07/04/2021	2607	City Comptroler	June 2021 bill		1000 Checking - WSB	0.00	15,697.74
Check	07/04/2021	2608	City Comptroler	June 2021 bill		1000 Checking - WSB	3,311.60	19,009.34
Check	08/02/2021	2617	City Comptroler	July 2021 bill		1000 Checking - WSB	3,875.75	22,885.09
Check	09/02/2021	2629	City Comptroler	August bill		1000 Checking - WSB	3,162.27	26,047.36
Check	10/02/2021	2635	City Comptroler	October 2021 bill		1000 Checking - WSB	2,591.49	28,638.85
Total 6100 Water Purchased								28,638.85
<b>6110 - Transportation</b>								
Check	03/25/2021	2570	Jeanette A. Lettiere	Fucillo truck oil change and Maintenance Invoice no CTC52		1000 Checking - WSB	328.96	328.96
Check	10/15/2021	2638	Jeanette A. Lettiere	oil change truck fucillos Inv no CTC5281522		1000 Checking - WSB	75.55	404.51
General Journal	10/31/2021	ea-cd		To adj for bus fuel cost per Z-2		2451 Due to officer	2,332.19	2,736.70
General Journal	10/31/2021	ea-cd		To charge officer for pers use of bus veh		2451 Due to officer	-40.45	2,696.25
Total 6110 Transportation								2,696.25
<b>6113 - Water Testing</b>								
Check	12/02/2020	2536	Converse Laboratory	August 2020 testing		1000 Checking - WSB	560.00	560.00
Check	05/25/2021	2588	Converse Laboratory	May 2021 testing		1000 Checking - WSB	285.00	845.00
Check	09/01/2021	2628	Converse Laboratory	water testing invoice #61120		1000 Checking - WSB	290.00	1,125.00
Total 6113 Water Testing								1,125.00
<b>6145 - Computer</b>								
Check	12/12/2020	2539	Network Orented Solutions	Software Maintenance for 2021		1000 Checking - WSB	525.00	525.00
Check	03/25/2021	2570	Jeanette A. Lettiere	3 year virus protection Inv no BKD-736344653503		1000 Checking - WSB	105.83	630.83
Check	09/10/2021	2632	Steel Potter	WI FI 6 / Computer		1000 Checking - WSB	2,020.68	2,651.51
Check	10/15/2021	2638	Jeanette A. Lettiere	Coral fusion software ord no 98103389400		1000 Checking - WSB	69.11	2,720.62
Check	10/15/2021	2638	Jeanette A. Lettiere	DYN remote desktop Inv. 11750000		1000 Checking - WSB	55.00	2,775.62
General Journal	10/31/2021	ea-cd		To capitalize computer per U-3		1500 Equipment	-2,021.00	754.62
Total 6145 Computer								754.62
<b>6150 - Depreciation</b>								
General Journal	10/31/2021	ea-cd		To adj depr per I-1		1510 Accum Depr - Equipment	14,717.00	14,717.00
Total 6150 Depreciation								14,717.00
<b>6160 - Dues and Subscriptions</b>								
Check	12/31/2020	2544	New York Rural Water Assoc.	membership 2021		1000 Checking - WSB	260.00	260.00
Check	02/13/2021	2562	Jeanette A. Lettiere	Carbonite Back up for southside water Invoice # 06290371		1000 Checking - WSB	226.77	486.77
Check	02/13/2021	2562	Jeanette A. Lettiere	Go Daddy domain subscotion		1000 Checking - WSB	118.58	605.35
Total 6160 Dues and Subscriptions								605.35
<b>6165 - Education and Training</b>								
Check	02/26/2021	2565	Northern New York Water Works Conference	spring confarence		1000 Checking - WSB	60.00	60.00
Check	08/04/2021	2620	Northern New York Water Works Conference	spring confarence		1000 Checking - WSB	60.00	120.00
Total 6165 Education and Training								120.00
<b>6180 - Insurance</b>								
Check	12/30/2020	2541	Preferred Mutual Insurance Company	truck		1000 Checking - WSB	1,575.00	1,575.00
Check	01/04/2021	2547	Thousand Islands Agency	Busines liability payment for 1/20/2021-1/20/2022		1000 Checking - WSB	1,498.00	3,073.00
General Journal	10/31/2021	ea-cd		To allocate pers ins portion per U-4		2451 Due to officer	-157.50	2,915.50
General Journal	10/31/2021	ea-cd		To adj payroll per N-1		2100 Payroll Liabilities	-59.27	2,856.23
Total 6180 Insurance								2,856.23
<b>6190 - Interest Expense</b>								
General Journal	10/31/2021	ea-cd		To allocate loan payments per U-2		6500 In Lieu of pay	541.14	541.14
General Journal	10/31/2021	ea-cd		To allocate pers int portion		2451 Due to officer	-54.11	487.03
Total 6190 Interest Expense								487.03
<b>6225 - Licenses and Permits</b>								
Check	11/01/2020	2528	commissioner of Motor Vehicles	renegade trailer		1000 Checking - WSB	129.95	129.95
Check	01/13/2021	2551	Dig Safety New York Inc.	Dig Safety New York Inc.		1000 Checking - WSB	2.00	131.95
Check	02/03/2021	2557	Dig Safety New York Inc.	21010239		1000 Checking - WSB	2.00	133.95
Check	10/29/2021	2643	commissioner of Motor Vehicles	Appal and Renegade		1000 Checking - WSB	150.75	284.70
Total 6225 Licenses and Permits								284.70
<b>6250 - Postage</b>								
Check	02/10/2021	2559	Postmaster	2 rolls of first class forever / 2 rolls of postcard stamps		1000 Checking - WSB	180.00	180.00
Check	07/14/2021	2613	US Post Master	1 roll 34 cents		1000 Checking - WSB	36.00	216.00
Check	08/03/2021	2619	Postmaster	3 rolls of first class forever / 3 rolls of postcard stamps		1000 Checking - WSB	273.00	489.00
Check	10/15/2021	2638	Jeanette A. Lettiere	United states post office customer underpaid postage		1000 Checking - WSB	0.20	489.20
Total 6250 Postage								489.20
<b>6270 - Accounting</b>								
Check	01/07/2021	2548	Denesha Accounting Services	2020 tax preparation		1000 Checking - WSB	1,110.00	1,110.00
Total 6270 Accounting								1,110.00
<b>6300 - Materials and supplies</b>								
<b>6310 - Repairs and Maintenance</b>								
<b>6315 - birch lane water leak 2021-05-1</b>								
Check	05/12/2021	2585	T.J. Clement Construction Co. Inc	Stone needed for backfill at site		1000 Checking - WSB	527.52	527.52
Check	05/25/2021	2587	Jeanette A. Lettiere	Home Depot Buckets, Bleach and Sprayer to disinfect and r		1000 Checking - WSB	31.87	559.39
Check	05/25/2021	2587	Jeanette A. Lettiere	Dinner for men Pizzano's Pizza CKI 73		1000 Checking - WSB	22.68	582.07
Check	05/25/2021	2588	Converse Laboratory	water testing invoice #60377		1000 Checking - WSB	60.00	642.07
Check	05/29/2021	2589	SWBG Wholesale Inc.	sweep street		1000 Checking - WSB	365.00	1,007.07
Check	06/08/2021	2593	Syracuse Utilities	emergency leak repair Birch lane		1000 Checking - WSB	2,842.13	3,849.20
Check	06/13/2021	2595	Jeanette A. Lettiere	Strain Hardware Tran # A430625seed to reseed dederbed		1000 Checking - WSB	15.07	3,864.27
Check	06/17/2021	2597	Clement Drivway Sealing	Repair end of driveway on birch and seal patch from water lir		1000 Checking - WSB	972.00	4,836.27
Total 6315 - birch lane water leak 2021-05-1								4,836.27

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>6310 - Repairs and Maintenance - Other</b>								
Check	02/13/2021	2591	Ti-Sales	invoice 0127123 new water meter and fittings	1000	Checking - WSB	288.41	288.41
Check	04/28/2021	2581	Jeanette A. Lettiere	Blair supply order number 3248522 curb rench	1000	Checking - WSB	64.93	353.34
Check	06/13/2021	2595	Jeanette A. Lettiere	receipt no 98464Bach retail pipe fittings	1000	Checking - WSB	124.76	478.10
Check	06/24/2021	2599	Syracuse Utilities	Invoice 358-06211	1000	Checking - WSB	4,397.22	4,875.32
Check	06/24/2021	2601	Nick Hancock	Paid him to help with Annual Hydrant Flushing	1000	Checking - WSB	200.00	5,075.32
Check	07/01/2021	64	Southside Water Inc	funds needed for repairs from escrow	1050	WSB- Repair Escrow	9,000.00	14,075.32
Check	07/14/2021	65	Southside Water Inc	funds due from escrow	1050	WSB- Repair Escrow	7,500.00	21,575.32
Total 6310 - Repairs and Maintenance - Other							21,575.32	21,575.32
Total 6310 - Repairs and Maintenance							26,431.59	26,431.59
<b>6325 - birch lane water leak 05-15-202</b>								
Check	05/25/2021	2587	Jeanette A. Lettiere	Blair Supply inv. no. 3248812 pipe and @ 8" Hymax fittings	1000	Checking - WSB	1,010.00	1,010.00
Total 6325 - birch lane water leak 05-15-202							1,010.00	1,010.00
<b>6326 - Birch Lane leak 2021-06-22</b>								
Check	06/24/2021	2600	T.J. Clement	crushed stone	1000	Checking - WSB	529.80	529.80
Check	06/29/2021	2603	Converse Laboratory	water testing invoice #60646	1000	Checking - WSB	130.00	659.80
Check	07/01/2021	2605	Syracuse Utilities	birch lane leak	1000	Checking - WSB	4,944.24	5,604.04
Check	07/08/2021	2610	SWBG Wholesale Inc.	sweep street	1000	Checking - WSB	300.00	5,904.04
Check	08/14/2021	2623	Syracuse Utilities	birch lane leak	1000	Checking - WSB	1,133.76	7,037.80
Deposit	08/15/2021		Southside Repair Escrow	restored damaged to property	1000	Checking - WSB	-1,133.76	5,904.04
Check	08/15/2021	66	Southside Water Inc	Syracuse Utilities restored yard	1050	WSB- Repair Escrow	1,133.76	7,037.80
Total 6326 - Birch Lane leak 2021-06-22							7,037.80	7,037.80
<b>6300 - Materials and supplies - Other</b>								
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber Inv # 2682037 parts used to seal leak in basr	1000	Checking - WSB	31.96	31.96
Check	12/14/2020	2540	Jeanette A. Lettiere	Blue seal Feeds trans No 119-3583 mulch for lawn near curb	1000	Checking - WSB	7.56	39.52
Check	12/14/2020	2540	Jeanette A. Lettiere	Straton hardware used to seal sleeve in wall at 19750 CR # 1	1000	Checking - WSB	9.71	49.23
Check	12/14/2020	2540	Jeanette A. Lettiere	Walmart TCM 3275 4572 7521 3144 2534 2 antifreeze for Flu	1000	Checking - WSB	11.74	60.97
Check	02/13/2021	2562	Jeanette A. Lettiere	PTS Solutions Meter reader entry device battery order no 241	1000	Checking - WSB	94.32	155.29
Check	02/13/2021	2562	Jeanette A. Lettiere	FIT Supply flushing hydrant Drain	1000	Checking - WSB	88.04	243.33
Check	03/25/2021	2570	Jeanette A. Lettiere	cooper electric Gate box repairs order # 5043728781.001	1000	Checking - WSB	85.05	328.38
Check	03/25/2021	2570	Jeanette A. Lettiere	Mquade& Barrigan Paint for marking Lines inc 399792	1000	Checking - WSB	47.16	375.54
Check	03/25/2021	2570	Jeanette A. Lettiere	Blair Supply order # 3247847 Gate box repairs	1000	Checking - WSB	24.96	400.50
Check	03/25/2021	2570	Jeanette A. Lettiere	Blair Supply order # 3247847 Gate box repairs	1000	Checking - WSB	156.00	556.50
Check	04/28/2021	2581	Jeanette A. Lettiere	Amazon Ord No 114-8922815-4461846	1000	Checking - WSB	6.47	562.97
Check	05/25/2021	2587	Jeanette A. Lettiere	Blair Supply Inv. No. 3248547 Needed for flushing hydrant	1000	Checking - WSB	116.13	679.10
Check	05/25/2021	2587	Jeanette A. Lettiere	Blare Supply Inv. No. Service box repairs	1000	Checking - WSB	151.32	830.42
Check	05/25/2021	2587	Jeanette A. Lettiere	Howland Supply used to extend curb Box at 21883 Holcomb	1000	Checking - WSB	59.24	889.66
Check	07/12/2021	2612	Jeanette A. Lettiere	Blair Invoice no 3248861 birch lane leak no 2	1000	Checking - WSB	1,010.00	1,899.66
Check	07/12/2021	2612	Jeanette A. Lettiere	Blair Invoice no 3249749 water service at 19343 Woodside	1000	Checking - WSB	506.50	2,406.16
Check	07/12/2021	2612	Jeanette A. Lettiere	Webb Company waterworks doc no 72072270 19343 woodsia	1000	Checking - WSB	59.40	2,465.56
Check	07/12/2021	2612	Jeanette A. Lettiere	Thousand Islands electric #1953 ground clamp for tracer win	1000	Checking - WSB	17.80	2,483.36
Check	07/12/2021	2612	Jeanette A. Lettiere	Sewer repair fitting broken wire installing service at 19343 W 1000	1000	Checking - WSB	12.37	2,495.73
Check	07/12/2021	2612	Jeanette A. Lettiere	Whites Lumber order 1042770 bees nest in electric box at fl	1000	Checking - WSB	3.55	2,499.28
Check	08/24/2021	2626	City Comptroller	Kelly Fikin	1000	Checking - WSB	125.00	2,624.28
Check	10/15/2021	2638	Jeanette A. Lettiere	Howland Supply Inv no pvc22045	1000	Checking - WSB	1.49	2,625.77
Check	10/15/2021	2638	Jeanette A. Lettiere	Blair supply inv. 329917	1000	Checking - WSB	68.38	2,694.15
General Journal	10/31/2021	ea-od		To allocate loan payments per U-2	6500	In Lieu of pay	286.35	2,980.50
Total 6300 - Materials and supplies - Other							2,980.50	2,980.50
Total 6300 - Materials and supplies							37,459.89	37,459.89
<b>6320 - equipment repairs</b>								
Check	12/14/2020	2540	Jeanette A. Lettiere	Tractor supply oil for tractor ticket 645631	1000	Checking - WSB	86.38	86.38
Check	12/14/2020	2540	Jeanette A. Lettiere	Equipment rental Trans # 0005836 Saw blade sharpin	1000	Checking - WSB	8.64	95.02
Check	12/14/2020	2540	Jeanette A. Lettiere	Waldoff Equip. inv I/63867 Filters for tractor	1000	Checking - WSB	89.10	184.12
Check	12/14/2020	2540	Jeanette A. Lettiere	Equipment Rental trans # 0005444 oil and string for line win	1000	Checking - WSB	55.23	239.35
Check	12/14/2020	2540	Jeanette A. Lettiere	Safly headphones Amazon ord # 111-0999162-3381045	1000	Checking - WSB	82.61	321.96
Check	12/14/2020	2540	Jeanette A. Lettiere	hole saws Amazon order# 111-5310474-1679412	1000	Checking - WSB	197.62	519.58
Check	12/14/2020	2540	Jeanette A. Lettiere	Amazon Order # 111-9803961-4773860 Pip Cutters	1000	Checking - WSB	49.27	568.85
Check	12/14/2020	2540	Jeanette A. Lettiere	Walmart TCM 3275 4572 7521 3144 2534 2 oil for tractor	1000	Checking - WSB	8.39	577.24
Check	02/13/2021	2562	Jeanette A. Lettiere	Hiawatha Invoice No B69560	1000	Checking - WSB	11.23	588.47
Check	02/13/2021	2562	Jeanette A. Lettiere	Harbor Freight ball hitch tran 433101	1000	Checking - WSB	9.71	598.18
Check	02/13/2021	2562	Jeanette A. Lettiere	Painters department store wire rope clips	1000	Checking - WSB	4.18	602.36
Check	02/13/2021	2562	Jeanette A. Lettiere	Tractor Supply Ticket 662363 receiver hitch	1000	Checking - WSB	37.79	640.15
Check	04/28/2021	2578	Cherney Tire	Tires	1000	Checking - WSB	1,126.34	1,766.49
Check	04/28/2021	2581	Jeanette A. Lettiere	Amazon ord No 112-8657562-7233855	1000	Checking - WSB	111.87	1,760.36
Check	04/28/2021	2581	Jeanette A. Lettiere	Amazon ord No 111-3728787-6524209	1000	Checking - WSB	18.99	1,799.35
Check	05/25/2021	2587	Jeanette A. Lettiere	ord no 112-9986455-9454610Amazon Sleeve Pulser	1000	Checking - WSB	25.12	1,824.47
Check	05/25/2021	2587	Jeanette A. Lettiere	Amazon ord no 111-0688202-5161024 fuel tank for mower	1000	Checking - WSB	178.74	2,003.21
Check	05/25/2021	2587	Jeanette A. Lettiere	Tractor supply Ticket No. 68799	1000	Checking - WSB	45.14	2,048.35
Check	05/25/2021	2587	Jeanette A. Lettiere	Bobcat Equipment rentals sharpen saw blade Tran No 00001	1000	Checking - WSB	8.64	2,056.99
Check	05/25/2021	2587	Jeanette A. Lettiere	NAPA INV. NO 614366	1000	Checking - WSB	18.08	2,075.07
Check	05/25/2021	2587	Jeanette A. Lettiere	NAPA Inv No.614281	1000	Checking - WSB	72.79	2,147.86
Check	05/25/2021	2587	Jeanette A. Lettiere	Waldoff Equipment Inv. No I/67149	1000	Checking - WSB	76.03	2,223.89
Check	06/13/2021	2595	Jeanette A. Lettiere	home depote hoses sale no 6174 00052 91976	1000	Checking - WSB	53.70	2,277.59
Check	06/13/2021	2595	Jeanette A. Lettiere	Sherwin Williams Tran No 8423-7	1000	Checking - WSB	31.84	2,309.43
Check	06/13/2021	2595	Jeanette A. Lettiere	Whites ord no 1300580	1000	Checking - WSB	76.44	2,385.87
Check	06/13/2021	2595	Jeanette A. Lettiere	Whites ord no 13902305	1000	Checking - WSB	64.76	2,450.63
Check	06/13/2021	2595	Jeanette A. Lettiere	Dicks specialty tools special fitting wrenches	1000	Checking - WSB	134.20	2,584.83
Check	06/13/2021	2595	Jeanette A. Lettiere	Waldoff Equip. Invoisr I/68136	1000	Checking - WSB	38.20	2,717.41
Check	06/13/2021	2595	Jeanette A. Lettiere	Amazon tape measure ord# 111-6019389-9076226	1000	Checking - WSB	15.12	2,732.53
Check	07/12/2021	2612	Jeanette A. Lettiere	Hiawatha Fasteners Invoice B88897	1000	Checking - WSB	2.67	2,735.20
Check	07/12/2021	2612	Jeanette A. Lettiere	NAPA Inv 99098	1000	Checking - WSB	9.17	2,744.37
Check	10/15/2021	2638	Jeanette A. Lettiere	Cook Brothers Invoice 1445412	1000	Checking - WSB	39.76	2,784.13
Check	10/15/2021	2638	Jeanette A. Lettiere	Harbor freagh Filling Box ticket 03495885	1000	Checking - WSB	16.88	2,801.01
Check	10/15/2021	2638	Jeanette A. Lettiere	tire repair tractor cherney tire inv 16889270	1000	Checking - WSB	39.96	2,840.97
Check	10/15/2021	2638	Jeanette A. Lettiere	tire repair tractor cherney tire inv 16889656	1000	Checking - WSB	81.00	2,921.97
Check	10/15/2021	2638	Jeanette A. Lettiere	tent cover equipment and supply stoage in 2505816 Shelter lo	1000	Checking - WSB	812.16	3,734.13
Total 6320 - equipment repairs							3,734.13	3,734.13
<b>6340 - Telephone and Internet</b>								
<b>6345 - internet</b>								
Check	11/07/2020	2530	Time Warner Spectrum	Internet	1000	Checking - WSB	38.20	38.20
Check	12/09/2020	2538	Time Warner Spectrum	Internet	1000	Checking - WSB	38.20	76.40
Check	01/10/2021	2550	Time Warner Spectrum	Internet	1000	Checking - WSB	38.20	114.60
Check	02/10/2021	2560	Spectrum	202-769782201-001	1000	Checking - WSB	50.45	165.05
Check	03/12/2021	2568	Spectrum	202-769782201-001	1000	Checking - WSB	53.72	218.77
Check	04/10/2021	2574	Time Warner Spectrum	internet	1000	Checking - WSB	38.20	256.97
Check	05/10/2021	2583	Spectrum	202-769782201-001	1000	Checking - WSB	53.72	310.69
Check	06/11/2021	2594	Spectrum	202-769782201-001	1000	Checking - WSB	80.85	391.54
Check	07/09/2021	2611	Spectrum	sat. # 202-769782201-001	1000	Checking - WSB	128.83	520.37
Check	08/11/2021	2622	Spectrum	sat. # 202-769782201-001	1000	Checking - WSB	38.20	558.57
Check	09/08/2021	2630	Spectrum	sat. # 202-769782201-001	1000	Checking - WSB	38.20	596.77
Check	10/08/2021	2637	Spectrum	sat. # 202-769782201-001	1000	Checking - WSB	38.20	634.97
Total 6345 - internet							634.97	634.97
<b>6340 - Telephone and Internet - Other</b>								
Check	11/28/2020	2535	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	41.00
Check	12/30/2020	2542	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	82.00
Check	01/26/2021	2552	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	123.00
Check	02/23/2021	2563	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	164.00
Check	03/25/2021	2571	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	41.00	205.00
Check	04/22/2021	2575	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	250.00
Check	05/24/2021	2586	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	295.00
Check	06/29/2021	2602	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	340.00
Check	07/27/2021	2615	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	385.00
Check	08/24/2021	2625	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	430.00
Check	09/28/2021	2633	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	475.00
Check	10/26/2021	2640	AT&T Mobility	Account No. 685833314	1000	Checking - WSB	45.00	520.00
General Journal	10/31/2021	ea-od		To allocate loan payments per U-2	6500	In Lieu of pay	662.49	1,182.49

