

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2016**

Prepared by Staff, February 12, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 531,146.00	284,529.29	\$ 39,813.65	38,959.61	246,616.71
Misc Inc - Oper & Admin	20,500.00	8,750.00	1,250.00	1,250.00	11,750.00
Interest Income	7.00	0.33	0.06	0.05	6.67
LIF Loan Principal	10,593.00	26,815.49	3,859.54	3,849.92	(16,222.49)
Leasehold Interest	2,056.00	9,275.38	1,319.75	1,247.29	(7,219.38)
Total Revenues	564,302.00	329,370.49	46,243.00	45,306.87	234,931.51
Expenses					
Marketing	8,700.00	5,298.94	0.00	2,219.19	3,401.06
Salaries	86,769.00	52,867.36	6,608.42	9,912.63	33,901.64
FICA-Medicare Tax Expense	7,857.00	3,991.36	498.92	748.38	3,865.64
Health Ins.	6,604.00	3,897.41	568.15	528.33	2,706.59
Dental Ins	351.00	174.44	(4.76)	(7.14)	176.56
Vision Ins.	174.00	86.60	(2.36)	(3.54)	87.40
Comp Ins.	5,722.00	3,117.78	391.44	582.58	2,604.22
Retirement Expense	6,474.00	4,200.80	693.90	462.60	2,273.20
FED Unemployment	494.00	0.00	0.00	0.00	494.00
NYS Unemployment	3,458.00	136.68	133.82	0.00	3,321.32
NYS Re-Emp Service	60.00	4.96	4.96	0.00	55.04
Vehicle Allowance	1,800.00	1,050.00	150.00	150.00	750.00
Disability	384.00	116.52	(4.80)	(7.20)	267.48
Paychex Processing	2,172.00	1,417.21	278.17	172.16	754.79
Life Ins.	0.00	45.00	0.00	0.00	(45.00)
Office Expenses	14,068.00	8,625.73	1,077.77	1,173.26	5,442.27
Depreciation	230,752.00	153,380.78	21,911.54	21,911.54	77,371.22
Dues/Publ/Training/Seminars	1,500.00	0.00	0.00	0.00	1,500.00
Insurance	48,276.00	28,466.22	3,830.50	3,910.50	19,809.78
Legal/Environmental	11,275.00	2,555.40	0.00	148.00	8,719.60
Legal General	0.00	9,712.00	0.00	4,008.00	(9,712.00)
Accounting and Auditing	4,050.00	4,175.00	125.00	0.00	(125.00)
Engineering/Design/Consulting	22,000.00	4,800.00	0.00	0.00	17,200.00
Maintenance - Improvements	25,100.00	0.00	0.00	0.00	25,100.00
Maintenance - Common Area	22,300.00	6,765.16	1,434.17	689.54	15,534.84
Maintenance - Building Repairs	20,500.00	16,718.72	5,462.07	3,979.95	3,781.28
Maintenance - Materials	4,000.00	2,170.38	270.72	0.00	1,829.62
Maintenance - Grounds	21,000.00	9,163.11	7,457.11	0.00	11,836.89
Maintenance - Equipment/Tools	3,500.00	4,015.97	775.00	443.61	(515.97)
Waste Removal	8,600.00	5,101.85	680.20	578.83	3,498.15
Property Taxes	28,600.00	19,464.88	0.00	0.00	9,135.12
Water	8,392.00	4,943.25	685.61	761.03	3,448.75
Electric	39,459.00	16,031.49	3,749.18	2,350.51	23,427.51
Gas	16,490.00	6,692.91	3,479.62	1,430.18	9,797.09
Interest Expense-Roof Project	9,700.00	5,719.95	806.62	810.14	3,980.05
Interest Expense-JCLDC Project	0.00	8,144.72	1,137.27	1,146.06	(8,144.72)
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	3,000.00
Total Operations	673,581.00	393,052.58	62,198.24	58,099.14	280,528.42
Total Revenue	564,302.00	329,370.49	46,243.00	45,306.87	234,931.51
Total Expenses	673,581.00	393,052.58	62,198.24	58,099.14	280,528.42
Net Income Over Expenditure	\$ (109,279.00)	(63,682.09)	\$ (15,955.24)	(12,792.27)	(45,596.91)

Watertown Industrial Center LDC
Income Statement for the Seven Month Period Ending January 31, 2016