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	11/28/2020	2533	National Grid	flushing hydrant	√	1000 Checking - WSB	0.00	0.00
Check	11/28/2020	2534	National Grid	flushing hydrant		1000 Checking - WSB	23.73	23.73
Check	01/07/2021	2549	National Grid	flushing hydrant		1000 Checking - WSB	23.73	47.46
Check	01/31/2021	2553	National Grid	flushing hydrant		1000 Checking - WSB	22.93	70.39
Check	03/01/2021	2567	National Grid	flushing hydrant March 2021 bill		1000 Checking - WSB	23.33	93.72
Check	04/01/2021	2572	National Grid	flushing hydrant April 2021 bill		1000 Checking - WSB	23.33	117.05
Check	05/03/2021	2580	National Grid	flushing hydrant May 2021 bill		1000 Checking - WSB	23.33	140.38
Check	05/26/2021	2590	National Grid	flushing hydrant June 2021 bill		1000 Checking - WSB	23.08	164.06
Check	06/29/2021	2604	National Grid	flushing hydrant July 2021 bill		1000 Checking - WSB	23.08	187.74
Check	08/05/2021	2621	National Grid	flushing hydrant Aug 2021 bill		1000 Checking - WSB	23.11	210.85
Check	08/29/2021	2627	National Grid	flushing hydrant Sept 2021 bill		1000 Checking - WSB	23.33	234.18
Check	09/29/2021	2634	National Grid	flushing hydrant Oct 2021 bill		1000 Checking - WSB	23.33	257.51
Check	10/27/2021	2641	National Grid	flushing hydrant Nov 2021 bill		1000 Checking - WSB	23.33	280.84
General Journal	10/31/2021	ea-cd		To allocate loan payments per U-2		6500 In Lieu of pay	1,001.47	1,282.31
Total 6350 - Utilities power							4,282.31	1,282.31
<b>6410 - Meter Reading</b>								
<b>6411 - final read account set up fees</b>								
Deposit	06/11/2021		Dube	Deposit		1000 Checking - WSB	-25.00	-25.00
Total 6411 - final read account set up fees							-25.00	-25.00
<b>6410 - Meter Reading - Other</b>								
Check	02/03/2021	2556	Kathleen Tamblin	February 2021 reads		1000 Checking - WSB	295.00	295.00
Check	04/26/2021	2577	Kathleen Tamblin	February 2021 reads		1000 Checking - WSB	295.00	590.00
Check	05/25/2021	2587	Jeanette A. Lettiere	ord no 114-6325407-8919464 Amazon gift card for help on b		1000 Checking - WSB	100.00	690.00
Check	07/26/2021	2614	Dale Tamblin	october 2020 reads		1000 Checking - WSB	295.00	985.00
Check	10/24/2021	2639	Dale Tamblin	Nov 2021 reads		1000 Checking - WSB	295.00	1,280.00
Total 6410 - Meter Reading - Other							1,280.00	1,280.00
Total 6410 - Meter Reading							1,255.00	1,255.00
<b>6470 - Payroll Taxes</b>								
Check	12/10/2020	jenpay	Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	88.50	88.50
Check	01/22/2021	jenpay	Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	88.50	177.00
Check	02/01/2021	FedTx	IRS	Federal Unemployment (940)	√	1000 Checking - WSB	0.00	177.00
Check	03/09/2021	jen pay	Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	88.50	265.50
General Journal	03/09/2021	pr11/15/14	Jeanette A. Lettiere	Employer Taxes		NYS Employment Taxes	30.00	295.50
Check	04/30/2021	jen pay	Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	103.50	399.00
Check	07/08/2021		Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	103.50	502.50
Check	08/24/2021		Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	103.50	606.00
Check	09/17/2021		James V. Lettiere Jr.	Employer Taxes		1000 Checking - WSB	103.50	709.50
Check	10/26/2021	fed tax	Federal Unemployment (940)			1000 Checking - WSB	83.49	792.99
Check	10/29/2021		James V. Lettiere Jr.	Employer Taxes		1000 Checking - WSB	103.50	896.49
Total 6470 - Payroll Taxes							896.49	896.49
<b>6500 - In Lieu of pay</b>								
Check	11/07/2020	2530	Time Warner Spectrum	acct No. 202-769782201-001		1000 Checking - WSB	164.52	164.52
Check	11/13/2020	2531	Community Bank	Jan payment paid 3.10 more		1000 Checking - WSB	500.00	664.52
Check	11/16/2020	2532	Jeanette A. Lettiere	Rent Oct. Nov. Dec. 2020		1000 Checking - WSB	630.00	1,294.52
Check	11/29/2020	2535	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	83.77	1,378.29
Check	12/09/2020	2538	Time Warner Spectrum	acct No. 202-769782201-001		1000 Checking - WSB	164.52	1,542.81
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites lumber nylon twine INV # 2657769		1000 Checking - WSB	12.30	1,555.11
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber Timber lock Screws INV # 2673055		1000 Checking - WSB	19.22	1,574.33
Check	12/30/2020	2542	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	90.81	1,665.14
Check	12/30/2020	2543	Community Bank	FEB payment paid 3.10 more		1000 Checking - WSB	500.00	2,165.14
Check	01/10/2021	2550	Time Warner Spectrum	acct No. 202-769782201-001		1000 Checking - WSB	164.52	2,329.66
Check	01/26/2021	2552	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	50.87	2,380.53
Check	01/31/2021	2554	Jeanette A. Lettiere	rent Jan Feb March		1000 Checking - WSB	630.00	3,010.53
Check	02/03/2021	2558	Community Bank	March payment paid 3.10 more		1000 Checking - WSB	500.00	3,510.53
Check	02/23/2021	2563	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	50.87	3,561.40
Check	02/23/2021	2564	Community Bank	April payment paid 3.10 more		1000 Checking - WSB	500.00	4,061.40
Check	03/12/2021	2568	Spectrum	202-769782201-001		1000 Checking - WSB	73.50	4,134.90
Check	03/12/2021	2569	Community Bank	May payment paid 3.10 more		1000 Checking - WSB	500.00	4,634.90
Check	03/25/2021	2571	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	50.87	4,685.77
Check	04/10/2021	2574	Time Warner Spectrum	acct No. 202-769782201-001		1000 Checking - WSB	89.02	4,774.79
Check	04/22/2021	2575	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	52.78	4,827.57
Check	04/22/2021	2576	Community Bank	June payment paid 3.10 more		1000 Checking - WSB	500.00	5,327.57
Check	04/28/2021	2579	Jeanette A. Lettiere	Rent April, May, June 2021		1000 Checking - WSB	630.00	5,957.57
Check	05/10/2021	2583	Spectrum	202-769782201-001		1000 Checking - WSB	73.50	6,031.07
Check	05/24/2021	2586	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	47.00	6,078.07
Check	05/25/2021	2587	Jeanette A. Lettiere	Blair Supply Inv. No. 3248517		1000 Checking - WSB	116.13	6,194.20
Check	06/01/2021	2591	Community Bank	July payment paid 3.10 more		1000 Checking - WSB	500.00	6,694.20
Check	06/13/2021	2595	Jeanette A. Lettiere	Plumbing supplies Whites invoice no 2796439		1000 Checking - WSB	38.70	6,732.90
Check	06/13/2021	2595	Jeanette A. Lettiere	Amazon Gift card for Ted Clement for helping with leak		1000 Checking - WSB	100.00	6,832.90
Check	06/28/2021	2602	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	47.00	6,879.90
Check	07/08/2021	2609	Community Bank	Aug payment paid 3.10 more		1000 Checking - WSB	500.00	7,379.90
Check	07/27/2021	2615	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	46.85	7,426.75
Check	07/28/2021	2616	Jeanette A. Lettiere	Rent July, Sept 2021		1000 Checking - WSB	630.00	8,056.75
Check	08/03/2021	2618	Community Bank	Sept payment paid 3.10 more		1000 Checking - WSB	500.00	8,556.75
Check	08/11/2021	2622	Spectrum	sat. # 202-769782201-001		1000 Checking - WSB	90.63	8,647.38
Check	08/19/2021	2624	Community Bank	Oct payment paid 3.10 more		1000 Checking - WSB	500.00	9,147.38
Check	08/24/2021	2625	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	46.85	9,194.23
Check	09/08/2021	2630	Spectrum	sat. # 202-769782201-001		1000 Checking - WSB	90.63	9,284.86
Check	09/08/2021	2631	Community Bank	Oct payment paid 3.10 more		1000 Checking - WSB	500.00	9,784.86
Check	09/28/2021	2633	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	46.85	9,831.71
Check	10/08/2021	2637	Spectrum	sat. # 202-769782201-001		1000 Checking - WSB	90.63	9,922.34
Check	10/26/2021	2640	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	47.97	9,970.31
Check	10/27/2021	2642	Community Bank	Dec payment paid 3.10 more		1000 Checking - WSB	500.00	10,470.31
General Journal	10/31/2021	ea-cd		To allocate loan payments per U-2		-SPLIT-	-10,470.31	0.00
Total 6500 - In Lieu of pay							0.00	0.00
<b>6550 - Office Expense</b>								
<b>6560 - Rent</b>								
Check	11/16/2020	2532	Jeanette A. Lettiere	Rent Oct. Nov. Dec. 2020		1000 Checking - WSB	270.00	270.00
Check	01/31/2021	2554	Jeanette A. Lettiere	rent Jan Feb March		1000 Checking - WSB	270.00	540.00
Check	04/28/2021	2579	Jeanette A. Lettiere	Rent April, May, June 2021		1000 Checking - WSB	270.00	810.00
Check	07/28/2021	2616	Jeanette A. Lettiere	Rent July, Sept 2021		1000 Checking - WSB	270.00	1,080.00
General Journal	10/31/2021	ea-cd		To allocate loan payments per U-2		6500 In Lieu of pay	2,520.00	3,600.00
Total 6560 - Rent							3,600.00	3,600.00
<b>6550 - Office Expense - Other</b>								
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach retail plumbing supplies inv # 95178		1000 Checking - WSB	5.82	5.82
Check	12/14/2020	2540	Jeanette A. Lettiere	Harbor Freight Ticket no 03470562 torch and organizer bins		1000 Checking - WSB	51.81	57.63
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber Inv # 2675625 Switch		1000 Checking - WSB	3.77	61.40
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber INV# 2691360 driveway markers		1000 Checking - WSB	19.82	81.22
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach Retail INV 95177 plumbing fittings		1000 Checking - WSB	69.42	150.64
Check	12/14/2020	2540	Jeanette A. Lettiere	Bach retail INV # 95189 plumbing fittings		1000 Checking - WSB	68.45	219.09
Check	12/14/2020	2540	Jeanette A. Lettiere	Whites Lumber INV# 2653208 Boiler drain		1000 Checking - WSB	7.01	226.10
Check	12/14/2020	2540	Jeanette A. Lettiere	Amazon order # 111-7685362-2819418 UPS backup battery		1000 Checking - WSB	21.59	247.69
Check	02/13/2021	2562	Jeanette A. Lettiere	Whites Lumber Inv# 2707418		1000 Checking - WSB	110.12	357.81
Check	04/28/2021	2581	Jeanette A. Lettiere	Howland pump order number W080680		1000 Checking - WSB	43.61	401.42
Check	04/28/2021	2581	Jeanette A. Lettiere	Howland Pump ord number W081063		1000 Checking - WSB	126.94	528.36
Check	04/28/2021	2581	Jeanette A. Lettiere	T.I. Electric Supply No 1564		1000 Checking - WSB	10.23	538.59
Check	04/28/2021	2581	Jeanette A. Lettiere	T.I. Electric Supply No 1477		1000 Checking - WSB	70.20	608.79
Check	04/28/2021	2581	Jeanette A. Lettiere	Hiawatha Fasteners INV B09021		1000 Checking - WSB	3.46	612.25
Check	04/28/2021	2581	Jeanette A. Lettiere	Whites Lumber ord number 13736785		1000 Checking - WSB	81.32	693.57
Check	04/28/2021	2581	Jeanette A. Lettiere	Win Supply ord 027702-01		1000 Checking - WSB	38.56	732.13
Check	04/28/2021	2581	Jeanette A. Lettiere	Amazon ord no 112-692342-9916236		1000 Checking - WSB	9.49	741.62
Check	04/28/2021	2581	Jeanette A. Lettiere	Amazon ord number 113-4060806-0893810		1000 Checking - WSB	23.95	765.57
Check	05/11/2021	2584	Network Oriented Solutions	billing cards		1000 Checking - WSB	90.00	855.57
Check	05/25/2021	2587	Jeanette A. Lettiere	Amazon ord no 111-8039814-5067426 internet connectors		1000 Checking - WSB	8.52	864.09
Check	05/25/2021	2587	Jeanette A. Lettiere	Howland Supply Invoice PW21219		1000 Checking - WSB	126.94	991.03
Check	05/25/2021	2587	Jeanette A. Lettiere	Whites Lumber Invoice no 2777392		1000 Checking - WSB	9.26	1,000.29
Check	05/25/2021	2587	Jeanette A. Lettiere	Howland Supply Inv No PW21273		1000 Checking - WSB	20.75	1,021.04
Check	05/25/2021	2587	Jeanette A. Lettiere	Whites Lumber Inv. No. 2775613		1000 Checking - WSB	15.10	1,036.14
Check	05/25/2021	2587	Jeanette A. Lettiere	Bach Retail Sales plubing fittings REC No 97748		1000 Checking - WSB	59.24	1,095.38
Check	05/25/2021	2587	Jeanette A. Lettiere	Thousand Islands electric ref # 0313		1000 Checking - WSB	10.23	1,105.61

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	06/13/2021	2595	Jeanette A. Lettiere	Amazon screen ord # 114-1787824-2259440	1000	Checking - WSB	28.07	1,133.68
Check	06/13/2021	2595	Jeanette A. Lettiere	Amazon lader ord # 111-0638040-8856207	1000	Checking - WSB	64.79	1,198.47
Check	10/15/2021	2838	Jeanette A. Lettiere	Samms club envelopes	1000	Checking - WSB	11.86	1,210.33
Check	10/15/2021	2838	Jeanette A. Lettiere	Staples sale no 1914600 8 005 04027	1000	Checking - WSB	27.22	1,237.55
General Journal	10/31/2021	ea-cd		To expense minor purchases per l-2	1500	Equipment	115.01	1,352.56
Total 6550 - Office Expense - Other							1,352.56	1,352.56
Total 6550 - Office Expense							4,952.56	4,952.56
<b>6850 - Real Estate Taxes</b>								
Check	12/31/2020	2545	Pamela Desormo Tax Collector	water main	1000	Checking - WSB	2,357.95	2,357.95
Check	10/03/2021	2638	Watertown City School District	water mains taxes	1000	Checking - WSB	2,864.19	5,222.14
Total 6850 - Real Estate Taxes							5,222.14	5,222.14
<b>6860 - Revenue Taxes</b>								
Check	01/20/2021	NYSIx	New York State Corporation Tax	E.I.N.20-3649051 Form CT-3-S balance due year end 11/31	1000	Checking - WSB	25.00	25.00
Check	06/21/2021	2598	United States Treasury	penalty for late payment	1000	Checking - WSB	68.10	93.10
General Journal	10/31/2021	ea-cd		To allocate penalties	6900	Penalties	-68.10	25.00
Total 6860 - Revenue Taxes							25.00	25.00
<b>6900 - Penalties</b>								
General Journal	10/31/2021	ea-cd		To allocate penalties	6860	Revenue Taxes	68.10	68.10
Total 6900 - Penalties							68.10	68.10
Total Expense							119,605.31	119,605.31
Net Ordinary Income							-7,752.58	-7,752.58
<b>Net Income</b>							<b>-7,752.58</b>	<b>-7,752.58</b>

Southside Water Inc.  
**Profit & Loss Detail**  
 November 2021 through October 2022

1:23 PM

08/06/2023

Accrual Basis

Ordinary Income/Expense

Income  
 4000 - Operating Revenue  
 4100 - Sales

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Deposit	11/08/2021		Batch Payments	Deposit	1000	Checking - WSB	1,609.38	1,609.38
Deposit	11/10/2021		Batch Payments	Deposit	1000	Checking - WSB	2,024.47	3,633.85
Deposit	11/14/2021		Batch Payments	18	1000	Checking - WSB	2,826.06	6,459.91
Deposit	11/15/2021		Batch Payments	Deposit	1000	Checking - WSB	1,872.43	8,332.34
Deposit	11/19/2021		Batch Payments	Deposit	1000	Checking - WSB	1,384.92	9,717.26
Deposit	11/22/2021		Batch Payments	Deposit	1000	Checking - WSB	240.42	9,957.68
Deposit	11/27/2021		Batch Payments	Deposit	1000	Checking - WSB	1,221.66	11,179.34
Deposit	11/29/2021		Batch Payments	3	1000	Checking - WSB	475.36	11,654.70
Deposit	12/01/2021		Batch Payments	Deposit	1000	Checking - WSB	557.42	12,212.12
Deposit	12/03/2021		Batch Payments	Deposit	1000	Checking - WSB	647.47	12,859.59
Deposit	12/06/2021		Batch Payments	Deposit	1000	Checking - WSB	1,853.49	14,713.08
Deposit	12/06/2021		Batch Payments	Deposit	1000	Checking - WSB	2,246.97	16,960.05
Deposit	12/07/2021		Batch Payments	Deposit	1000	Checking - WSB	164.84	17,124.89
Deposit	12/09/2021		Batch Payments	Deposit	1000	Checking - WSB	1,006.46	18,131.35
Deposit	12/12/2021		Batch Payments	Deposit	1000	Checking - WSB	383.27	18,514.62
Deposit	12/16/2021		Batch Payments	Deposit	1000	Checking - WSB	116.34	18,630.96
Deposit	12/20/2021		Batch Payments	Deposit	1000	Checking - WSB	269.26	18,900.22
Deposit	12/24/2021		Batch Payments	Deposit	1000	Checking - WSB	113.88	19,014.10
Deposit	01/07/2022		Batch Payments	Deposit	1000	Checking - WSB	151.04	19,165.14
Deposit	01/11/2022		Batch Payments	Deposit	1000	Checking - WSB	244.08	19,409.22
Deposit	02/09/2022		Batch Payments	Deposit	1000	Checking - WSB	820.78	20,230.00
Deposit	02/12/2022		Batch Payments	Deposit	1000	Checking - WSB	1,271.93	21,501.93
Deposit	02/14/2022		Batch Payments	Deposit	1000	Checking - WSB	1,573.77	23,075.70
Deposit	02/16/2022		Batch Payments	Deposit	1000	Checking - WSB	186.42	23,262.12
Deposit	02/17/2022		Batch Payments	Deposit	1000	Checking - WSB	1,804.77	25,066.89
Deposit	02/20/2022		Batch Payments	Deposit	1000	Checking - WSB	997.76	26,064.65
Deposit	02/22/2022		Batch Payments	Deposit	1000	Checking - WSB	822.89	26,887.54
Deposit	02/25/2022		Batch Payments	Deposit	1000	Checking - WSB	251.57	27,139.11
Deposit	02/27/2022		Batch Payments	8	1000	Checking - WSB	1,385.82	28,524.93
Deposit	03/01/2022		Batch Payments	Deposit	1000	Checking - WSB	341.64	28,866.57
Deposit	03/02/2022		Batch Payments	Deposit	1000	Checking - WSB	1,172.51	30,039.08
Deposit	03/03/2022		Batch Payments	Deposit	1000	Checking - WSB	991.34	31,030.42
Deposit	03/05/2022		Batch Payments	Deposit	1000	Checking - WSB	267.12	31,297.54
Deposit	03/06/2022		Batch Payments	Deposit	1000	Checking - WSB	2,410.83	33,708.37
Deposit	03/06/2022		Batch Payments	Deposit	1000	Checking - WSB	669.06	34,377.45
Deposit	03/10/2022		Batch Payments	Deposit	1000	Checking - WSB	663.37	35,040.82
Deposit	03/10/2022		Batch Payments	Deposit	1000	Checking - WSB	330.83	35,371.65
Deposit	03/15/2022		Batch Payments	Deposit	1000	Checking - WSB	239.24	35,610.89
Deposit	03/19/2022		Batch Payments	Deposit	1000	Checking - WSB	348.50	35,959.48
Deposit	03/22/2022		Batch Payments	Deposit	1000	Checking - WSB	185.13	36,144.61
Deposit	03/29/2022		Batch Payments	Deposit	1000	Checking - WSB	270.39	36,415.00
Deposit	04/07/2022		Batch Payments	Deposit	1000	Checking - WSB	214.88	36,629.88
Deposit	04/11/2022	1459	Batch Payments	Deposit	1000	Checking - WSB	113.88	36,743.76
Deposit	04/24/2022		Batch Payments	Deposit	1000	Checking - WSB	130.19	36,873.95
Deposit	04/25/2022		Batch Payments	Perry	1000	Checking - WSB	168.80	37,042.75
Deposit	04/27/2022		Batch Payments	Riley	1000	Checking - WSB	338.69	37,381.44
Deposit	05/05/2022		Batch Payments	12	1000	Checking - WSB	1,843.84	39,225.28
Deposit	05/08/2022		Batch Payments	Deposit	1000	Checking - WSB	1,463.20	40,688.48
Deposit	05/10/2022		Batch Payments	Deposit	1000	Checking - WSB	916.07	41,604.55
Deposit	05/12/2022		Batch Payments	Deposit	1000	Checking - WSB	821.00	42,425.55
Deposit	05/13/2022		Batch Payments	Deposit	1000	Checking - WSB	464.77	42,890.32
Deposit	05/16/2022		Batch Payments	Deposit	1000	Checking - WSB	907.15	43,797.47
Deposit	05/23/2022		Batch Payments	Deposit	1000	Checking - WSB	1,278.87	45,086.34
Deposit	05/27/2022		Batch Payments	Deposit	1000	Checking - WSB	407.86	45,494.20
Deposit	05/28/2022		Batch Payments	Deposit	1000	Checking - WSB	236.91	45,731.11
Deposit	06/01/2022		Batch Payments	Deposit	1000	Checking - WSB	1,892.76	47,623.87
Deposit	06/02/2022		Batch Payments	Deposit	1000	Checking - WSB	711.13	48,335.00
Deposit	06/04/2022		Batch Payments	Deposit	1000	Checking - WSB	1,282.05	49,617.05
Deposit	06/06/2022		Batch Payments	Deposit	1000	Checking - WSB	799.75	50,416.80
Deposit	06/07/2022		Batch Payments	Deposit	1000	Checking - WSB	3,299.46	53,716.26
Deposit	06/08/2022		Batch Payments	Deposit	1000	Checking - WSB	227.76	53,944.02
Deposit	06/09/2022		Batch Payments	Deposit	1000	Checking - WSB	116.34	54,060.36
Deposit	06/13/2022		Batch Payments	Deposit	1000	Checking - WSB	279.98	54,340.34
Deposit	06/16/2022		Batch Payments	Deposit	1000	Checking - WSB	274.09	54,614.43
Deposit	06/16/2022		Batch Payments	set up fee for Love	1000	Checking - WSB	25.00	54,639.43
Deposit	06/18/2022		Batch Payments	3 people payed but one was a final bill so no escrow was co	1000	Checking - WSB	629.66	55,269.09
Deposit	06/22/2022		Batch Payments	Deposit	1000	Checking - WSB	113.88	55,382.97
Deposit	07/16/2022		Batch Payments	Deposit	1000	Checking - WSB	203.86	55,586.83
Deposit	07/22/2022		Batch Payments	set up	1000	Checking - WSB	25.00	55,611.83
Deposit	07/22/2022		Batch Payments	Reynolds final	1000	Checking - WSB	164.84	55,776.67
Deposit	07/29/2022		Batch Payments	Deposit	1000	Checking - WSB	156.36	55,933.03
Deposit	08/04/2022		Batch Payments	Deposit	1000	Checking - WSB	411.13	56,344.16
Deposit	08/05/2022		Batch Payments	Deposit	1000	Checking - WSB	1,949.22	58,293.38
Deposit	08/05/2022		Batch Payments	Deposit	1000	Checking - WSB	950.33	59,243.71
Deposit	08/07/2022		Batch Payments	Deposit	1000	Checking - WSB	452.87	59,696.58
Deposit	08/09/2022		Batch Payments	Deposit	1000	Checking - WSB	1,021.11	60,717.69
Deposit	08/09/2022		Batch Payments	Deposit	1000	Checking - WSB	151.08	60,868.77
Deposit	08/13/2022		Batch Payments	Deposit	1000	Checking - WSB	950.92	61,819.69
Deposit	08/14/2022		Batch Payments	Deposit	1000	Checking - WSB	309.50	62,129.19
Deposit	08/17/2022		Batch Payments	Deposit	1000	Checking - WSB	519.31	62,648.50
Deposit	08/17/2022		Batch Payments	Deposit	1000	Checking - WSB	390.74	63,039.24
Deposit	08/18/2022		Batch Payments	Deposit	1000	Checking - WSB	307.40	63,346.64
Deposit	08/20/2022		Batch Payments	Deposit	1000	Checking - WSB	329.32	63,675.96
Deposit	08/22/2022		Batch Payments	Deposit	1000	Checking - WSB	686.12	64,362.08
Deposit	08/23/2022		Batch Payments	Deposit	1000	Checking - WSB	113.88	64,475.96
Deposit	08/25/2022		Batch Payments	Deposit	1000	Checking - WSB	523.03	64,999.99
Deposit	08/28/2022		Batch Payments	Deposit	1000	Checking - WSB	865.93	65,865.92
Deposit	08/30/2022		Batch Payments	Deposit	1000	Checking - WSB	472.96	66,338.88
Deposit	09/01/2022		Batch Payments	Deposit	1000	Checking - WSB	1,266.00	67,604.88
Deposit	09/04/2022		Batch Payments	Deposit	1000	Checking - WSB	2,427.99	70,032.87
Deposit	09/06/2022		Batch Payments	Deposit	1000	Checking - WSB	1,888.58	71,921.45
Deposit	09/11/2022		Batch Payments	Deposit	1000	Checking - WSB	801.12	72,722.57
Deposit	09/12/2022		Batch Payments	Deposit	1000	Checking - WSB	875.81	73,598.38
Deposit	09/14/2022		Batch Payments	1 Mark Bush already did escrow on previous down payme	1000	Checking - WSB	235.00	73,833.38
Deposit	09/17/2022		Batch Payments	Deposit	1000	Checking - WSB	566.39	74,399.77
Deposit	09/20/2022		Batch Payments	Deposit	1000	Checking - WSB	184.40	74,584.17
Deposit	09/27/2022		Batch Payments	Deposit	1000	Checking - WSB	309.83	74,893.00
Deposit	10/04/2022		Batch Payments	Deposit	1000	Checking - WSB	132.00	75,025.00
Deposit	10/09/2022		Batch Payments	2	1000	Checking - WSB	560.98	75,585.98
Deposit	10/12/2022		Batch Payments	1	1000	Checking - WSB	322.03	75,908.01
General Journal	10/31/2022	es-cd		To adj balance per A-2	2500	Escrow Repairs	6,002.52	81,910.53
							81,910.53	81,910.53
Total 4100 - Sales								
4110 - escrow intrst earned								
Deposit	03/31/2022			Interest	1050	WSB- Repair Escrow	1.21	1.21
Deposit	06/30/2022			Interest	1050	WSB- Repair Escrow	1.94	3.15
Deposit	08/30/2022			Interest	1050	WSB- Repair Escrow	2.39	5.54
							5.54	5.54
Total 4110 - escrow intrst earned								

	Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
<b>4000 - Operating Revenue - Other</b>									
	Deposit	07/04/2022		Batch Payments	set up account Bertrand		1000 Checking - WSB	25.00	25.00
	Deposit	09/19/2022		Southside Water Inc	118 customers @16.45 ea		1050 WSB- Repair Escrow	1,941.11	1,966.11
	General Journal	10/31/2022	ea-cd		To adj r/e for client changes		3040 Retained Earnings	-207.48	1,758.63
								1,758.63	1,758.63
								83,674.70	83,674.70
								83,674.70	83,674.70
<b>Total 4000 - Operating Revenue - Other</b>									
<b>Total 4000 - Operating Revenue</b>									
<b>Total Income</b>									
<b>Expense</b>									
<b>Payroll processing fees</b>									
	Check	11/04/2021		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	64.00
	Check	01/13/2022	sbs	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	64.00	128.00
	Check	02/04/2022	Tax	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	253.00
	Check	03/17/2022	fees	SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	85.00	338.00
	Check	04/14/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	85.00	423.00
	Check	04/29/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	548.00
	Check	04/29/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	85.00	633.00
	Check	04/29/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	125.00	758.00
	Check	06/22/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	100.00	858.00
	Check	08/05/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN second quarter payroll returns			1000 Checking - WSB	150.00	1,008.00
	Check	08/20/2022	2724	Dept Of Labor Unemployment Ins	rec 8/19		1000 Checking - WSB	16.10	1,024.10
	Check	08/24/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	100.00	1,124.10
	Check	09/22/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	100.00	1,224.10
	Check	10/14/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY, IN Contractor Pay - This is not a legal pay stub			1000 Checking - WSB	100.00	1,324.10
								1,324.10	1,324.10
<b>Total Payroll processing fees</b>									
<b>6000 - Operator Salary</b>									
	Check	11/04/2021		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	1,000.00
	Check	01/13/2022	jan 2022	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	2,000.00
	Check	03/17/2022	pay	Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	3,000.00
	Check	04/14/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	4,000.00
	Check	04/29/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	5,000.00
	Check	06/18/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	6,000.00
	Check	08/24/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	7,000.00
	Check	09/22/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	8,000.00
	Check	10/14/2022		James V. Lettiere Jr.	Gross Pay - This is not a legal pay stub		1000 Checking - WSB	1,000.00	9,000.00
	General Journal	10/31/2022	ea-cd		To adj payroll per N-1		Federal Taxes (941/944)	-7,000.00	2,000.00
								2,000.00	2,000.00
<b>Total 6000 - Operator Salary</b>									
<b>6002 - Officer Salary</b>									
	General Journal	10/31/2022	ea-cd		To adj payroll per N-1		Federal Taxes (941/944)	7,000.00	7,000.00
								7,000.00	7,000.00
<b>Total 6002 - Officer Salary</b>									
<b>6100 - Water Purchased</b>									
	Check	11/01/2021	2644	City Comptroller	November 2021 bill		1000 Checking - WSB	2,382.42	2,382.42
	Check	12/01/2021	2652	City Comptroller	Dec 2021 bill		1000 Checking - WSB	2,395.70	4,778.12
	Check	01/04/2022	2660	City Comptroller	Jan 2021 bill		1000 Checking - WSB	2,199.90	6,978.02
	Check	02/02/2022	2670	City Comptroller	February 2022 bill		1000 Checking - WSB	2,425.56	9,403.58
	Check	03/02/2022	2678	City Comptroller	March 2022 bill		1000 Checking - WSB	1,844.83	11,248.41
	Check	04/03/2022	2686	City Comptroller	April 2022 bill		1000 Checking - WSB	1,556.12	12,804.53
	Check	05/05/2022	2693	City Comptroller	May 2022 bill		1000 Checking - WSB	1,692.17	14,496.70
	Check	06/02/2022	2702	City Comptroller	June 2022 bill		1000 Checking - WSB	1,665.63	16,162.33
	Check	07/04/2022	2709	City Comptroller	July 2022 bill		1000 Checking - WSB	2,710.95	18,873.28
	Check	08/03/2022	2719	City Comptroller	August 2022 bill		1000 Checking - WSB	2,259.64	21,132.92
	Check	09/04/2022	2730	City Comptroller	Sept 2022 bill		1000 Checking - WSB	2,681.09	23,814.01
	Check	10/04/2022	2736	City Comptroller	Oct 2022 bill		1000 Checking - WSB	2,757.41	26,571.42
								26,571.42	26,571.42
<b>Total 6100 - Water Purchased</b>									
<b>6110 - Transportation</b>									
	Check	11/14/2021	2646	Jeanette A. Lettiere	Phinney's trailer IOnspection Inv 27683		1000 Checking - WSB	6.00	6.00
	Check	01/12/2022	2666	Fucillo	oil change		1000 Checking - WSB	68.79	74.79
	Check	03/22/2022	2681	Jeanette A. Lettiere	Gilees NAPA Whipper Blades		1000 Checking - WSB	29.18	103.97
	Check	06/01/2022	2701	Jeanette A. Lettiere	Truck wash rec no. 27423303		1000 Checking - WSB	19.44	123.41
	Check	06/01/2022	2701	Jeanette A. Lettiere	Inspection and service FX Caprara inv 69677		1000 Checking - WSB	86.37	209.78
	Check	07/16/2022	2715	Jeanette A. Lettiere	Onstar renewal for Southside Truck		1000 Checking - WSB	113.33	323.11
	Check	07/16/2022	2715	Jeanette A. Lettiere	Inv # 14420 Bill Rap Chevrolet Repair running boards		1000 Checking - WSB	176.58	499.69
	Check	10/12/2022	2739	Jeanette A. Lettiere	onstar service		1000 Checking - WSB	113.33	613.02
	Check	10/12/2022	2739	Jeanette A. Lettiere	fx caprara inv no 17377		1000 Checking - WSB	113.29	726.31
	General Journal	10/31/2022	ea-cd		To adj for bus fuel cost per U-5		2451 Due to officer	2,480.89	3,207.20
	General Journal	10/31/2022	ea-cd		To charge officer for pers use of bus veh		2451 Due to officer	-72.63	3,134.57
								3,134.57	3,134.57
<b>Total 6110 - Transportation</b>									
<b>6113 - Water Testing</b>									
	Check	04/01/2022	2685	Converse Laboratory	water testing invoice #62641		1000 Checking - WSB	280.00	280.00
	Check	06/08/2022	2703	Converse Laboratory	water testing invoice #63237		1000 Checking - WSB	280.00	560.00
	Check	09/03/2022	2729	Converse Laboratory	water testing invoice #63998		1000 Checking - WSB	288.40	848.40
								848.40	848.40
<b>Total 6113 - Water Testing</b>									
<b>6145 - Computer</b>									
	Check	12/28/2021	2653	Network Orented Solutions	Software maint.		1000 Checking - WSB	525.00	525.00
	Check	09/02/2022	2728	NNY ONLINE	annual web hosting		1000 Checking - WSB	768.00	1,293.00
	Check	10/12/2022	2739	Jeanette A. Lettiere	DYN Desk top remote inv 12348753		1000 Checking - WSB	49.50	1,342.50
								1,342.50	1,342.50
<b>Total 6145 - Computer</b>									
<b>6150 - Depreciation</b>									
	General Journal	10/31/2022	ea-cd		To adj for depr per I-1		1510 Accum Depr - Equipment	7,902.00	7,902.00
								7,902.00	7,902.00
<b>Total 6150 - Depreciation</b>									
<b>6160 - Dues and Subscriptions</b>									
	Check	12/31/2021	2659	New York Rural Water Assoc.	membership 2022		1000 Checking - WSB	260.00	260.00
								260.00	260.00
<b>Total 6160 - Dues and Subscriptions</b>									
<b>6165 - Education and Training</b>									
	Check	02/03/2022	2671	Northern New York Water works Conference	2022 Spring Meeting		1000 Checking - WSB	60.00	60.00
	Check	07/05/2022	2712	NNYWWC	For August 12th training 6 contact hours		1000 Checking - WSB	80.00	140.00
	Check	09/15/2022	2732	Northern New York Water works Conference	2022 Fall Meeting		1000 Checking - WSB	30.00	170.00
								170.00	170.00
<b>Total 6165 - Education and Training</b>									
<b>6180 - Insurance</b>									
	Check	12/28/2021	2656	Preferred Mutual Insurance Company	truck		1000 Checking - WSB	1,646.00	1,646.00
	Check	01/04/2022	2662	Thousand Islands Agency	Business liability payment for 1/20/2022- 1/20/2023		1000 Checking - WSB	1,625.54	3,271.54
	General Journal	10/31/2022	ea-cd		To allocate pers auto ins per U-3		2451 Due to officer	-164.80	3,106.74
	General Journal	10/31/2022	ea-cd		To adj payroll per N-1		Federal Taxes (941/944)	-85.22	3,011.72
								3,011.72	3,011.72
<b>Total 6180 - Insurance</b>									
<b>6190 - Interest Expense</b>									
	General Journal	10/31/2022	ea-cd		To adj loan balance per PL-6		2476 2020 Chevy Silverado	327.94	327.94
	General Journal	10/31/2022	ea-cd		To allocate pers int portion		2451 Due to officer	-32.79	295.15
								295.15	295.15
<b>Total 6190 - Interest Expense</b>									
<b>6225 - Licenses and Permits</b>									
	Check	10/30/2022	2744	comissioner of Motor Vehicles	Appal and Renegade		1000 Checking - WSB	175.75	175.75
								175.75	175.75
<b>Total 6225 - Licenses and Permits</b>									
<b>6250 - Postage</b>									
	Check	03/22/2022	2681	Jeanette A. Lettiere	US post office		1000 Checking - WSB	4.80	4.80
	Check	04/07/2022	2687	US Post Master	500 postcard forever		1000 Checking - WSB	200.00	204.80
	Check	04/07/2022	2687	US Post Master	300 Regular postage stamps Forever		1000 Checking - WSB	174.00	378.80
	Check	06/09/2022	2704	Fed EX	part return		1000 Checking - WSB	17.45	396.25
	Check	10/12/2022	2739	Jeanette A. Lettiere	us post office		1000 Checking - WSB	6.15	402.40
	Check	10/12/2022	2739	Jeanette A. Lettiere	us post office		1000 Checking - WSB	6.00	408.40
								408.40	408.40
<b>Total 6250 - Postage</b>									
<b>6270 - Accounting</b>									
	Check	01/06/2022	2663	Denesha Accounting Services	2021 tax preparation		1000 Checking - WSB	1,125.00	1,125.00
								1,125.00	1,125.00
<b>Total 6270 - Accounting</b>									
<b>6275 - Legal</b>									
	Check	12/18/2021	2655	Nolan Heller Kauffman LLP	advise on selling the water system to the town		1000 Checking - WSB	750.00	750.00
								750.00	750.00
<b>Total 6275 - Legal</b>									