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 531,146.00	284,529.29	\$ 39,813.65	38,959.61	53.57
Misc Inc - Oper & Admin	20,500.00	8,750.00	1,250.00	1,250.00	42.68
Interest Income	7.00	0.33	0.06	0.05	4.71
Total Revenues	551,653.00	293,279.62	41,063.71	40,209.66	53.16
Expenses					
Marketing	8,700.00	5,298.94	0.00	2,219.19	60.91
Salaries	86,769.00	52,867.36	6,608.42	9,912.63	60.93
Benefits	33,378.00	16,821.55	2,429.27	2,454.01	50.40
Paychex Processing	2,172.00	1,417.21	278.17	172.16	65.25
Office Expenses	14,068.00	8,625.73	1,077.77	1,173.26	61.31
Dues/Publ/Training/Seminars	1,500.00	0.00	0.00	0.00	0.00
Insurance	48,276.00	28,466.22	3,830.50	3,910.50	58.97
Professional Consultants	37,325.00	21,242.40	125.00	4,156.00	56.91
Maintenance Expenses	96,400.00	38,833.34	15,399.07	5,113.10	40.28
Utilities Taxes & Rent	101,541.00	52,234.38	8,594.61	5,120.55	51.44
Interest Expense JCLDC Project	0.00	8,144.72	1,137.27	1,146.06	0.00
Interest Exp Roof Project	9,700.00	5,719.95	806.62	810.14	58.97
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	0.00
Total Operations	442,829.00	239,671.80	40,286.70	36,187.60	54.12
Total Revenue	551,653.00	293,279.62	41,063.71	40,209.66	53.16
Total Expenses	442,829.00	239,671.80	40,286.70	36,187.60	54.12
Net Income Over Expenditure	\$ 108,824.00	53,607.82	\$ 777.01	4,022.06	49.26

Watertown Industrial Center LDC
Balance Sheet
January 31, 2016

ASSETS

Current Assets		
General Checking - Key Bank	\$	111,068.22
Capital Reserve		70,779.73
Leasehold Improvement Fund		143,661.85
Accounts Receivable		1,243.90
Acc. Rec. LHI		521,024.68
Prepaid Insurance		10,978.00
Rents Receivable		5,574.07
		<hr/>
Total Current Assets		864,330.45
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(50,011.14)
Capital Improvements - Cap Imp		3,782,543.58
Heat Separation Project		330,793.40
Improvement Project - EDA		678,885.00
Real Estate Contrib.-Buildings		531,300.00
Real Estate Contrib.-Land		205,000.00
Allow. for Deprn. - Buildings		(3,114,373.23)
		<hr/>
Total Property and Equipment		2,418,708.66
Other Assets		
Work In Process-Variou		37,252.69
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Total Other Assets		37,252.69
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Total Assets	\$	<u><u>3,320,291.80</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	14,765.63
RETAINAGE PAYABLE		3,976.55
Due HUD - Leasehold Impr. Fund		4.34
ACCRUED PAYROLL		3,454.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		447,912.82
Due WIC LHI		50.72
Deferred Revenue		73,111.86
		<hr/>
Total Current Liabilities		544,303.42
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		447,912.82
Roof Replacement Loan		321,235.12
		<hr/>
Total Long-Term Liabilities		769,147.94
		<hr/>
Total Liabilities		1,313,451.36
Capital		
Fund Balance		40,418.64
Capital Improvement Reserve		227,036.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,810,506.83
Net Income		(63,682.09)
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Watertown Industrial Center LDC
Balance Sheet
January 31, 2016

Total Capital	<u>2,006,840.44</u>
Total Liabilities & Capital	<u>\$ 3,320,291.80</u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/2015 - 1/31/2016