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>6300 - Materials and supplies</b>								
<b>6310 - Repairs and Maintenance</b>								
Check	11/27/2021	67	Southside Water Inc	Replaced Line locator the old one was approxamaly 40 years	1050	WSB- Repair Escrow	5,682.48	5,682.48
Check	07/16/2022	68	Southside Water Inc	Misck expences above \$2,500.00 annual contribution	1050	WSB- Repair Escrow	1,800.00	7,482.48
Check	10/31/2022	69	Southside Water Inc	Misck expences above \$2,500.00 annual contribution	1050	WSB- Repair Escrow	900.00	8,382.48
General Journal	10/31/2022	ea-cd		To capitalize purchase per U-2	1500	Equipment	-5,682.48	2,700.00
General Journal	10/31/2022	ea-cd		To adj for rounding	1500	Equipment	0.48	2,700.48
Total 6310 - Repairs and Maintenance							2,700.48	2,700.48
<b>6300 - Materials and supplies - Other</b>								
Check	11/14/2021	2646	Jeanette A. Lettiere	Eastcom Inv # 38526	1000	Checking - WSB	5,682.48	5,682.48
Deposit	11/27/2021	67	southside water repair escrow	pay back for line locator	1000	Checking - WSB	-5,682.48	0.00
Check	03/22/2022	2681	Jeanette A. Lettiere	Winsupply plumbing fitting ord no 033196-01	1000	Checking - WSB	0.21	0.21
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon INV no 111-4169047-6269847 repair to battery box	1000	Checking - WSB	8.63	8.84
Check	06/01/2022	2701	Jeanette A. Lettiere	Modify drain on flushing Hydrant Howland Supply Inv PW2551000	1000	Checking - WSB	8.00	16.84
Check	06/01/2022	2701	Jeanette A. Lettiere	Runnings Slug Hammer Handle Datted 5/31/2022	1000	Checking - WSB	11.87	28.71
Check	06/01/2022	2701	Jeanette A. Lettiere	Seen to keep rodents out of lushing Hydrant White Inv Z98 1000	1000	Checking - WSB	21.59	50.30
Check	06/01/2022	2701	Jeanette A. Lettiere	Batteries for Line locator reciever Piggy Wigly	1000	Checking - WSB	7.23	57.53
Check	06/01/2022	2701	Jeanette A. Lettiere	Sams Club D Batteries for Line Locator radio transmitter	1000	Checking - WSB	15.34	72.87
Check	06/01/2022	2701	Jeanette A. Lettiere	Sams Club C Batteries for gat box Locator magnet detector	1000	Checking - WSB	16.98	89.85
Check	06/01/2022	2701	Jeanette A. Lettiere	Blair Supply Gat box parts Inv 3255381	1000	Checking - WSB	156.74	246.59
Check	06/16/2022	2706	Nick Hancock	Paid him to help with Annual Hydrant Flushing	1000	Checking - WSB	200.00	446.59
Check	06/18/2022	2707	Syracuse Utilities	repair curb box 19805 Orchard drive	1000	Checking - WSB	1,032.48	1,479.07
Check	07/05/2022	2711	Burville Power Equipment	For stihl Rock Boss Concrete cutting chain saw for cutting	1000	Checking - WSB	1,800.00	3,279.07
Check	07/16/2022	2715	Jeanette A. Lettiere	Inv. 3256427 Blair Supply (used on Bumper flush device)	1000	Checking - WSB	50.00	3,329.07
Check	07/16/2022	2715	Jeanette A. Lettiere	Invoice B577543 Hiawatha Fasteners (used to build Bumper	1000	Checking - WSB	34.67	3,363.74
Check	07/16/2022	2715	Jeanette A. Lettiere	Amazon Invoice 114-4692832-3626684 (used on bumper flus	1000	Checking - WSB	16.76	3,380.50
Check	07/16/2022	2715	Jeanette A. Lettiere	used on bumper flush device (used on bumper flush device)	1000	Checking - WSB	28.49	3,408.99
Check	07/16/2022	2715	Jeanette A. Lettiere	Amazon Invoice 114-5813827-5705003 ( used on bumper flu	1000	Checking - WSB	43.40	3,452.39
Check	07/16/2022	2715	Jeanette A. Lettiere	INV 5129291 Fire Hose Direct (used on bumper flush devic	1000	Checking - WSB	101.96	3,554.34
Check	07/16/2022	2715	Jeanette A. Lettiere	Whites Lumber Inv. 3021752 (used on bumper flush device)	1000	Checking - WSB	13.70	3,568.04
Check	07/16/2022	2715	Jeanette A. Lettiere	Inv 1177491 Metal Man Services (used on bumper flush dev	1000	Checking - WSB	37.80	3,605.84
Check	07/16/2022	2715	Jeanette A. Lettiere	Inv 4085062 Moquade and Barnigan (used on bumper flush	1000	Checking - WSB	40.87	3,646.71
Check	07/16/2022	2715	Jeanette A. Lettiere	Inv 3318 Thousand Islands electric Supply (used on lumpe	1000	Checking - WSB	13.68	3,660.39
Check	07/16/2022	2715	Jeanette A. Lettiere	tsans # A468721 Used to conect water to Stihl Rock boss	1000	Checking - WSB	17.59	3,677.98
Check	07/16/2022	2715	Jeanette A. Lettiere	Amazon Inv 114-301367-7871431 water line repair tool use	1000	Checking - WSB	58.89	3,736.87
Check	07/16/2022	2715	Jeanette A. Lettiere	Tool Felch Inv S98666 Special Deep Socket wrenches for w	1000	Checking - WSB	322.92	4,059.79
Check	07/16/2022	2715	Jeanette A. Lettiere	Howland Supply Inv PW26182 Fittings needed to repair Wo	1000	Checking - WSB	125.69	4,185.48
Check	07/16/2022	2715	Jeanette A. Lettiere	Burville Power Equipment Inv. 620291 Water supply tank fo	1000	Checking - WSB	108.00	4,293.48
Check	07/16/2022	2715	Jeanette A. Lettiere	Blair Supply order no. 3256792 Gate Box extensions	1000	Checking - WSB	72.81	4,366.29
Deposit	07/16/2022	68	Southside Water Escarow Account	Reimburse expences	1000	Checking - WSB	-1,800.00	2,566.29
Check	10/12/2022	2739	Jeanette A. Lettiere	Amazon order no 111-0277019-4437828 used to cut and spl	1000	Checking - WSB	30.23	2,596.52
Check	10/12/2022	2739	Jeanette A. Lettiere	Amazon order no 111-9322848-6897027 Weed and brush He	1000	Checking - WSB	125.26	2,721.78
Check	10/12/2022	2739	Jeanette A. Lettiere	Amazon order no 114-0738981-8817847 Valve wheel wrenc	1000	Checking - WSB	98.59	2,820.37
Check	10/12/2022	2739	Jeanette A. Lettiere	Amazon order no 113-6796602-2792268 tape measurs used	1000	Checking - WSB	25.89	2,846.26
Check	10/24/2022	2742	City Comptroler	Tap fee for 19588 Hlsike Dr.	1000	Checking - WSB	125.00	2,971.26
Check	10/31/2022	2745	Jeanette A. Lettiere	Amazon Order No 111-3996928-6245043 Used on 19588 Hl	1000	Checking - WSB	34.68	3,005.94
Check	10/31/2022	2745	Jeanette A. Lettiere	Amazon Order No 111-870259-7079445 Used on 19588 Hill	1000	Checking - WSB	20.25	3,026.19
Check	10/31/2022	2745	Jeanette A. Lettiere	Amazon Order No 113-5685344-3767418 Marking Paint	1000	Checking - WSB	90.02	3,116.21
Check	10/31/2022	2746	Ti-Sales	Invoice 0149935 new water meter and fittings	1000	Checking - WSB	251.79	3,368.00
Deposit	10/31/2022		Southside Water Escarow Account	misk repairs above \$2500.00	1000	Checking - WSB	-900.00	2,468.00
Total 6300 - Materials and supplies - Other							2,468.00	2,468.00
Total 6300 - Materials and supplies							5,168.48	5,168.48
<b>6320 - equipment repairs</b>								
Check	11/14/2021	2646	Jeanette A. Lettiere	Gilees NAPA	1000	Checking - WSB	36.51	36.51
Check	11/14/2021	2646	Jeanette A. Lettiere	Gilees NAPA	1000	Checking - WSB	5.71	42.22
Check	11/14/2021	2646	Jeanette A. Lettiere	Gilees Napa	1000	Checking - WSB	16.19	58.41
Check	11/14/2021	2646	Jeanette A. Lettiere	Home depot	1000	Checking - WSB	26.35	84.76
Check	11/14/2021	2646	Jeanette A. Lettiere	Lowes Trans # 58774589	1000	Checking - WSB	28.02	112.78
Check	11/14/2021	2646	Jeanette A. Lettiere	Walldroff Equipment INV IW91134	1000	Checking - WSB	128.25	241.03
Check	11/14/2021	2646	Jeanette A. Lettiere	Tractor Supply	1000	Checking - WSB	80.37	321.40
Check	11/14/2021	2646	Jeanette A. Lettiere	Fleetprice Inv # 85200148	1000	Checking - WSB	159.35	480.75
Check	03/22/2022	2681	Jeanette A. Lettiere	Hiawatha INV 8007574 bolts	1000	Checking - WSB	4.10	484.85
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 112-3692521-9434661 cable lock	1000	Checking - WSB	14.01	498.86
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 112-3924191-7640288 electrical connectors	1000	Checking - WSB	22.63	521.49
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 111-9480509-3009031 locctie epoxy	1000	Checking - WSB	9.80	531.29
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 111-2370445-9000210 J-B Weld Epoxy	1000	Checking - WSB	9.83	541.12
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 113-0663967-3069860 Driver bits	1000	Checking - WSB	9.78	550.90
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 113-1784396-5606646 impact addaptors	1000	Checking - WSB	7.01	557.91
Check	03/22/2022	2681	Jeanette A. Lettiere	Gilees NAPA Hydrolic hoses	1000	Checking - WSB	52.26	610.17
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 114-2858126-6820227 Carberator for Mower	1000	Checking - WSB	59.71	669.88
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon ord 113-2337301-1085069 Engine degreaser	1000	Checking - WSB	65.80	735.68
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon ord 113-2696891-3137044 Replacement bulbs for t	1000	Checking - WSB	51.27	786.95
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon ord 112-1440137-8344204 lights for inside tool	1000	Checking - WSB	35.88	822.83
Check	06/01/2022	2701	Jeanette A. Lettiere	Hiawatha Inv 8056855	1000	Checking - WSB	116.46	939.29
Check	06/01/2022	2701	Jeanette A. Lettiere	Gilees NAPA Inv 636075	1000	Checking - WSB	28.61	967.90
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 111-7704425-9896231	1000	Checking - WSB	56.88	1,024.78
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 111-7312568-6773030	1000	Checking - WSB	26.54	1,051.32
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 114-2974135-4755433	1000	Checking - WSB	81.88	1,133.20
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 111-3966411-3995440	1000	Checking - WSB	23.59	1,156.79
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 112-9537533-9005858	1000	Checking - WSB	12.95	1,169.74
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 114-2858126-6820227	1000	Checking - WSB	59.71	1,229.45
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 113-2337301-1085069	1000	Checking - WSB	65.80	1,295.25
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 113-2696891-3137044	1000	Checking - WSB	51.50	1,346.75
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Inv 112-1440137-8344204	1000	Checking - WSB	35.88	1,382.63
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon Batteries Inv 111-1861544-9517051	1000	Checking - WSB	158.76	1,541.39
Check	06/01/2022	2701	Jeanette A. Lettiere	Amazon BATTERY adapters Inv 111-0174384-39115457	1000	Checking - WSB	26.99	1,568.38
Check	06/01/2022	2701	Jeanette A. Lettiere	Equipment rental ol tran # 90010701	1000	Checking - WSB	42.10	1,610.48
Check	06/01/2022	2701	Jeanette A. Lettiere	Hiawatha Inv 8015958	1000	Checking - WSB	25.70	1,636.18
Check	06/01/2022	2701	Jeanette A. Lettiere	Harbor Freight cust no 999001874995	1000	Checking - WSB	42.06	1,678.24
Check	06/01/2022	2701	Jeanette A. Lettiere	Whites Lumber screws Inv 3004948	1000	Checking - WSB	4.80	1,683.04
Check	07/16/2022	2715	Jeanette A. Lettiere	Whites Lumber Inv# 3011796	1000	Checking - WSB	6.79	1,689.83
Check	07/16/2022	2715	Jeanette A. Lettiere	Harbor Freight Revit Gun 13" tran No. 217335	1000	Checking - WSB	26.99	1,716.82
Check	07/16/2022	2715	Jeanette A. Lettiere	Harbor Freight Revit Gun 19" tran No.338095	1000	Checking - WSB	38.83	1,755.65
Check	07/16/2022	2715	Jeanette A. Lettiere	Whies Lumber Inv 3012224 Acetone for paint clean up	1000	Checking - WSB	23.42	1,779.07
Check	10/12/2022	2739	Jeanette A. Lettiere	amazon order 112-1603109-8337027	1000	Checking - WSB	66.91	1,845.98
Check	10/12/2022	2739	Jeanette A. Lettiere	runnings inv #1128888	1000	Checking - WSB	55.94	1,901.92
Check	10/12/2022	2739	Jeanette A. Lettiere	Harbor freight trans no 233766	1000	Checking - WSB	34.53	1,936.45
Check	10/12/2022	2739	Jeanette A. Lettiere	invoice 642233 NAPA	1000	Checking - WSB	23.08	1,959.53
Check	10/12/2022	2739	Jeanette A. Lettiere	Harbor freight trans no 01344319	1000	Checking - WSB	14.87	1,974.40
Check	10/12/2022	2739	Jeanette A. Lettiere	walmart ref# Z26100428269	1000	Checking - WSB	81.38	2,055.78
Check	10/12/2022	2739	Jeanette A. Lettiere	empire tractor ticket LC03159	1000	Checking - WSB	11.21	2,066.99
Check	10/12/2022	2739	Jeanette A. Lettiere	empire tractor ticket LC03157	1000	Checking - WSB	175.49	2,242.48
Check	10/12/2022	2739	Jeanette A. Lettiere	sams club	1000	Checking - WSB	119.25	2,361.73
Check	10/12/2022	2739	Jeanette A. Lettiere	Amazon order # 114-4218185-7005861 ol	1000	Checking - WSB	59.99	2,421.72
Check	10/31/2022	2745	Jeanette A. Lettiere	Amazon Ord No 113-6536055-4512211	1000	Checking - WSB	33.26	2,454.98
Check	10/31/2022	2745	Jeanette A. Lettiere	Whites lumber or 3100355	1000	Checking - WSB	52.15	2,507.13
Check	10/31/2022	2745	Jeanette A. Lettiere	Gilees NAPA Inv 649639	1000	Checking - WSB	46.33	2,553.46
Check	10/31/2022	2745	Jeanette A. Lettiere	Empire Tractor ticket LC03401	1000	Checking		



Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Check	02/12/2022	2674	Jeanette A. Lettiere	Jan, Feb, March 2022 rent	1000	Checking - WSB	100.00	370.00
Check	08/07/2022	2720	Jeanette A. Lettiere	rent July August September 2022	1000	Checking - WSB	270.00	640.00
General Journal	10/31/2022	ea-cd		To allocate to proper acct per U-1	2476	2020 Chevy Silverado	2,860.00	3,500.00
Total 6550 - Rent							3,500.00	3,500.00
<b>6550 - Office Expense - Other</b>								
Check	11/14/2021	2646	Jeanette A. Lettiere	T.J. Electrical supply Rec#f 2395	1000	Checking - WSB	27.38	27.38
Check	11/14/2021	2646	Jeanette A. Lettiere	T.J. Electrical supply Rec#f 2393	1000	Checking - WSB	152.09	179.47
Check	03/22/2022	2681	Jeanette A. Lettiere	Win supply ord no 032778-01 plumbing parts	1000	Checking - WSB	146.91	326.38
Check	03/22/2022	2681	Jeanette A. Lettiere	Mobile link inv00305232 generator back up	1000	Checking - WSB	53.99	380.37
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon ord no 113-4071761-2269012 zip drives and securit	1000	Checking - WSB	66.97	447.34
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 112-3697008-3222637 toner	1000	Checking - WSB	23.75	514.31
Check	03/22/2022	2681	Jeanette A. Lettiere	Amazon order 114-0903757-6024239 Calader, Calculator Th	1000	Checking - WSB	51.39	589.45
Check	04/10/2022	2689	Jeanette A. Lettiere	Rent April, May, June, 2022	1000	Checking - WSB	100.00	689.45
Check	06/01/2022	2700	Josh Kirk	Mowing Pipe Yard 8 times @ \$35.00 ea.	1000	Checking - WSB	280.00	969.45
Check	06/01/2022	2701	Jeanette A. Lettiere	Whites Lumber Inv 2971911	1000	Checking - WSB	9.39	978.84
Check	06/01/2022	2701	Jeanette A. Lettiere	Whites mulch Inv 2995073	1000	Checking - WSB	42.66	1,021.50
Check	08/17/2022	2723	Josh Kirk	Mowing Pipe Yard 8 times @ \$35.00 ea.	1000	Checking - WSB	140.00	1,161.50
Check	10/12/2022	2739	Jeanette A. Lettiere	amazon order no 112-3402685-9466656 toner	1000	Checking - WSB	345.58	1,507.08
Check	10/12/2022	2739	Jeanette A. Lettiere	Checksforless.com ord no 3939357	1000	Checking - WSB	112.90	1,619.98
Check	10/12/2022	2739	Jeanette A. Lettiere	Whites Lumber ord no 15459810	1000	Checking - WSB	58.26	1,678.24
Check	10/12/2022	2739	Jeanette A. Lettiere	Sames club banker boxes	1000	Checking - WSB	51.80	1,730.04
Total 6550 - Office Expense - Other							1,730.04	1,730.04
Total 6550 - Office Expense							5,230.04	5,230.04
<b>6550 - Real Estate Taxes</b>								
Check	12/31/2021	2658	Pamela Desormo Tax Collector	water main	1000	Checking - WSB	2,591.97	2,591.97
Check	10/02/2022	2735	Watertown City School District	water mains taxes	1000	Checking - WSB	2,611.10	5,203.07
Total 6550 - Real Estate Taxes							5,203.07	5,203.07
<b>6560 - Revenue Taxes</b>								
General Journal	10/31/2022	ea-cd		To adj payroll per N-1		Federal Taxes (941/944)	50.00	50.00
Total 6560 - Revenue Taxes							50.00	50.00
Total Expense							80,025.98	80,025.98
Net Ordinary Income							3,648.72	3,648.72
<b>Net Income</b>							<b>3,648.72</b>	<b>3,648.72</b>

Southside Water Inc.  
**Profit & Loss Detail**  
November 1, 2022 through August 6, 2023

1:18 PM

08/06/2023

Accrual Basis

Ordinary Income/Expense	Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
<b>Income</b>									
4000 - Operating Revenue									
4100 - Sales									
Deposit		11/08/2022		Batch Payments	Deposit	1000	Checking - WSB	114.62	114.62
Deposit		11/08/2022		Batch Payments	Deposit	1000	Checking - WSB	2,137.91	2,252.53
Deposit		11/10/2022		Batch Payments	Deposit	1000	Checking - WSB	1,953.18	4,205.71
Deposit		11/13/2022		Batch Payments	Deposit	1000	Checking - WSB	1,441.48	5,647.19
Deposit		11/17/2022		Batch Payments	10	1000	Checking - WSB	1,560.27	7,207.46
Deposit		11/21/2022		Batch Payments	Deposit	1000	Checking - WSB	1,321.77	8,529.23
Deposit		11/26/2022		Batch Payments	Deposit	1000	Checking - WSB	330.80	8,860.03
Deposit		11/28/2022		Batch Payments	Deposit	1000	Checking - WSB	330.80	9,190.83
Deposit		12/01/2022		Batch Payments	Deposit	1000	Checking - WSB	1,025.52	10,216.35
Deposit		12/01/2022		Batch Payments	Deposit	1000	Checking - WSB	463.22	10,679.57
Deposit		12/01/2022		Batch Payments	Deposit	1000	Checking - WSB	153.31	10,832.88
Deposit		12/01/2022		Batch Payments	Deposit	1000	Checking - WSB	1,092.17	11,925.05
Deposit		12/06/2022		Batch Payments	Deposit	1000	Checking - WSB	3,914.91	15,839.96
Deposit		12/07/2022		Batch Payments	Deposit	1000	Checking - WSB	399.67	16,239.63
Deposit		12/12/2022		Batch Payments	Deposit	1000	Checking - WSB	729.19	16,968.82
Deposit		12/13/2022		Batch Payments	Deposit	1000	Checking - WSB	129.50	17,098.32
Deposit		12/15/2022	1551	Batch Payments	account set up fee For Geraldine Perfetto	1000	Checking - WSB	25.00	17,123.32
Deposit		12/18/2022		Batch Payments	Deposit	1000	Checking - WSB	130.99	17,254.31
Deposit		12/22/2022		Batch Payments	Deposit	1000	Checking - WSB	388.15	17,642.46
Deposit		12/31/2022		Batch Payments	Deposit	1000	Checking - WSB	122.50	17,764.96
Deposit		01/03/2023		Batch Payments	Deposit	1000	Checking - WSB	324.44	18,089.40
Deposit		01/23/2023		Batch Payments	Deposit	1000	Checking - WSB	202.92	18,292.32
Deposit		02/07/2023		Batch Payments	Deposit	1000	Checking - WSB	243.70	18,536.02
Deposit		02/09/2023		Batch Payments	Deposit	1000	Checking - WSB	1,441.26	19,977.28
Deposit		02/10/2023		Batch Payments	Deposit	1000	Checking - WSB	1,380.75	21,358.03
Deposit		02/11/2023		Batch Payments	Deposit	1000	Checking - WSB	922.56	22,280.59
Deposit		02/11/2023		Batch Payments	Deposit	1000	Checking - WSB	137.32	22,417.91
Deposit		02/13/2023		Batch Payments	Deposit	1000	Checking - WSB	1,175.34	23,593.25
Deposit		02/16/2023		Batch Payments	Deposit	1000	Checking - WSB	494.28	24,087.53
Deposit		02/18/2023		Batch Payments	Deposit	1000	Checking - WSB	1,128.66	25,216.19
Deposit		02/20/2023		Batch Payments	Deposit	1000	Checking - WSB	443.56	25,659.75
Deposit		02/24/2023		Batch Payments	Deposit	1000	Checking - WSB	587.21	26,246.96
Deposit		02/27/2023		Batch Payments	Deposit	1000	Checking - WSB	885.54	27,132.50
Deposit		03/01/2023		Batch Payments	Deposit	1000	Checking - WSB	673.75	27,779.25
Deposit		03/02/2023		Batch Payments	Deposit	1000	Checking - WSB	588.69	28,367.94
Deposit		03/06/2023		Batch Payments	Deposit	1000	Checking - WSB	820.54	29,188.48
Deposit		03/07/2023		Batch Payments	Deposit	1000	Checking - WSB	3,359.12	32,547.60
Deposit		03/07/2023		Batch Payments	Deposit	1000	Checking - WSB	113.88	32,661.48
Deposit		03/08/2023		Batch Payments	Deposit	1000	Checking - WSB	589.51	33,250.99
Deposit		03/10/2023		Batch Payments	Deposit	1000	Checking - WSB	132.85	33,383.84
Deposit		03/10/2023		Batch Payments	Deposit	1000	Checking - WSB	733.82	34,117.66
Deposit		03/13/2023		Batch Payments	Deposit	1000	Checking - WSB	243.84	34,361.50
Deposit		03/15/2023		Batch Payments	Deposit	1000	Checking - WSB	116.34	34,477.84
Deposit		03/16/2023		Batch Payments	Deposit	1000	Checking - WSB	598.16	35,066.00
Deposit		03/19/2023		Batch Payments	Deposit	1000	Checking - WSB	160.83	35,226.83
Deposit		03/21/2023		Batch Payments	Deposit	1000	Checking - WSB	119.61	35,346.44
Deposit		03/25/2023		Batch Payments	Deposit	1000	Checking - WSB	182.79	35,529.23
Deposit		04/06/2023		Batch Payments	Deposit	1000	Checking - WSB	144.66	35,673.89
Deposit		04/17/2023		Batch Payments	Deposit	1000	Checking - WSB	327.47	36,001.36
Deposit		04/26/2023		Batch Payments	set up account forBela Taft LLC took over Loadwick	1000	Checking - WSB	25.00	36,026.36
Deposit		04/30/2023		Batch Payments	Deposit	1000	Checking - WSB	184.11	36,210.47
Deposit		05/14/2023		Batch Payments	20 People1	1000	Checking - WSB	2,638.06	38,848.53
Deposit		05/16/2023		Batch Payments	Deposit	1000	Checking - WSB	1,845.88	40,694.41
Deposit		05/18/2023		Batch Payments	Deposit	1000	Checking - WSB	518.71	41,213.12
Deposit		05/18/2023		Batch Payments	Deposit	1000	Checking - WSB	747.96	41,961.08
Deposit		05/21/2023		Batch Payments	Deposit	1000	Checking - WSB	687.64	42,648.72
Deposit		05/23/2023		Batch Payments	Deposit	1000	Checking - WSB	871.09	43,519.81
Deposit		05/26/2023		Batch Payments	Deposit	1000	Checking - WSB	763.16	44,282.97
Deposit		05/28/2023		Batch Payments	Deposit	1000	Checking - WSB	643.64	44,926.61
Deposit		06/02/2023		Batch Payments	Deposit	1000	Checking - WSB	985.74	45,912.35
Deposit		06/02/2023		Batch Payments	Deposit	1000	Checking - WSB	1,110.01	47,022.36
Deposit		06/05/2023		Batch Payments	Deposit	1000	Checking - WSB	2,185.17	49,207.53
Deposit		06/07/2023		Batch Payments	Deposit	1000	Checking - WSB	117.27	49,324.80
Deposit		06/07/2023		Batch Payments	Deposit	1000	Checking - WSB	1,526.54	50,851.34
Deposit		06/08/2023		Batch Payments	Deposit	1000	Checking - WSB	430.49	51,281.83
Deposit		06/11/2023		Batch Payments	Deposit	1000	Checking - WSB	115.79	51,397.62
Deposit		06/12/2023		Batch Payments	Deposit	1000	Checking - WSB	265.51	51,663.13
Deposit		06/14/2023		Batch Payments	Balance from cust 96	1000	Checking - WSB	398.88	52,062.01
Deposit		06/21/2023		Batch Payments	Deposit	1000	Checking - WSB	116.46	52,178.47
Deposit		07/04/2023		Batch Payments	Deposit	1000	Checking - WSB	217.78	52,396.25
Deposit		07/07/2023		Batch Payments	Deposit	1000	Checking - WSB	123.34	52,519.59
Deposit		07/15/2023		Batch Payments	Deposit	1000	Checking - WSB	204.14	52,723.73
Deposit		07/17/2023		Batch Payments	Deposit	1000	Checking - WSB	206.67	52,930.40
Deposit		08/04/2023		Batch Payments	account set up customer 43	1000	Checking - WSB	25.00	52,955.40
Total 4100 - Sales								52,955.40	52,955.40
4110 - escrow interest earned									
Deposit		12/31/2022			Interest	1050	WSB- Repair Escrow	2.75	2.75
Deposit		03/31/2023			Interest	1050	WSB- Repair Escrow	3.40	6.24
Total 4110 - escrow interest earned								6.24	6.24
4000 - Operating Revenue - Other									
Deposit		12/01/2022		Southside Water Inc	118 customers @ \$7.60 each	1050	WSB- Repair Escrow	896.88	896.88
Deposit		07/15/2023		Batch Payments	water agreement	1000	Checking - WSB	25.00	921.88
Total 4000 - Operating Revenue - Other								921.88	921.88
Total 4000 - Operating Revenue								53,883.52	53,883.52
Total Income								53,883.52	53,883.52
<b>Expense</b>									
Payroll processing fees									
Check		11/04/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	150.00	150.00
Check		12/20/2022		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	100.00	250.00
Check		01/31/2023	payroll	SIGNATURE BUSINESS SOLUTIONS OF NNY INC	quarterly pay check processing	1000	Checking - WSB	150.00	400.00
Check		03/21/2023		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	110.00	510.00
Check		05/01/2023		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	260.00	770.00
Check		06/09/2023		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	110.00	880.00
Check		06/30/2023		SIGNATURE BUSINESS SOLUTIONS OF NNY INC	Contractor Pay - This is not a legal pay stub	1000	Checking - WSB	110.00	990.00
Total Payroll processing fees								990.00	990.00
6000 - Operator Salary									
Check		12/20/2022		James V. Lettiere Jr	Gross Pay - This is not a legal pay stub	1000	Checking - WSB	1,000.00	1,000.00
Check		03/21/2023		Jeanette A. Lettiere	Gross Pay - This is not a legal pay stub	1000	Checking - WSB	1,000.00	2,000.00
Check		05/05/2023		James V. Lettiere Jr	Gross Pay - This is not a legal pay stub	1000	Checking - WSB	1,000.00	3,000.00
Check		06/09/2023		James V. Lettiere Jr	Gross Pay - This is not a legal pay stub	1000	Checking - WSB	1,000.00	4,000.00
Check		06/29/2023		James V. Lettiere Jr	Gross Pay - This is not a legal pay stub	1000	Checking - WSB	1,000.00	5,000.00
Total 6000 - Operator Salary								5,000.00	5,000.00
6100 - Water Purchased									
Check		11/03/2022	2747	City Comptroller	Water Bill November 2022	1000	Checking - WSB	2,535.07	2,535.07
Check		12/02/2022	2757	City Comptroller	Water Bill December 2022	1000	Checking - WSB	1,824.91	4,359.98
Check		01/01/2023	2771	City Comptroller	Water Bill Jan 2023	1000	Checking - WSB	2,060.53	6,420.51
Check		02/03/2023	2778	City Comptroller	Water Bill feb 2023	1000	Checking - WSB	1,970.93	8,391.44

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	03/02/2023	2791	City Comptroller	Water Bill March 2023		1000 Checking - WSB	1,645.72	10,037.16
Check	04/03/2023	2799	City Comptroller	Water Bill April 2023		1000 Checking - WSB	1,493.06	11,530.22
Check	05/01/2023	2805	City Comptroller	Water Bill May 2023		1000 Checking - WSB	1,788.41	13,318.63
Check	06/02/2023	2812	City Comptroller	Water Bill May 2023		1000 Checking - WSB	1,592.62	14,811.25
Check	07/04/2023	2818	City Comptroller	June 2023		1000 Checking - WSB	2,782.52	17,693.77
Check	08/04/2023	2828	City Comptroller	June 2023		1000 Checking - WSB	2,972.43	20,666.20
Total 6100 - Water Purchased							20,666.20	20,666.20
<b>6110 - Transportation</b>								
Check	02/14/2023	2783	C&M Auto Repair	Brakes, rotors & oil Change		1000 Checking - WSB	833.79	833.79
Check	05/18/2023	2810	Jeanette A. Lettiere	FX Caprara inv 20473		1000 Checking - WSB	21.00	854.79
Check	05/18/2023	2810	Jeanette A. Lettiere	Kinney drugs Key battery for truck		1000 Checking - WSB	7.55	862.34
Check	06/14/2023	2815	Jeanette A. Lettiere	Bill Rapp Chevy inv 23815		1000 Checking - WSB	74.81	937.15
Check	07/10/2023	2819	Bill Rapp Chevrolet	undercoating		1000 Checking - WSB	1,024.92	1,962.07
Check	07/21/2023	2823	Jeanette A. Lettiere	Number 1 Speed inv. no 70469 Ven shades for truck		1000 Checking - WSB	85.00	2,047.07
Total 6110 - Transportation							2,047.07	2,047.07
<b>6113 - Water Testing</b>								
Check	12/05/2022	2760	Converse Laboratory	Water testing invoice #64737		1000 Checking - WSB	288.40	288.40
Check	03/10/2023	2794	Converse Laboratory	65373		1000 Checking - WSB	511.00	799.40
Check	06/05/2023	2813	Converse Laboratory	65373		1000 Checking - WSB	311.00	1,110.40
Total 6113 - Water Testing							1,110.40	1,110.40
<b>6145 - Computer</b>								
Check	12/05/2022	2758	NNY ONLINE	document back up & IT work 1 year 2023 invoice : ✓		1000 Checking - WSB	0.00	0.00
General Journal	12/05/2022	pr11/15/161	NNY ONLINE	For CHK 2758 voided on 12/05/2022		1000 Checking - WSB	768.00	768.00
General Journal	12/05/2022	pr11/15/16R	NNY ONLINE	Reverse of GJE pr11/15/161 -- For CHK 2758 voided on 12/05/2022		1000 Checking - WSB	-768.00	0.00
Check	12/05/2022	2759	NNY ONLINE	document back up 1 year 2023 & IT work		1000 Checking - WSB	256.00	256.00
Check	01/12/2023	2773	Network Orented Solutions	Software maint.		1000 Checking - WSB	525.00	781.00
Check	02/28/2023	2787	NNY ONLINE	reg Domain		1000 Checking - WSB	180.00	961.00
Total 6145 - Computer							961.00	961.00
<b>6160 - Dues and Subscriptions</b>								
Check	12/23/2022	2765	New York Rural Water Assoc.	membership 2023		1000 Checking - WSB	263.00	263.00
Total 6160 - Dues and Subscriptions							263.00	263.00
<b>6165 - Education and Training</b>								
Check	01/31/2023	2777	Eastcom Associates			1000 Checking - WSB	50.00	50.00
Check	02/28/2023	2760	NNYWWC	April 26, 2023 training 6 contact hours		1000 Checking - WSB	60.00	110.00
Check	02/28/2023	2768	NNYWWC	April 26, 2023 training 6 contact hours	✓	1000 Checking - WSB	0.00	110.00
Check	07/12/2023	2821	Northern New York Water works Conference	summer 2023 meeting		1000 Checking - WSB	80.00	190.00
Total 6165 - Education and Training							190.00	190.00
<b>6180 - Insurance</b>								
Check	12/23/2022	2763	Thousand Islands Agency	Busines liability payment for 1/20/2023/1/20/2024		1000 Checking - WSB	1,768.75	1,768.75
Check	01/01/2023	2770	Preferred Mutual Insurance Company	truck		1000 Checking - WSB	1,652.00	3,420.75
Check	07/27/2023	2825	Preferred Mutual Insurance Company	truck		1000 Checking - WSB	82.00	3,482.75
Total 6180 - Insurance							3,482.75	3,482.75
<b>6225 - Licenses and Permits</b>								
Check	03/04/2023	2792	UDIG NY	no response fees		1000 Checking - WSB	6.00	6.00
Total 6225 - Licenses and Permits							6.00	6.00
<b>6250 - Postage</b>								
Check	04/15/2023	2803	Postmaster	3 rolls of first class forever /5 rolls of postcard stamps		1000 Checking - WSB	454.00	454.00
Total 6250 - Postage							454.00	454.00
<b>6270 - Accounting</b>								
Check	12/23/2022	2764	Denesha Accounting Services	2022 tax preparation		1000 Checking - WSB	1,150.00	1,150.00
Total 6270 - Accounting							1,150.00	1,150.00
<b>6300 - Materials and supplies</b>								
<b>6310 - Repairs and Maintenance</b>								
Check	11/05/2022	70	Southside Water Inc	Misc expences above \$2,500.00 anual contribution		1050 WSB- Repair Escrow	4,700.00	4,700.00
Check	11/13/2022	2753	Dor-Men Builders	Install water service/Hillside INV 2247		1000 Checking - WSB	2,800.00	7,500.00
Check	11/13/2022	71	Southside Water Inc	Misc expences above \$2,500.00 anual contribution		1050 WSB- Repair Escrow	2,800.00	10,300.00
Deposit	01/01/2023			clean up stale transactions		1000 Checking - WSB	-2,472.78	7,827.22
Check	05/06/2023	2807	Josh Kirk	Mowing Pipe Yard 8 times @ \$35.00 ea.		1000 Checking - WSB	420.00	8,247.22
Check	05/18/2023	2810	Jeanette A. Lettiere	Harbor freight trans 274327 tools used with Tapping machin		1000 Checking - WSB	16.18	8,263.40
Check	08/04/2023	2829	Dor-Men Builders	This check was lost from 2022 this is the replacement for ch		1000 Checking - WSB	2,800.00	11,063.40
Total 6310 - Repairs and Maintenance							11,063.40	11,063.40
<b>6300 - Materials and supplies - Other</b>								
Check	11/05/2022	2748	Syracuse Utilities	repair curb box at various sites		1000 Checking - WSB	4,426.92	4,426.92
Check	11/05/2022	2749	Jeanette A. Lettiere	Blair Supply ord no 3258747		1000 Checking - WSB	198.32	4,625.24
Check	11/05/2022	2749	Jeanette A. Lettiere	Blair Supply order no 325890		1000 Checking - WSB	247.77	4,873.01
Check	11/05/2022	2749	Jeanette A. Lettiere	Copper Electric order no S049984684.001 Tracer Wire		1000 Checking - WSB	94.77	4,967.78
Deposit	11/02/2022	71	Southside Repair Escrow	Dor-Men constuction install service at 19588 Hillside Dr		1000 Checking - WSB	-2,800.00	2,167.78
Check	12/07/2022	2761	Jeanette A. Lettiere	Runnings invoice Number1000097290 1 each generator for		1000 Checking - WSB	539.99	2,707.77
Check	02/07/2023	2780	Jeanette A. Lettiere	Inv. 1285788 Runnings Tool organizers for water repairs		1000 Checking - WSB	134.95	2,842.72
Check	02/07/2023	2780	Jeanette A. Lettiere	inv. 1303866 Runnings tool organizers for water tool		1000 Checking - WSB	129.59	2,972.31
Check	02/07/2023	2780	Jeanette A. Lettiere	Tool Up order number SIL2397878 Gate wrenches and man		1000 Checking - WSB	514.66	3,486.97
Check	04/09/2023	2801	Jeanette A. Lettiere	Howland Pump Invoice Pw29087 Water service parts for		1000 Checking - WSB	55.99	3,542.96
Check	04/09/2023	2801	Jeanette A. Lettiere	Jefferson Concrete Repair manhole at meter pit		1000 Checking - WSB	554.04	4,097.00
Check	05/18/2023	2810	Jeanette A. Lettiere	Purchased used tapping machine for Ashlee Hubbard		1000 Checking - WSB	100.00	4,197.00
Check	05/18/2023	2810	Jeanette A. Lettiere	Blair Supply ord 3260671		1000 Checking - WSB	114.30	4,311.30
Check	05/18/2023	2810	Jeanette A. Lettiere	Reinman's Department store jrni # C56295 Pilot bits for tapir		1000 Checking - WSB	5.39	4,316.69
Check	05/18/2023	2810	Jeanette A. Lettiere	Pilot bits for tap machine inv 4142105		1000 Checking - WSB	15.14	4,331.83
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv. 113-6126827-013015 bits used to make 3/4 ar		1000 Checking - WSB	33.23	4,365.06
Check	05/18/2023	2810	Jeanette A. Lettiere	Mquoad & Bannigan Inv 4142385 Repair slab near flushing		1000 Checking - WSB	34.82	4,399.88
Check	05/18/2023	2810	Jeanette A. Lettiere	Core & Main inv S865706 Tap Machine Parts		1000 Checking - WSB	135.82	4,535.70
Check	05/18/2023	2810	Jeanette A. Lettiere	Runnings inv # 1348412 Top soil for areas around gap box		1000 Checking - WSB	107.89	4,643.59
Check	06/14/2023	2815	Jeanette A. Lettiere	Hawatha fasteners inv B611170 Repair Hinge on tap mach		1000 Checking - WSB	24.84	4,668.43
Check	06/14/2023	2815	Jeanette A. Lettiere	White Lumber Hasp for Tapping Machine inv 3211662		1000 Checking - WSB	4.95	4,673.38
Check	06/14/2023	2815	Jeanette A. Lettiere	Sam's Club Batteries for locator		1000 Checking - WSB	38.86	4,712.24
Check	06/14/2023	2815	Jeanette A. Lettiere	Howland Pump Inv PW30130 Splice kits for tracer wire repa		1000 Checking - WSB	7.26	4,719.50
Check	06/14/2023	2815	Jeanette A. Lettiere	Home Depot REcept No 6174 00097 75196 Used to dewate		1000 Checking - WSB	236.52	4,956.02
Check	06/14/2023	2816	Nick Hancock	Paid him to help with Annual Hydrant Flushing 2023		1000 Checking - WSB	200.00	5,156.02
Total 6300 - Materials and supplies - Other							5,156.02	5,156.02
Total 6300 - Materials and supplies							16,219.42	16,219.42
<b>6320 - equipment repairs</b>								
Check	11/05/2022	2749	Jeanette A. Lettiere	Whites Lumber ord # 15511935		1000 Checking - WSB	5.18	5.18
Check	12/07/2022	2761	Jeanette A. Lettiere	Runnings invoice 1266657		1000 Checking - WSB	49.66	54.84
Check	02/07/2023	2780	Jeanette A. Lettiere	Harbor Freight ticket no 0223262		1000 Checking - WSB	17.24	72.08
Check	02/07/2023	2780	Jeanette A. Lettiere	Harbor Freight ticket no 0223263		1000 Checking - WSB	44.66	116.74
Check	02/07/2023	2780	Jeanette A. Lettiere	Harbor Freight ticket no 399499		1000 Checking - WSB	67.15	213.89
Check	02/07/2023	2780	Jeanette A. Lettiere	Harbor Freight ticket no 399499		1000 Checking - WSB	57.21	271.10
Check	02/07/2023	2780	Jeanette A. Lettiere	invoice No. 230030014 Whitesboro Plow Shop		1000 Checking - WSB	233.16	504.26
Check	02/07/2023	2780	Jeanette A. Lettiere	inv. 652814 Gilles Auto Truck		1000 Checking - WSB	67.20	571.46
Check	02/07/2023	2780	Jeanette A. Lettiere	inv 652788 Gilles auto oil		1000 Checking - WSB	12.19	583.65
Check	02/07/2023	2780	Jeanette A. Lettiere	Whites lumber / inv. no 3146410		1000 Checking - WSB	12.34	595.99
Check	02/07/2023	2780	Jeanette A. Lettiere	Runnings order number 1000432896		1000 Checking - WSB	163.58	759.57
Check	04/09/2023	2801	Jeanette A. Lettiere	Hawatha Fasteners Invoice # B601550		1000 Checking - WSB	38.39	817.96
Check	04/09/2023	2801	Jeanette A. Lettiere	Harbor freight trans no 377081		1000 Checking - WSB	88.53	906.49
Check	04/09/2023	2801	Jeanette A. Lettiere	Whites Lumber Inv No. 3181963		1000 Checking - WSB	6.99	913.48
Check	04/09/2023	2801	Jeanette A. Lettiere	Interstate batteries inv 8314555		1000 Checking - WSB	108.90	1,022.38
Check	04/09/2023	2801	Jeanette A. Lettiere	Hawatha Fasteners inv B605057		1000 Checking - WSB	15.82	1,038.20
Check	05/18/2023	2810	Jeanette A. Lettiere	Interstate batteries inv no 8314616		1000 Checking - WSB	65.83	1,104.03
Check	05/18/2023	2810	Jeanette A. Lettiere	Hawatha Fasteners Inv No B606508		1000 Checking - WSB	40.75	1,144.78
Check	05/18/2023	2810	Jeanette A. Lettiere	Runnings inv 1341264		1000 Checking - WSB	43.18	1,187.96
Check	05/18/2023	2810	Jeanette A. Lettiere	standard auto inv syrd019910029		1000 Checking - WSB	11.86	1,199.82
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv 111-0530467-5427404		1000 Checking - WSB	43.33	1,243.15
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv 112-9939531-8006656		1000 Checking - WSB	26.98	1,270.13
Check	05/18/2023	2810	Jeanette A. Lettiere	empire tractor inv LC04917		1000 Checking - WSB	357.16	1,627.29
Check	05/18/2023	2810	Jeanette A. Lettiere	Hawatha Fasteners Inv B606681		1000 Checking - WSB	1.88	1,629.17