ASSETS	12/31/2015	1/31/2016	6/30/2015
Current Assets			
General Checking - Key Bank	\$ 104,730.78	\$ 111,068.22	\$ 99,656.64
Capital Reserve	67,205.73	70,779.73	45,088.58
Leasehold Improvement Fund	143,143.21	143,661.85	140,210.60
Accounts Receivable	1,243.90	1,243.90	1,958.60
Acc. Rec. LHI	524,884.22	521,024.68	547,840.17
Prepaid Insurance	10,978.00	10,978.00	10,978.00
Rents Receivable	<u>8,900.11</u>	<u>5,574.07</u>	<u>4,346.95</u>
Total Current Assets	861,085.95	864,330.45	850,079.54
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(49,855.69)	(50,011.14)	(48,922.99)
Capital Improvements - Cap Imp	3,782,543.58	3,782,543.58	3,782,543.58
Heat Separation Project	330,793.40	330,793.40	330,793.40
Improvement Project - EDA	678,885.00	678,885.00	678,885.00
Real Estate Contrib.-Buildings	531,300.00	531,300.00	531,300.00
Real Estate Contrib.-Land	205,000.00	205,000.00	205,000.00
Allow. for Deprn. - Buildings	<u>(3,092,617.14)</u>	<u>(3,114,373.23)</u>	<u>(2,962,080.60)</u>
Total Property and Equipment	2,440,620.20	2,418,708.66	2,572,089.44
Other Assets			
Work In Process-Variou	<u>37,252.69</u>	<u>37,252.69</u>	<u>23,052.39</u>
Total Other Assets	<u>37,252.69</u>	<u>37,252.69</u>	<u>23,052.39</u>
Total Assets	<u>\$ 3,338,958.84</u>	<u>\$ 3,320,291.80</u>	<u>\$ 3,445,221.37</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 8,583.61	\$ 14,765.63	\$ 14,893.94
RETAINAGE PAYABLE	3,976.55	3,976.55	3,976.55
Due HUD - Leasehold Impr. Fund	3.12	4.34	10.87
Accrued Payroll	3,454.00	3,454.00	3,454.00
Retirement Withheld	99.13	0.00	0.00
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	451,437.42	447,912.82	472,401.19
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>73,446.80</u>	<u>73,111.86</u>	<u>75,438.98</u>
Total Current Liabilities	542,078.85	544,303.42	571,253.75
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	451,437.42	447,912.82	472,401.19
Roof Replacement Loan	<u>322,646.89</u>	<u>321,235.12</u>	<u>331,043.90</u>
Total Long-Term Liabilities	<u>774,084.31</u>	<u>769,147.94</u>	<u>803,445.09</u>
Total Liabilities	1,316,163.16	1,313,451.36	1,374,698.84
Capital			
Fund Balance	40,418.64	40,418.64	122,182.89
Capital Improvement Reserve	227,036.82	227,036.82	227,036.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,810,506.83	1,810,506.83	1,810,506.83
Net Income	<u>(47,726.85)</u>	<u>(63,682.09)</u>	<u>(81,764.25)</u>
Total Capital	<u>2,022,795.68</u>	<u>2,006,840.44</u>	<u>2,070,522.53</u>
Total Liabilities & Capital	<u>\$ 3,338,958.84</u>	<u>\$ 3,320,291.80</u>	<u>\$ 3,445,221.37</u>

Watertown Industrial Center LDC
Aged Receivables
As of Jan 31, 2016

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

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
NYAB NEW YORK AIR BRAKE Roger Andrus, Jr	5114	1,159.59				1,159.59
NYAB NEW YORK AIR BRAKE		1,159.59				1,159.59
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		1,159.59			84.31	1,243.90

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2016 to Jan 31, 2016

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
1/8/16	125000 100000	6557	Invoice: 5099 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
1/8/16	141000 100000	2748	Invoice: 5100 JEFFERSON COUNTY LDC	1,366.20	1,366.20
1/8/16	141000 100000	5029	Invoice: 5096 ALL STAR CONTRACTORS	704.17	704.17
1/8/16	141000 100000	1338	Invoice: 5106 WATERTOWN MODEL RAILROAD CLUB	312.12	312.12
1/8/16	141000 141000 100000	1055	Invoice: 5016 Invoice: 5037 WATERTOWN AIRSOFT	2,600.00	600.00 2,000.00
1/8/16	141000 100000	1166	Invoice: 5112 LAURENCE WOLLUM	290.58	290.58
1/15/16	141000 100000	14724	Invoice: 5098 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
1/15/16	141000 100000	1719	Invoice: 5063 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
1/15/16	141000 100000	7253	Invoice: 5102 Nytric Electrical Contractors, LLC.	3,485.05	3,485.05
1/15/16	141000 100000	134924	Invoice: 4969 Jain Irrigation Inc.	6,213.00	6,213.00
1/15/16	141000 100000	11203	Invoice: 5103 PICK N GO PROPERTY WASTE SERVICES	690.34	690.34
1/15/16	141000 100000	1127	Invoice: 5109 STEVEN ELLIOT	684.57	684.57
1/15/16	141000 100000	338272	Invoice: 5108 W.B. Mason Co, Inc.	994.09	994.09
1/15/16	141000 141000 141000 100000	85886	Invoice: 5042 Invoice: 5069 Invoice: 5070 UPSTATE CONSTRUCTION SERVICES, INC.	3,377.37	1,125.79 1,125.79 1,125.79
1/15/16	141000 100000	7059	Invoice: 5104 SERV-PRO	1,940.75	1,940.75
1/29/16	141000 100000	1341	Invoice: 5125 WATERTOWN MODEL RAILROAD CLUB	312.12	312.12
1/29/16	141000 100000	85924	Invoice: 5071 UPSTATE CONSTRUCTION SERVICES, INC.	1,125.79	1,125.79
1/29/16	141000 100000	032092	Invoice: 5101 MODERN MOVING AND STORAGE	649.21	649.21
1/29/16	141000 100000	16800	Invoice: 5107 WATERTOWN VENDING INC.	848.90	848.90
1/29/16	141000	9177	Invoice: 5113		1,593.64