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	05/18/2023	2810	Jeanette A. Lettiere	Gilles auto Inv 656167		1000 Checking - WSB	9.71	1,638.88
Check	05/18/2023	2810	Jeanette A. Lettiere	Runnings inv 1344565		1000 Checking - WSB	35.92	1,674.80
Check	05/18/2023	2810	Jeanette A. Lettiere	Whites Lumber ord no. 15919350		1000 Checking - WSB	0.86	1,675.66
Check	05/18/2023	2810	Jeanette A. Lettiere	Runnings inv 1346195		1000 Checking - WSB	48.51	1,724.17
Check	05/18/2023	2810	Jeanette A. Lettiere	Whites Lumber inv 3201072		1000 Checking - WSB	4.95	1,729.12
Check	05/18/2023	2810	Jeanette A. Lettiere	Hawatha Fasteners inv B609801		1000 Checking - WSB	1.77	1,730.89
Check	05/18/2023	2810	Jeanette A. Lettiere	Whites Lumber inv 3204336		1000 Checking - WSB	10.47	1,741.36
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv 111-8648743-7842662		1000 Checking - WSB	31.31	1,772.67
Check	05/18/2023	2810	Jeanette A. Lettiere	Cazenovia Equipment inv no 1440027		1000 Checking - WSB	48.22	1,820.89
Check	06/14/2023	2815	Jeanette A. Lettiere	Hawatha Fasteners Inv. B613168		1000 Checking - WSB	35.37	1,856.26
Check	06/14/2023	2815	Jeanette A. Lettiere	Harbor freight Inv 04282663		1000 Checking - WSB	9.71	1,865.97
Check	06/14/2023	2815	Jeanette A. Lettiere	Whites ord # 16070045		1000 Checking - WSB	2.96	1,868.93
Check	06/14/2023	2815	Jeanette A. Lettiere	Reinmans Deapment Store Bolts JRNL C59817		1000 Checking - WSB	14.82	1,883.75
Check	06/14/2023	2815	Jeanette A. Lettiere	Runnings inv 1365211		1000 Checking - WSB	30.58	1,914.33
Check	07/21/2023	2823	Jeanette A. Lettiere	Runnings inv no. 111-5218780-3477805		1000 Checking - WSB	21.99	1,936.32
Check	07/21/2023	2823	Jeanette A. Lettiere	Garlock jrnif D96623		1000 Checking - WSB	12.95	1,949.27
Check	07/21/2023	2823	Jeanette A. Lettiere	P&T Supply Pipe fitting Invoice 58800		1000 Checking - WSB	110.04	2,059.31
Check	07/21/2023	2823	Jeanette A. Lettiere	Whites Lumber inv # 3233069		1000 Checking - WSB	1.38	2,060.69
Check	07/21/2023	2823	Jeanette A. Lettiere	Hawatha Fasteners inv B615338		1000 Checking - WSB	8.79	2,069.48
Total 6320 - equipment repairs								
<b>6330 - Supplies</b>								
Check	12/07/2022	2761	Jeanette A. Lettiere	Runnings Invoice number 1265173 Various equipment suppl	1000	Checking - WSB	22.53	22.53
Total 6330 - Supplies							22.53	22.53
<b>6340 - Telephone and Internet</b>								
<b>6345 - Internet</b>								
Check	11/09/2022	2751	Spectrum	202-769782201-001		1000 Checking - WSB	74.99	74.99
Check	12/09/2022	2762	Spectrum	202-769782201-001		1000 Checking - WSB	74.99	149.98
Check	01/08/2023	2772	Spectrum	202-769782201-001		1000 Checking - WSB	74.99	224.97
Check	02/10/2023	2781	Spectrum	internet		1000 Checking - WSB	75.99	300.96
Check	03/13/2023	2795	Spectrum	202-769782201-001		1000 Checking - WSB	74.99	375.95
Check	04/10/2023	2800	Spectrum	April 2023 bill		1000 Checking - WSB	57.99	433.94
Check	05/09/2023	2808	Spectrum	internet		1000 Checking - WSB	75.99	509.93
Check	06/08/2023	2814	Spectrum	April 2023 bill		1000 Checking - WSB	57.99	567.92
Check	07/12/2023	2820	Spectrum	202-769782201-001		1000 Checking - WSB	74.99	642.91
Total 6345 - Internet							642.91	642.91
<b>6340 - Telephone and Internet - Other</b>								
Check	11/26/2022	2754	AT&T Mobility	Aug. 14, 2022 issue date		1000 Checking - WSB	63.00	63.00
Check	12/29/2022	2767	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	63.00	126.00
Check	01/29/2023	2776	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	63.00	189.00
Check	02/26/2023	2785	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	63.00	252.00
Check	03/25/2023	2797	AT&T Mobility	VOID: Account No. 685833314		1000 Checking - WSB	0.00	252.00
Check	04/09/2023	2801	Jeanette A. Lettiere	AT&T March cell Phone account 685833314		1000 Checking - WSB	163.12	415.12
Check	04/09/2023	2801	Jeanette A. Lettiere	Aple Invoice Cloude storage		1000 Checking - WSB	0.99	416.11
Check	05/18/2023	2810	Jeanette A. Lettiere	AT&T April 14, 2023 Bill		1000 Checking - WSB	117.14	533.25
Check	06/14/2023	2815	Jeanette A. Lettiere	ATT May 14 Bill		1000 Checking - WSB	44.19	577.44
Check	07/21/2023	2823	Jeanette A. Lettiere	AT&T cell phone III May 2023		1000 Checking - WSB	132.58	710.02
Total 6340 - Telephone and Internet - Other							710.02	710.02
Total 6340 - Telephone and Internet							1,352.93	1,352.93
<b>6350 - Utilities power</b>								
Check	11/28/2022	2755	National Grid	Nov 2022		1000 Checking - WSB	26.25	26.25
Check	12/29/2022	2766	National Grid	due Jan 2023		1000 Checking - WSB	23.33	49.58
Check	01/29/2023	2775	National Grid	Feb 2023		1000 Checking - WSB	23.33	72.91
Check	02/26/2023	2786	National Grid	March 2023		1000 Checking - WSB	23.33	96.24
Check	03/25/2023	2798	National Grid	April 2023		1000 Checking - WSB	23.33	119.57
Check	04/30/2023	2804	National Grid	May 2023		1000 Checking - WSB	23.59	143.16
Check	05/28/2023	2811	National Grid	June 2023		1000 Checking - WSB	24.22	167.38
Check	07/01/2023	2817	National Grid 1	1214-93000		1000 Checking - WSB	23.33	190.71
Check	08/02/2023	2827	National Grid	Aug 2023		1000 Checking - WSB	23.33	214.04
Total 6350 - Utilities power							214.04	214.04
<b>6410 - Meter Reading</b>								
Check	01/23/2023	2774	Kathleen Tamblin	Feb. 2023 reads		1000 Checking - WSB	295.00	295.00
Check	04/25/2023	2803	Kathleen Tamblin	May, 2023 reads		1000 Checking - WSB	295.00	590.00
Check	07/27/2023	2824	Dale Tamblin	August 2023 reads		1000 Checking - WSB	295.00	885.00
Total 6410 - Meter Reading							885.00	885.00
<b>6470 - Payroll Taxes</b>								
Check	12/20/2022		James V. Lettiere Jr	Employer Taxes		1000 Checking - WSB	103.50	103.50
Check	01/25/2023	paytax	Federal Unemployment (940)			1000 Checking - WSB	56.66	159.16
Check	01/31/2023	usaIRS	Federal Tax (941)			1000 Checking - WSB	81.00	240.16
Check	03/21/2023		Jeanette A. Lettiere	Employer Taxes		1000 Checking - WSB	103.50	343.66
Check	04/30/2023	Payroll tax	Federal Tax (941)			1000 Checking - WSB	27.83	371.49
Check	05/05/2023		James V. Lettiere Jr	Employer Taxes		1000 Checking - WSB	103.50	474.99
Check	06/09/2023		James V. Lettiere Jr	Employer Taxes		1000 Checking - WSB	103.50	578.49
Check	06/29/2023		James V. Lettiere Jr	Employer Taxes		1000 Checking - WSB	103.50	681.99
Total 6470 - Payroll Taxes							681.99	681.99
<b>6500 - In Lieu of pay</b>								
Check	11/05/2022	2750	Jeanette A. Lettiere	Rent Nov-2022-Jan 2023		1000 Checking - WSB	630.00	630.00
Check	11/09/2022	2751	Spectrum	202-769782201-001		1000 Checking - WSB	63.14	693.14
Check	11/09/2022	2752	Community Bank	Dec payment paid 303.10 more		1000 Checking - WSB	800.00	1,493.14
Check	11/26/2022	2754	AT&T Mobility	Account No. 685833314		1000 Checking - WSB	38.64	1,531.78
Check	12/02/2022	2756	Community Bank	Jan payment paid 303.10 more		1000 Checking - WSB	800.00	2,331.78
Check	12/07/2022	2761	Jeanette A. Lettiere	Runnings invoice 1266857		1000 Checking - WSB	147.96	2,479.74
Check	12/09/2022	2762	Spectrum	202-769782201-001		1000 Checking - WSB	63.14	2,542.88
Check	12/29/2022	2767	AT&T Mobility	Dec 2022		1000 Checking - WSB	38.64	2,581.52
Check	01/01/2023	2768	Community Bank	FEB 2023 payment paid 303.10 more		1000 Checking - WSB	800.00	3,381.52
Check	01/06/2023	2772	Spectrum	202-769782201-001		1000 Checking - WSB	63.14	3,444.66
Check	01/29/2023	2776	AT&T Mobility	Jan 2023		1000 Checking - WSB	38.96	3,483.62
Check	02/07/2023	2779	Haweswood Mechanicals, Inc.	Invoice no. 122305		1000 Checking - WSB	1,088.10	4,571.72
Check	02/10/2023	2781	Spectrum	acct no. 202-769782201-001		1000 Checking - WSB	68.47	4,640.19
Check	02/11/2023	2782	Jeanette A. Lettiere	Rent Jan., Feb., March 2023		1000 Checking - WSB	630.00	5,270.19
Check	02/24/2023	2784	Community Bank	July 2023 payment paid 303.10 more		1000 Checking - WSB	800.00	6,070.19
Check	02/26/2023	2785	AT&T Mobility	FEB 2023		1000 Checking - WSB	39.05	6,109.24
Check	03/13/2023	2795	Spectrum	202-769782201-001		1000 Checking - WSB	69.47	6,178.71
Check	03/13/2023	2796	Community Bank	Aug 2023 payment paid 303.10 more		1000 Checking - WSB	800.00	6,978.71
Check	03/25/2023	2797	AT&T Mobility	March 2023		1000 Checking - WSB	0.00	6,978.71
Check	04/09/2023	2800	Spectrum	acct # 202-769782201-001		1000 Checking - WSB	86.47	7,065.18
Check	04/09/2023	2801	Jeanette A. Lettiere	Water conference Pine Knole hotel Invoice 001593		1000 Checking - WSB	432.98	7,498.16
Check	05/09/2023	2808	Spectrum	acct no. 202-769782201-001		1000 Checking - WSB	68.47	7,566.63
Check	05/10/2023	2809	Community Bank	pay off in full		1000 Checking - WSB	1,853.95	9,420.58
Check	06/08/2023	2814	Spectrum	acct # 8358 11 130 0016397		1000 Checking - WSB	86.47	9,507.05
Check	06/14/2023	2815	Jeanette A. Lettiere	ATT Bill		1000 Checking - WSB	88.39	9,595.44
Check	07/10/2023	Truck	James Truck	truck savings undercoating		1000 Checking - WSB	36.55	9,631.99
Check	07/12/2023	2820	Spectrum	202-769782201-001		1000 Checking - WSB	69.47	9,701.46
Check	08/02/2023	2826	GM Financial	truck 1 pay		1000 Checking - WSB	700.00	10,401.46
Total 6500 - In Lieu of pay							10,401.46	10,401.46
<b>6550 - Office Expense</b>								
<b>6560 - Rent</b>								
Check	11/05/2022	2750	Jeanette A. Lettiere	Rent Nov 2022- Jan 2023		1000 Checking - WSB	270.00	270.00
Check	02/11/2023	2782	Jeanette A. Lettiere	Rent Jan., Feb., March 2023		1000 Checking - WSB	270.00	540.00
Check	05/03/2023	2806	Jeanette A. Lettiere	rent april -june 2023		1000 Checking - WSB	900.00	1,440.00
Total 6560 - Rent							1,440.00	1,440.00
<b>6550 - Office Expense - Other</b>								
Check	02/07/2023	2780	Jeanette A. Lettiere	Reinman's dept store ref no 248363 broom and shovel		1000 Checking - WSB	28.06	28.06
Check	04/09/2023	2801	Jeanette A. Lettiere	Interstate batteries Inv 8314554		1000 Checking - WSB	114.95	143.01
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv 111-8047682-7445868		1000 Checking - WSB	39.99	183.00
Check	05/18/2023	2810	Jeanette A. Lettiere	Amazon inv 112-0071643-1739475		1000 Checking - WSB	215.98	398.98



# National Warehouse Market

When planning for 2023, some investors note the need for greater due diligence “to ensure that deals pencil out,” as well as the need for patience. “This sector is evolving so we need to evolve and adapt, too,” comments an investor.

- Three months ago, nearly 27.0% of investors thought market conditions favored sellers. Now, that portion is only 9.0%.
- While some investors anticipate property values rising as much as 5.0% in this sector over the next 12 months, the average forecast value change is -1.9%.
- The Inland Empire, Charlotte, New Jersey, New York, and Southern California are a few of the warehouse metros that surveyed investors select as being overpriced.

## FORECAST VALUE CHANGE [NEXT 12 MONTHS]:

Range: (20.0%) – 5.0%

Average: (1.9%)

## KEY 1Q23 SURVEY STATS\*

### Tenant Retention Rate:

Average 71.4% ▲

Range 50.0% to 80.0%

### Months of Free Rent(1):

Average 3.8 ▼

Range Up to 10

% of participants using 63.6% =

### Market Conditions Favor:

Buyers 27.0% ▼

Sellers 9.0% ▼

Neither 64.0% ▲

\* ▼, ▲, = change from prior quarter (1) on a ten-year lease

Table 25

## NATIONAL WAREHOUSE MARKET

First Quarter 2023

	CURRENT	LAST QUARTER	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
<b>DISCOUNT RATE (IRR)<sup>a</sup></b>					
Range	5.25% – 7.50%	5.00% – 7.50%	5.00% – 7.00%	5.25% – 8.00%	5.50% – 9.00%
Average	6.36%	6.09%	5.88%	6.18%	6.55%
Change (Basis Points)		+ 27	+ 48	+ 18	- 19
<b>OVERALL CAP RATE (OAR)<sup>a</sup></b>					
Range	3.00% – 7.00%	2.00% – 6.25%	2.60% – 6.50%	3.60% – 6.00%	3.00% – 6.50%
Average	4.82%	4.43%	4.22%	4.79%	4.95%
Change (Basis Points)		+ 39	+ 60	+ 3	- 13
<b>RESIDUAL CAP RATE</b>					
Range	4.00% – 6.50%	3.75% – 6.50%	3.50% – 6.00%	4.50% – 7.00%	4.60% – 7.25%
Average	5.18%	4.97%	4.79%	5.51%	5.83%
Change (Basis Points)		+ 21	+ 39	- 33	- 65
<b>MARKET RENT CHANGE<sup>b</sup></b>					
Range	0.00% – 6.00%	0.00% – 10.00%	0.00% – 10.00%	0.00% – 7.00%	0.00% – 7.00%
Average	2.64%	3.14%	3.05%	2.66%	2.31%
Change (Basis Points)		- 50	- 41	- 2	+ 33
<b>EXPENSE CHANGE<sup>b</sup></b>					
Range	0.00% – 5.00%	0.00% – 5.00%	0.00% – 4.00%	0.00% – 4.00%	0.00% – 3.00%
Average	2.50%	2.50%	2.30%	2.45%	2.25%
Change (Basis Points)		0	+ 20	+ 5	+ 25
<b>MARKETING TIME<sup>c</sup></b>					
Range	1 – 9	1 – 9	1 – 9	1 – 9	1 – 9
Average	3.7	3.5	3.3	3.6	4.1
Change (▼, ▲, =)		▲	▲	▲	▼

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months

## NATIONAL WAREHOUSE MARKET – SELECT SURVEY RESPONSES

First Quarter 2023

	INITIAL-YEAR CHANGE RATES		RESIDUAL		DISCOUNT RATE (IRR)		OVERALL CAP RATE (OAR)		VACANCY ASSUMPTIONS			REPLACEMENT RESERVE		MARKETING TIME
	MARKET RENT	EXPENSES	CAP RATE	SELLING EXPENSE	FREE & CLEAR	FREE & CLEAR	FREE & CLEAR	FREE & CLEAR	MONTH VACANT	TENANT RETENTION	UNDERLYING VACANCY & CREDIT LOSS	PER SQUARE FOOT	MONTHS	
<b>FULL-SERVICE REAL ESTATE FIRM</b> + Forecast Period: 5 to 10 years Uses both DCF and direct capitalization; in direct cap, capitalizes NOI before TIs, leasing commissions, and capital replacement reserve; uses face rents and reflects concessions when they are scheduled to occur; no longer uses rent spikes; data refers to the U.S. Southwest region.	3.0% to 4.0%	3.0%	4.75% to 5.75%	1.0% to 4.0%	5.75% to 6.75%	4.00% to 5.00%	2 to 5	75.0%	0.0% to 5.0%	\$0.02 to \$0.10	2 to 4			
<b>DOMESTIC PENSION FUND</b> + Forecast Period: 10 years Uses both DCF and direct capitalization; in direct cap, capitalizes NOI before TIs, leasing commissions, and capital replacement reserve; may use rent spikes; data refers to the national warehouse sector; expects overall cap rates to hold steady over the next six months.	3.0% to 5.0%	3.0%	4.50% to 6.00%	1.0%	5.50% to 7.50%	4.00% to 5.50%	6 to 9	65.0% to 75.0%	0.0% to 5.0%	\$0.10 to \$0.25	6 to 9			
<b>PRIVATE REAL ESTATE FIRM</b> + Forecast Period: 5 to 10 years Relies mainly on direct capitalization; in direct cap, capitalizes NOI before TIs, leasing commissions, and capital replacement reserve; uses face rents and reflects concessions when they are scheduled to occur; data refers to the national warehouse sector.	3.0% to 5.0%	3.0%	4.75% to 5.25%	2.0% to 3.0%	6.50% to 7.00%	4.50% to 5.00%	6 to 9	70.0% to 80.0%	2.0% to 4.0%	\$0.10 to \$0.20	4 to 8			
<b>PENSION FUND ADVISOR</b> + Forecast Period: 10 years Prefers DCF analysis; also uses direct capitalization; in direct cap, capitalizes NOI before TIs, leasing commissions, and capital replacement reserve; uses face rents and reflects concessions when they are scheduled to occur; data refers to the national warehouse sector.	0.0%	3.0% to 4.0%	4.25% to 5.50%	1.0% to 3.0%	5.25% to 6.25%	4.00% to 5.00%	3 to 6	70.0% to 75.0%	1.0% to 5.0%	\$0.05 to \$0.15	2 to 3			
<b>PENSION FUND ADVISOR</b> + Forecast Period: 5 to 10 years Mainly uses DCF; in direct capitalization, capitalizes NOI before TIs, leasing commissions, and capital replacement reserve; data refers to the U.S. Southeast region; expects overall cap rates to hold steady over the next six months; data refers to the U.S. Southeast region.	0.0%	0.0% Year 1; 3.0% Year 2	4.50% to 5.00%	1.5% to 2.0%	6.00% to 7.00%	3.20% to 3.70%	5 to 9	70.0%	0.0% to 1.0%	\$0.00 to \$0.10	1 to 2			
<b>INSTITUTIONAL INVESTOR</b> + Forecast Period: 10 years Relies on DCF; also uses direct capitalization; in direct cap, capitalizes NOI after capital replacement reserve but before TIs and leasing commissions; data refers to the U.S. Southeast region.	3.0% to 4.0%	3.0%	5.25% to 5.50%	2.0% to 3.0%	5.75% to 6.00%	4.75% to 5.00%	4 to 6	65.0% to 70.0%	3.0% to 6.0%	\$0.10 to \$0.20	2 to 4			

Source: Survey conducted by PwC during January 2023

**RealtyRates.com INVESTOR SURVEY - 1st Quarter 2023\***

**INDUSTRIAL - ALL TYPES**

<b>Item</b>	<b>Input</b>					<b>OAR</b>
<b>Minimum</b>						
Spread Over 10-Year Treasury	1.05%	<b>DCR Technique</b>	1.10	0.057388	0.80	<b>5.05</b>
Debt Coverage Ratio	1.10	<b>Band of Investment Technique</b>				
Interest Rate	4.94%	Mortgage	80%	0.057388	0.045910	
Amortization	40	Equity	20%	0.067671	0.013534	
Mortgage Constant	0.057388	OAR				<b>5.94</b>
Loan-to-Value Ratio	80%	<b>Surveyed Rates</b>				<b>5.59</b>
Equity Dividend Rate	6.77%					
<b>Maximum</b>						
Spread Over 10-Year Treasury	5.82%	<b>DCR Technique</b>	2.05	0.126832	0.50	<b>13.00</b>
Debt Coverage Ratio	2.05	<b>Band of Investment Technique</b>				
Interest Rate	9.71%	Mortgage	50%	0.126832	0.063416	
Amortization	15	Equity	50%	0.153635	0.076817	
Mortgage Constant	0.126832	OAR				<b>14.02</b>
Loan-to-Value Ratio	50%	<b>Surveyed Rates</b>				<b>13.18</b>
Equity Dividend Rate	15.36%					
<b>Average</b>						
Spread Over 10-Year Treasury	3.18%	<b>DCR Technique</b>	1.45	0.085607	0.70	<b>8.68</b>
Debt Coverage Ratio	1.45	<b>Band of Investment Technique</b>				
Interest Rate	7.07%	Mortgage	70%	0.085607	0.059687	
Amortization	25	Equity	30%	0.114951	0.034805	
Mortgage Constant	0.085607	OAR				<b>9.45</b>
Loan-to-Value Ratio	69.7%	<b>Surveyed Rates</b>				<b>9.85</b>
Equity Dividend Rate	11.50%					

\*4th Quarter 2022 Data

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## Land Leases

The following table summarizes prevailing land lease capitalization and discount rates. The former reflect initial rates of return on appraised values for vacant land proposed for development. They do not address increases in land lease payments or the reversion but may include percentage rent. The latter are internal rates of return being achieved by landowners on improved properties. As such, they include changes in land lease payments, percentage rent where applicable, and the reversion of the entire property at the termination of the lease. Total lease terms range from 40 to 99 years, while fixed rent periods range from one to 10 years. Generally, short-term (1-3 years) fixed rent periods auto-adjust based on a national reference rate such as the Consumer Price Index, while long-term (5-10 years) fixed rent periods are based on appraised values but are often subject to negotiation and/or arbitration.

<b>RealtyRates.com INVESTOR SURVEY - 1st Quarter 2023*</b>						
<b>LAND LEASES</b>						
<b>Property Type</b>	<b>Capitalization Rates</b>			<b>Discount Rates</b>		
	<b>Min.</b>	<b>Max.</b>	<b>Avg.</b>	<b>Min.</b>	<b>Max.</b>	<b>Avg.</b>
Apartments	3.99%	10.77%	8.15%	6.59%	11.27%	9.15%
Golf	4.44%	15.89%	10.28%	7.04%	16.39%	11.28%
Health Care/Senior Housing	4.49%	12.15%	8.75%	7.09%	12.65%	9.75%
Industrial	4.34%	11.71%	8.57%	6.94%	12.21%	9.57%
Lodging	4.44%	15.89%	8.86%	7.04%	16.39%	9.86%
Mobile Home/RV Park	4.39%	14.31%	9.44%	6.99%	14.81%	10.44%
Office	4.34%	11.55%	8.25%	6.94%	12.05%	9.25%
Restaurant	4.91%	17.89%	10.08%	7.51%	18.39%	11.08%
Retail	4.04%	11.69%	8.67%	6.64%	12.19%	9.67%
Self-Storage	4.34%	11.85%	9.58%	6.94%	12.35%	10.58%
Special Purpose	4.94%	17.89%	10.44%	7.46%	20.03%	10.68%
All Properties	3.99%	17.89%	9.19%	6.59%	18.39%	10.06%

\*4th Quarter 2022 Data

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# RYNNE, MURPHY & ASSOCIATES, INC.

REAL ESTATE MARKET INVESTMENT RATE SURVEY (1st Quarter 2023)

	EQUITY DIVIDEND RATES			EQUITY YIELD RATES			OVERALL DISCOUNT			OVERALL CAPITALIZATION*		
	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average
<b>OFFICE:</b>												
Small	4.75%	14.00%	8.75%	11.25%	17.00%	14.00%	7.25%	13.00%	9.25%	5.00%	13.00%	8.50%
Class A	5.25%	11.50%	8.25%	11.00%	14.75%	13.25%	7.00%	11.25%	8.75%	5.25%	9.25%	7.75%
Class A/R	5.75%	12.75%	9.25%	11.75%	16.25%	14.25%	7.25%	13.25%	9.50%	6.50%	12.50%	8.75%
Class B	7.25%	15.50%	10.75%	12.25%	17.50%	15.25%	8.25%	13.75%	9.75%	7.75%	13.50%	9.75%
Class C	9.50%	18.50%	14.25%	13.75%	21.00%	16.75%	9.25%	17.00%	11.25%	9.50%	17.00%	11.75%
<b>RETAIL:</b>												
Regional	5.75%	19.50%	14.50%	11.25%	22.00%	16.75%	7.25%	16.00%	10.75%	5.50%	17.75%	11.75%
Community	5.75%	17.50%	10.75%	11.50%	19.75%	14.50%	7.25%	14.50%	9.50%	5.25%	15.50%	8.75%
Neighborhood	5.25%	16.25%	9.50%	11.75%	17.75%	14.50%	7.25%	13.50%	8.75%	5.50%	13.25%	8.50%
<b>INDUSTRIAL:</b>												
Heavy	7.25%	18.00%	12.00%	12.25%	20.25%	15.75%	8.00%	15.50%	11.00%	7.50%	16.75%	11.25%
Older	7.50%	20.25%	12.25%	12.25%	21.75%	15.75%	8.25%	16.50%	10.50%	7.75%	17.00%	11.25%
Light	5.25%	15.75%	9.25%	11.50%	18.00%	14.00%	7.50%	13.50%	9.25%	5.75%	14.25%	8.75%
R & D	5.25%	15.50%	9.00%	11.50%	17.00%	14.00%	7.25%	13.50%	9.25%	5.75%	13.75%	8.50%
<b>APARTMENTS:</b>												
Urban Small Multi-Family	4.00%	19.75%	8.75%	10.00%	21.50%	13.00%	7.00%	17.75%	9.00%	4.00%	19.00%	7.50%
Urban Apartment Project	4.75%	18.50%	9.25%	10.25%	21.75%	13.75%	7.25%	16.75%	9.25%	5.00%	18.75%	7.75%
Suburban Multi-Family	4.50%	14.75%	8.25%	10.00%	16.75%	12.75%	6.75%	13.00%	8.25%	3.75%	13.25%	6.50%
Suburban Apt Project	4.50%	15.00%	8.50%	10.25%	17.00%	12.50%	6.75%	13.25%	8.25%	4.75%	13.25%	6.75%
New Apartment Project	4.00%	11.25%	7.75%	10.75%	14.00%	12.00%	6.50%	10.25%	7.50%	4.00%	9.00%	6.00%
<b>SPECIAL USE:</b>												
Mobile Home Parks	5.50%	17.00%	9.75%	11.00%	18.25%	14.00%	7.25%	14.25%	9.25%	5.25%	14.50%	8.25%
Restaurants	5.25%	17.25%	11.25%	11.25%	19.75%	14.25%	7.25%	14.50%	9.75%	5.25%	15.75%	9.25%
Automotive Dealers	5.50%	15.50%	10.25%	12.50%	17.25%	14.50%	7.50%	13.75%	9.25%	6.25%	14.50%	9.00%
Subdivisions	11.25%	27.00%	14.75%	11.25%	27.00%	14.75%	9.75%	25.00%	14.75%	N/A	N/A	N/A
Nursing Homes	7.75%	24.50%	14.25%	13.00%	21.25%	16.50%	7.75%	19.75%	12.00%	7.50%	21.00%	12.50%
Hotel/Motel	7.75%	19.00%	12.50%	12.00%	21.25%	14.75%	7.75%	15.50%	10.50%	7.25%	16.75%	11.25%
City Commer/Indust Property	4.50%	19.25%	9.50%	11.00%	22.25%	14.25%	7.25%	17.25%	9.75%	5.00%	17.50%	9.50%
General Market Range Excluding Extremes	5.75%	14.00%	9.25%	12.50%	17.50%	13.75%	7.25%	13.25%	9.50%	6.00%	12.50%	9.25%

This is based primarily upon properties in Upstate New York and most of the western/central New England region. Lower end rates generally represent newer/modernized, higher quality suburban properties. Upper end rates generally represent older urban, lower quality properties.

The above rates generally do not represent highly distressed properties. These rates assume that adequate management and reserve expenses are considered.

\* Terminal capitalization rates generally 0.50% above going-in capitalization rates.

\*\* Includes profit and overhead

## Valuation Glossary 2023

Unless specified otherwise, these definitions were extracted from the following sources or publications:

The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022 (Dictionary).

Uniform Standards of Professional Appraisal Practice, 2020-2023 Edition (USPAP).

The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

### Ad Valorem Tax

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

### Arm's-length Transaction

A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

### As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

### Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. *(Dictionary)*

### Average Daily Room Rate (ADR)

In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

### Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

### Cash-Equivalent Price

The sale price of a property that is equivalent to what a cash buyer would pay. *(Dictionary)*

### Common Area

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

### Contract Rent

The actual rental income specified in a lease. *(15th Edition)*

### Cost Approach

A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. *(Dictionary)*

### Curable Functional Obsolescence

An element of depreciation; a curable defect caused by a flaw involving the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. *(Dictionary)*

### Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

### Depreciation

In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. *(Dictionary)*

### Direct Costs

Expenditures for the labor and materials used in the construction of improvements; also called *hard costs*. *(Dictionary)*

### **Discounted Cash Flow (DCF) Analysis**

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

### **Discount Rate**

A rate of return on capital used to convert future payments or receipts into present value. *(Dictionary)*

### **Disposition Value**

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

### **Easement**

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(15th Edition)*

### **Economic Life**

The period over which improvements to real estate contribute to property value. *(Dictionary)*

### **Effective Age**

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

### **Effective Date**

The date on which the appraisal or review opinion applies (SVP) *(Dictionary)*

### **Effective Gross Income (EGI)**

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

### **Effective Gross Income Multiplier (EGIM)**

The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

### **Effective Rent**

The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. *(15th Edition)*

### **Eminent Domain**

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

### **Entrepreneurial Incentive**

The amount an entrepreneur expects or wants to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. Entrepreneurial incentive is the expectation of future reward as opposed to the profit actually earned on the project. *(Dictionary)*

### **Entrepreneurial Profit**

A market-derived figure that represents the amount an entrepreneur received for his or her contribution to a past project to compensate for his or her time, effort, knowledge, and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. *(Dictionary)*

### **Excess Land**

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *(Dictionary)*

### **Excess Rent**

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

### **Expense Stop**

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

### **Exposure Time**

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *(USPAP)*

### **Extraordinary Assumption**

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

### **External Obsolescence**

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational. *(Dictionary)*

### **Fair Market Value**

In nontechnical usage, a term that is equivalent to the contemporary usage of *market value*.

As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency or interpreted differently by court precedent. *(Dictionary)*

### **Feasibility Analysis**

A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

### **Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. *(Dictionary)*

### **Floor Area Ratio (FAR)**

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

### **Functional Obsolescence**

The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

### **Functional Utility**

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

### **Furniture, Fixtures, and Equipment (FF&E)**

Business trade fixtures and personal property, exclusive of inventory. *(Dictionary)*

### **Going-concern**

An established and operating business having an indefinite future life. *(Dictionary)*

### **Going-concern Value**

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. *(Dictionary)*

### **Gross Building Area (GBA)**

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. *(Dictionary)*

### **Gross Leasable Area (GLA)**

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

### **Gross Living Area (GLA)**

Total area of finished, above-grade residential space area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

### **Highest & Best Use**

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

### **Hypothetical Condition**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

### **Income Capitalization Approach**

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

### **Incurable Functional Obsolescence**

An element of depreciation; a defect caused by a deficiency or superadequacy involving the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

### **Indirect Costs**

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing

costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called *soft costs*. *(Dictionary)*

### **Interim Use**

The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. *(Dictionary)*

### **Investment Value**

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. *(Dictionary)*

### **Leased Fee Interest**

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversion right when the lease expires. *(Dictionary)*

### **Leasehold Estate**

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

### **Legal Nonconforming Use**

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; sometimes known as a legally nonconforming use. *(Dictionary)*

### **Liquidation Value**

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

### **Market Area**

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. *(Dictionary)*

### **Market Rent**

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. *(Dictionary)*

### **Market Study**

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

### **Market Value (Most Common Non-FRT)**

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue distress. *(Dictionary)*

### **Market Value (Interagency Guidelines)**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Interagency Appraisal and Evaluation Guidelines, Federal Register, December 10, 2010.