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2016 to Jan 31, 2016

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
	100000		CONVERSE LABORATORIES INC.	1,593.64	
1/29/16	141000 100000	438575	Invoice: 5111 NEW YORK AIR BRAKE	3,680.17	3,680.17
				<u>44,389.69</u>	<u>44,389.69</u>

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2016

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
NOBEL ACE HDWE	1/31 STMNT	130.21				130.21
NOBEL ACE HDWE		130.21				130.21
BOWERS & COMPANY	168108	125.00				125.00
BOWERS & COMPANY		125.00				125.00
CITY COMPROLLER	0002012-12516	260.47				260.47
	0004614-12516	425.14				425.14
CITY COMPROLLER		685.61				685.61
DIRECT ENERGY	160320026587	452.97				452.97
	160322002658	778.74				778.74
	160320026587	293.44				293.44
	160320026587	536.74				536.74
	160320026587	203.88				203.88
	160320026587	9.47				9.47
	160320026588	154.74				154.74
	160320026588	40.49				40.49
	160330026602	39.68				39.68
DIRECT ENERGY		2,510.15				2,510.15
G&K SERVICES	1209557735	132.65				132.65
G&K SERVICES		132.65				132.65
Great America Financial	18184553	337.37				337.37
Great America Financial		337.37				337.37
LAWS LOCK AND KEY S	720501	324.90				324.90
LAWS LOCK AND KEY		324.90				324.90
NATIONAL GRID	0058937125-12	375.22				375.22
	0438937154-12	289.68				289.68
	5874117053-12	118.34				118.34
	1078719124-12	233.49				233.49
	0918937121-12	264.17				264.17
	0958937132-12	113.98				113.98
	0038937138-12	101.75				101.75
	0338937134-12	24.52				24.52
	0498937125-12	279.95				279.95
	0898937150-12	516.39				516.39
	118719155-126	181.21				181.21
	4083010042-12	133.71				133.71
	9678936125-12	132.82				132.82
	9309154019-12	30.68				30.68
	0518786126-12	124.39				124.39
NATIONAL GRID		2,920.30				2,920.30
NYTRIC ELECTRICAL C	9346	1,725.00				1,725.00

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2016

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
NYTRIC ELECTRICAL C		1,725.00				1,725.00
OVERHEAD DOOR CO	21281	313.00				313.00
OVERHEAD DOOR CO		313.00				313.00
P&M CONSTRUCTION	2317	986.00				986.00
P&M CONSTRUCTION		986.00				986.00
P.S.G.	2016-0111	200.22				200.22
	2016-015	128.94				128.94
P.S.G.		329.16				329.16
RSI ROOFING, INC.	0163543	223.41				223.41
RSI ROOFING, INC.		223.41				223.41
SEAWAY RENTAL COR	133781	775.00				775.00
SEAWAY RENTAL COR		775.00				775.00
SPRAGUE OPERATING	70298944	1,798.35				1,798.35
SPRAGUE OPERATING		1,798.35				1,798.35
S.T.A.T. COMMUNICATI	282096	360.00				360.00
S.T.A.T. COMMUNICATI		360.00				360.00
Time Warner Cable	1/16 - 2/16	163.65				163.65
Time Warner Cable		163.65				163.65
W.B. MASON COMPANY	31548392	30.49				30.49
	I31879750	244.99				244.99
	I31885477	607.11				607.11
W.B. MASON COMPAN		882.59				882.59
G.W. WHITE & SON INC	1557646	46.53				46.53
G.W. WHITE & SON INC		46.53				46.53
WATERTOWN INDUSTR	3/09 LHI SERV				-1.00	-1.00
	04/09-SERVPR				-1.00	-1.00
	5/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR					-3.00	-3.00
		14,768.88			-3.00	14,765.88