### **Marketability Analysis**

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property. *(Dictionary)*

### **Neighborhood Analysis**

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

### **Net Net Net Lease**

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN lease, triple net lease, or fully net lease*. *(Dictionary)*

### **Net Operating Income (NOI)**

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

### **Obsolescence**

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

### **Off-site Costs**

Costs incurred in the development of a project excluding on-site costs such as grading and construction of the building and other improvements; also called *common costs* or *off-site improvement costs*. *(Dictionary)*

### **On-site Costs**

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

### **Overage Rent**

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

### **Overall Capitalization Rate (OAR)**

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

### **Parking Ratio**

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. *(Dictionary)*

### **Potential Gross Income (PGI)**

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

### **Potential Gross Income Multiplier (PGIM)**

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

### **Present Value (PV)**

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

### **Prospective Opinion of Value**

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

### **Qualitative Adjustment**

An indication that one property is superior, inferior, or similar to another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

### **Quantitative Adjustment**

In the application of the sales comparison and income capitalization approaches, a numerical (dollar or percentage) adjustment to the sale price, rent, or expense amount of a comparable property to account for the effect on value of a difference between each comparable property and the subject property. *(Dictionary)*

### **Rentable Area**

The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

### **Replacement Cost**

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

### **Replacement Cost for Insurance Purposes**

The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

### **Reproduction Cost**

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

### **Retrospective Value Opinion**

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

### **Sales Comparison Approach**

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. *(Dictionary)*

### **Scope of Work**

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

### Shopping Center Types

**Neighborhood Shopping Center:** The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

**Community Shopping Center:** A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

**Regional Shopping Center:** A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

**Super-Regional Center:** A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

### Sum of the Retail Values

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sales prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*. *(Dictionary)*

### Superadequacy

An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

### Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

### Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

### Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

### Vacancy and Collection Loss

A deduction from potential gross income (*PGI*) made to reflect income deductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. *(Dictionary)*

### Yield Capitalization

A method used to convert future benefits into present value by (1) discounting each future benefit at an appropriate yield rate, or (2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*



## Donald A. Fisher, MAI, ARA

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### Education or Qualifications

Cornell University: Bachelor of  
Science – College of Agriculture  
& Life Sciences

Syracuse University: graduate  
studies

### State Certifications

New York

### Area of Expertise

Donald Fisher is a Valuation Services Director in the Syracuse office of Colliers Valuation & Advisory Services throughout Upstate New York. Prior to joining Colliers, Donald was the Executive Vice President CNY Pomeroy Appraisers, Inc.

Donald has valuation experience in numerous types of real property including all types of agriculture and rural properties, restaurants, apartment complexes, warehouses, offices, retail properties, self-storage facilities, auto service facilities, manufacturing plants, hotels, motels, inns, golf courses, and single-family homes.

In 2011 and 2012, Donald served as President of the Upstate New York Chapter of the Appraisal Institute and has always been active with the local chapter to include being on the Board of Directors, Chairperson for Candidate Admissions, and served on the AIREA/SREA Unification Community and Regional Standards Panel. He has been active with the American Society of Farm Managers and Rural Appraisers since 1975 including Executive Council for three years, Chair of the National Appraisal Review Committee for six years, and Chair of the National Editorial Committee for 19 years. He also served as Chapter President from 1991 through 1993.

### Affiliations or Memberships

MAI #6935 Appraisal Institute  
Appraisal Institute (1979-present)

ARA #623 American Society of Farm  
Managers & Rural Appraisers [ASFMRA]  
American Society of Farm Managers &  
Rural Appraisers (1975-present)

International Right-of-Way Association -  
Chapter #18 (1982-present)

### Professional Background

2023-current: Valuation Services Director,  
Colliers Valuation & Advisory Services

2016-2023: Executive Vice President – CNY  
Pomeroy Appraisers, Inc.

1994-2015: President - Pomeroy Appraisal  
Associates, Inc.

1986-1994: Executive Vice-President -  
Pomeroy Appraisal Associates, Inc.

1984-1986: Vice-President / Secretary -  
Pomeroy Appraisal Associates, Inc.

1974-1984: Staff Appraiser - Pomeroy  
Appraisal Associates, Inc.

### Awards

- Appraisal Professional of the Year by  
ASFMRA - 2012
- G. Richard Kelley Memorial Award  
(formerly President's Award)- 2014,  
presented by Upstate
- New York Chapter, Appraisal Institute
- Gold Quill Award for Journalism from  
ASFMRA – 1985 and 2011
- Volunteer of the Year Award – ASFMRA -  
2017
- Silver Plow Award - 10+ years as  
Chapter Secretary/Treasurer from  
ASFMRA (1989)
- Silver Cow Award for Contribution to  
Agribusiness from Onondaga County  
Dairy Promotion Committee (1999)

**Donal A. Fisher, MAI, ARA**

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United States



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**Licensing and Certifications**

Certified by Appraisal Institute through December 31, 2023 (5-year renewal period)

Certified by ASFMRA through December 31, 2025 (3-year renewal period)

NYS Certified General Appraiser #46-000000060 (1991 to present)

Certified by NY Department of State through October 7, 2023 (2-year renewal period)

Certificate of Completion – Valuation of Conservation Easements course – AI/ASFMRA/ASA (2008)

Certificate of Completion – Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions

–ASFMRA (2006 and 2018)

NYS Consultant Appraiser - New York State (1978 to present)

NYS Qualified Appraisal Course Instructor – all appraisal course levels (1991 to present)

Certificate of Appreciation - Appraisal Review Committee Chairman (6 years)

Certificate of Appreciation – Editorial Committee Chairman (19 years)

NYS Notary Public

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**Publications**

“A Case Study of Upstate New York Landlocked and Restricted Access Land Values” – Journal of the ASFMRA, May 2020

“An Environmental Trade Case Study: Agricultural Conservation Easement Pays Off Environmental Penalty” –Journal of the ASFMRA, June 2011 (ASFMRA 2011 Gold Quill Award)

“Is Your Forest Land Fairly Assessed?” – Empire Envoy, Empire State Forest Products Association, Vol. 97, No. 5, August 2004

“Conservation Easements: A Review of Alternative Valuation Methods” – Journal of Property Economics, co-published by American Society of Appraisers, American Society of Farm Managers and Rural Appraisers, International Association of Assessing Officers and National Association of Independent Fee Appraisers, Volume 1, Issue 1, 2004

The Appraisal of Rural Property, 2<sup>nd</sup> Edition, 2000, co-published by ASFMRA and Appraisal Institute – Dairy Farm Chapter

“Timberland Assessments” – Farming, January 2001

“Gas Pipelines: Are They a Detriment or an Enhancement for Crops?” Journal of ASFMRA, 2000; republished in International Right-of-Way Magazine, Dec. 2000

“Timberland Valuation” – CFA News, Catskill Forest Association, Inc., Fall 1999

"Understanding Development Rights from Both the Appraiser and Consultant Perspective" Seminar for ASFMRA, May 1997

“Farm Assessment Problems” (5-part series) - New York Farmer, 1996-1997

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**Publications (continued)**

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"Conservation Easements & Valuation Issues" - Appraisal Views, Valuation International, Ltd., 2<sup>nd</sup> Quarter, 1996  
Rural Appraisal Manual, ASFMRA, 6th Edition, 1986 - Revision Committee  
"Using the Income Approach for Specialized Agricultural Properties"-Journal of the ASFMRA, April 1985 (ASFMRA 1985 Gold Quill Award)  
"Do You Need a Professional Appraiser?" - American Agriculturist, January 1983

**Teaching and Lecturing Experience**

---

Upstate NY Chapter (Appraisal Institute): Valuations in Indian Land Claims, Eminent Domain Analysis, Catastrophic Event, Natural (Tourist) Attraction, Current Use v. Highest and Best Use, Land Under Elevated Highway, Avigation Easements, Wind Development Rights, Utility Easements, Determination of Economic Units, Market Value Impact from Solar Systems on Residential Properties, Effects of Stigma, Landlocked and Restricted Access Land  
ASFMRA & Northeast Chapter: Agricultural Valuation, Conservation Easements, Avigation Easements, Wind Development Rights, Dairy Farms, Cost Approach; Utility Easements  
ASFMRA Ohio Chapter: Conservation Easements  
International Right-of-Way Association Chapter 18: Conservation Easement Valuation, Avigation Easements, Wind Development Rights, Effects of Stigma, Landlocked and Restricted Access Land  
NYS Assessors Association: Farm Valuation, Income Capitalization Approach, Conservation Easement Valuation, Waterfront Valuation, Mini-Marts and Convenience Stores, Partial Interests Valuation, Appraisal Report Review, Mixed-Use Property Valuation  
NYS Association of County Directors: Conservation Easements: Alternative Valuation Methods  
Cornell Cooperative Extension: Farm Assessment Problems, Agricultural Conservation Easements  
Cornell University: Appraisal Issues, Eminent Domain, Conservation Easements, Indian Land Claims  
Federal Land Bank: Highest & Best Use Analysis  
US Army / Tug Hill Tomorrow Land Trust / Ducks Unlimited: Fort Drum Army Compatible Use Buffer Program (2012): Conservation Easements  
New York Farm Show / Woodsmen's Field Days (2010, 2011, 2012): Conservation Easements  
Ohio State University: Conservation Easement Valuation  
Onondaga Community College: Real Estate Principles  
Onondaga County Assessors Assoc.: Farm Valuation, Conservation Easements, Convenience Stores, Property Classifications and Current Use v. Highest and Best Use Issues

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United States



**Court Experience**

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Testified before US Federal District Court\*; NY State Court of Claims; NY State Supreme Court^; Massachusetts Court; Commissions and Hearings throughout NY State;

2010 NY Court of Appeals favorable decision on current use valuation certiorari project (Gordon v. Town of Esopus);

2 Appellate Division favorable decisions on current use and economic unit valuation for certiorari (Adirondack Mountain Reserve v. Towns of Keene and North Hudson; Corvetti v. Town of Lake Pleasant)

\*1981 Oneida Nation Land Claim was reviewed and upheld by the US Supreme Court (March 1984)

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**Community Activities**

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Cornell University Athletics: Heavyweight Rowing National Champion – Varsity 1971 and Freshman 1970; International Rowing - Silver Medalist, Brazil 1972

Cornell University: Alumni Admissions Ambassador Network (1989-2006); Alumni Career Link (1989-present)

Onondaga County Waste-to-Energy Facility: Citizens Advisory Committee (1991-2000), Chairman (1993-1994); Property Value Stabilization, Sub-Committee Chairman (1991-2000)

Town of Onondaga: Environmental Advisory Council (1976-81); Fire Training Center Bylaws (Chairman 1986); Length Of Service Awards Program (Town Committee Chairman 1989-91, 2000-02, 2004-05, 2017-18, 2019)

Onondaga Central Schools Committees: Facilities Advisory (1989-90); Citizens Advisory (1994-96); Building Planning (1994-96); Facilities Development (1997); Academic/Building Advisory (2000-2003); Capital Project Advisory (2005-12); Citizens' Budget Advisory (2015-16)

St. Camillus Health & Rehabilitation Center: Trustee (1987-1992); Development Comm. (1990-1992)

South Onondaga Fire Department: Member (1970-present); President (1978-85, 1989-94, 2000-2014); Immediate Past President (2014-2024); Director (1985-87; 1988-89; 1994-2000); supervised new fire station construction (1990-91); Life Member (since 2004); Length of Service Awards Program Trustee/Administrator (1989-present); Sign amendment to Town zoning (2022)

Onondaga County Volunteer Firemen's Association Red Jacket Distinction Award - 2012

New York State Emergency Medical Technician for over 30 years

Corpus Christi Catholic Church: Building Committee (1991-92); Lector (2006-2016)

South Onondaga Water District – proposed and approved (2000-01); extension project (2022-23)

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UNIQUE ID NUMBER  
46000000060

*State of New York*  
*Department of State*

**DIVISION OF LICENSING SERVICES**

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No. **1537644**

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
10	08	23

FISHER DONALD A  
C/O POMEROY APPRAISAL ASSOCIAT  
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MANLIUS, NY 13104

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10	07	25

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed.

**ROBERT J. RODRIGUEZ**  
**SECRETARY OF STATE**



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## Susan D. Baldwin, MAI, AI-GRS

### Area of Expertise

Susan D. Baldwin serves as the Managing Director for Colliers' Syracuse Office which provides valuation and advisory services throughout Upstate New York. Prior to joining Colliers, Susan was the President CNY Pomeroy Appraisers, Inc.

Susan has valuation experience in numerous types of real property including restaurants, apartment complexes, warehouses, offices, retail properties, self-storage facilities, auto service facilities, manufacturing plants, hotels, motels, inns, golf courses, and single-family homes.

In 2005, Susan served as President of the Upstate New York Chapter of the Appraisal Institute and has always been active with the local chapter to include being on the Board of Directors, and Syracuse District Chair. She was also a Candidate Advisor for practicing Affiliates of the Appraisal Institute. She has provided expert testimony in the New York State Supreme Court.

### Professional Background

CNY Pomeroy Appraisers, Inc.  
Armory Square Valuation Services, Inc.  
Summit Associates  
The Peatfield Company, Ltd.  
National Bank and Trust Company

### Affiliations or Memberships

Member – Appraisal Institute (MAI, AI-GRS)  
Past President – Upstate Chapter of the Appraisal Institute  
New York State Department of Transportation Approved  
New York State Board of Real Estate Appraisal.

### Education or Qualifications

State University College at  
Cortland – B.A. Economics

### State Certifications

New York  
Pennsylvania

UNIQUE ID NUMBER  
46000003166

*State of New York*  
*Department of State*  
**DIVISION OF LICENSING SERVICES**

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PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
09	12	23

BALDWIN SUSAN D  
C/O CNY APPRAISERS  
LIBERTY SQUARE STE 200  
100 E SENECA ST  
MANILUS, NY 13104

EXPIRATION DATE

MO.	DAY	YR.
09	11	25

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed.

**ROBERT J. RODRIGUEZ**  
**SECRETARY OF STATE**

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

# Valuation & Advisory Services



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# Valuation & Advisory Services

Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

Colliers Valuation & Advisory Services' reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. A solid valuation report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the most current market conditions.

Commitment to high-end client service, coupled with Colliers' unparalleled market intelligence and resources, differentiates us as the firm of choice in the real estate industry.

## Professional

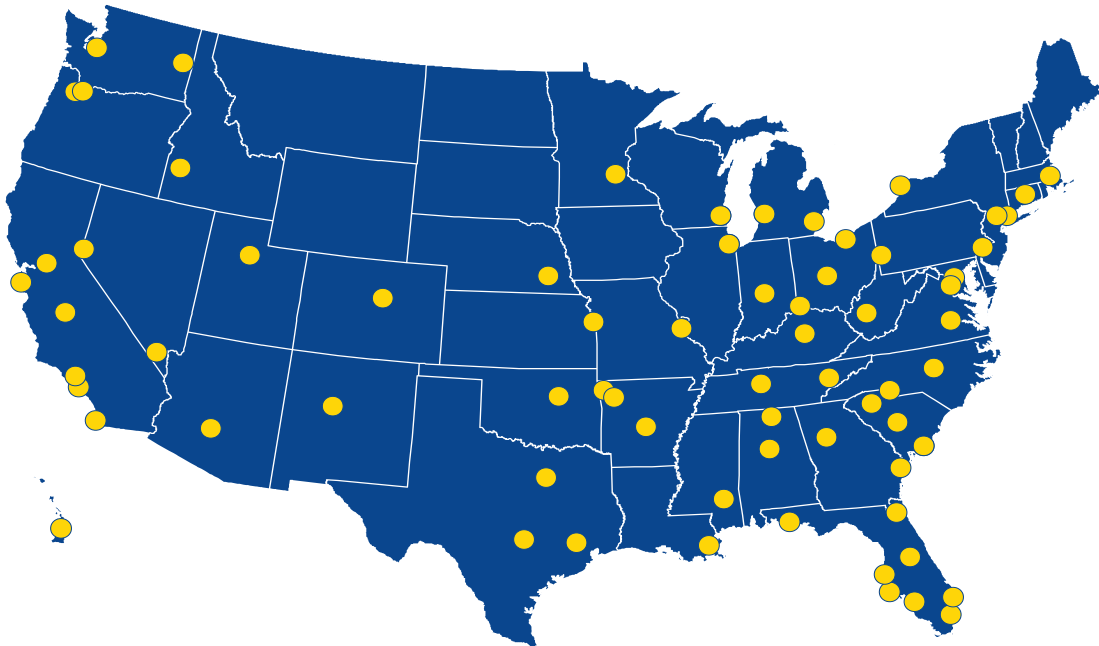
Our professionals share a commitment to deliver the highest level of service and consistent results. We go the extra mile for our clients, whether this means meeting a tight deadline or working with a complex and challenging property.

## Technology

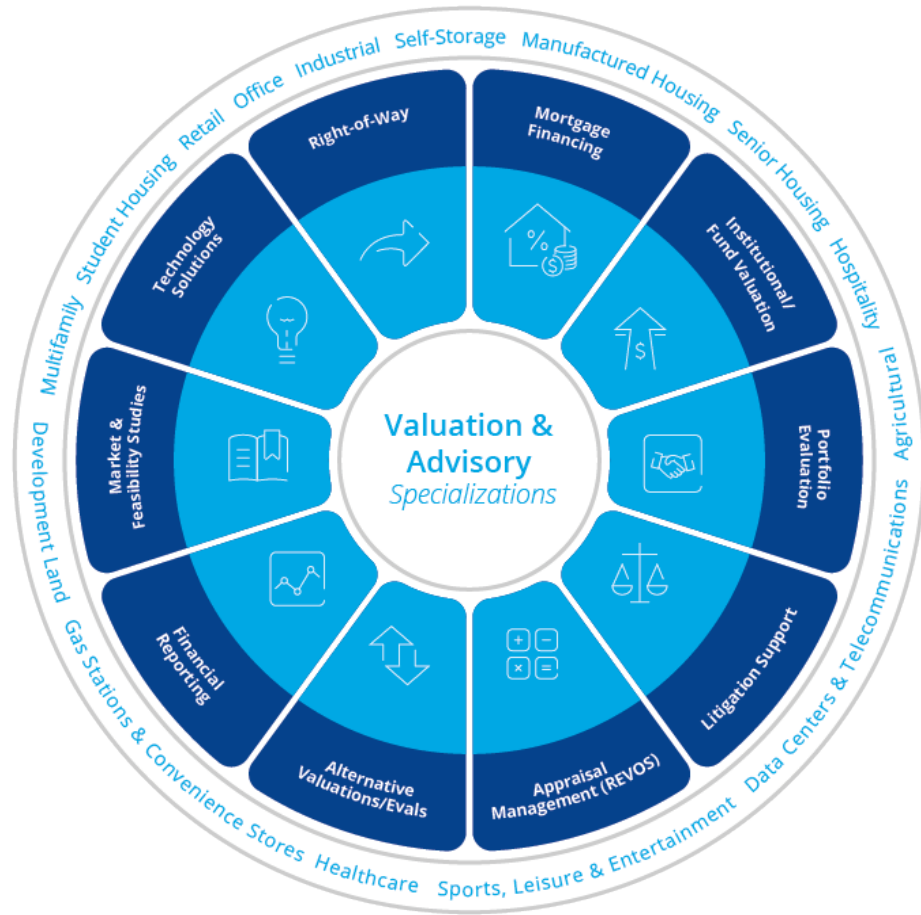
Our unmatched report creation technology speeds appraisals through the pipeline. This secure, centralized production system generates a wide range of reports and high volume portfolio orders without delays.

## Information

Today's business climate places valuation in a more pivotal position than ever before. All our appraisals are evaluated and approved by an experienced review team to ensure our clients receive concise and timely appraisals. With clear, prompt reporting and a comprehensive, big picture approach, Colliers' valuation and advisory reports give our clients the information they need to make better business decisions.



# What We Do



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Real estate advisors in 501 offices in 65 countries.



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Recognized and ranked 17 consecutive years, more than any other real estate firm



Ranked in the top 3 most recognized global commercial real estate brands by The Lipsey Company



Ranked in the world's top female-friendly companies.



# Valuation & Advisory Services National Leadership

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## **Jeff Shouse, MAI, CRE**

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## **Bruce Nell, MAI, AI-GRS, MRICS**

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## **Anjanette "AJ" Hutson, MAI, AI-GRS**

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Quality Assurance  
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## Our Experts

To learn more about our Regional and Market Valuation Experts, please click on or scan the QR code.



## Why work with Colliers?



### **We act as an extension of your team.**

Our approach is collaborative, nimble and informed by uncommon knowledge. By aligning with your core business needs, we develop and execute customized real estate solutions to support your growth strategy.



### **We are both results and process-driven.**

From the first handshake to the last, we manage the valuation process to minimize disruption, mitigate risk and mediate competing perspectives so that you can focus on what you do best. You can count on us to stay focused on your priorities.



### **We are defined by our people.**

We attract an exemplary roster of top valuation experts across the United States – specialists who save you time and money by cutting through the noise to deliver the most favorable outcome.

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