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2016 to Jan 31, 2016

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount	
1/1/16	8943	200000 100000	Invoice: 1/16 INSURANCE Central Insurance Companies	3,830.50	3,830.50	
1/1/16	8944	200000 100000	Invoice: 000010721175 EXCELLUS BLUE CROSS	647.79	647.79	
1/1/16	8945	200000 100000	Invoice: 1/16 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39	
1/16/16	8946	200000 100000	Invoice: 0038937138-122315 Invoice: 0338937134-122315 Invoice: 0058937125-122315 Invoice: 0958937132-122315 Invoice: 0498937125-122315 Invoice: 0438937154-122315 Invoice: 1118719155-122315 Invoice: 9678936125-122315 Invoice: 0918937121-122315 Invoice: 1078713124-122315 Invoice: 9303154019-122315 Invoice: 4083010042-122315 Invoice: 0898937150-122315 Invoice: 5874117053-122315 Invoice: 0518786126-122915 NATIONAL GRID	85.10 24.52 244.70 388.11 103.34 205.16 128.54 95.72 177.74 165.35 0.46 129.78 300.72 11.03 124.46		2,184.73
1/16/16	8947	100000	VOID			
1/16/16	8947	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 160040026325116 Invoice: 160040026328980 Invoice: 160070026360972 Invoice: 160040026328984 Invoice: 160040026328983 Invoice: 160040026328981 Invoice: 160040026328982 Invoice: 160040026328985 Invoice: 160040026325115 DIRECT ENERGY	114.25 242.87 31.76 160.01 481.84 361.80 578.64 8.44 39.68	2,019.29	
1/16/16	8948	200000 100000	Invoice: 426738 Advanced Business Systems	87.00	87.00	
1/16/16	8949	200000 100000	Invoice: 12/15 STMNT NOBEL ACE HDWE	38.01	38.01	
1/16/16	8950	200000 200000 100000	Invoice: 0004614-AB-12/15 Invoice: 0002012-C-12/15 CITY COMPROLLER	471.90 289.13	761.03	
1/16/16	8951	200000 100000	Invoice: 1622528-00 CITY ELECTRIC	41.27	41.27	
1/16/16	8952	200000 100000	Invoice: 12/15 STMNT CRYSTAL ROCK	32.90	32.90	
1/16/16	8953	200000 100000	Invoice: 1209552008 G&K SERVICES	132.65	132.65	
1/16/16	8954	200000 100000	Invoice: 18032146 Great America Financial Services	306.70	306.70	
1/16/16	8955	200000 100000	Invoice: 173725-12/15 MENTER RUDIN & TRIVELPIECE PC	148.00	148.00	
1/16/16	8956	200000 200000	Invoice: 8316 Invoice: 8317	146.23 118.87		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2016 to Jan 31, 2016

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
		200000 100000	Invoice: 8400 NYTRIC ELECTRICAL CONTRACTORS, LLC	1,339.17	1,604.27
1/16/16	8957	200000 100000	Invoice: 32950 RAYNOR OVERHEAD DOOR SALES, IN	97.00	97.00
1/16/16	8958	200000 100000	Invoice: 5113543 RSI ROOFING, INC.	788.20	788.20
1/16/16	8959	200000 100000	Invoice: 007572-12/15 SCHWERZMANN & WISE, PC	1,008.00	1,008.00
1/16/16	8960	200000 100000	Invoice: 70289915 SPRAGUE OPERATING RESOURCES	736.26	736.26
1/16/16	8961	200000 100000	Invoice: 258026 S.T.A.T. COMMUNICATIONS INC.	360.00	360.00
1/16/16	8962	200000 100000	Invoice: 2015-2016#1 SWBG WHOLESALE INC.	6,850.00	6,850.00
1/16/16	8963	200000 100000	Invoice: 3002323734 THYSSENKRUPP ELEVATOR CORPORATION	448.87	448.87
1/16/16	8964	200000 100000	Invoice: 9758143168 VERIZON WIRELESS	216.79	216.79
1/16/16	8965	200000 100000	Invoice: 3263568-0448-3 WASTE MANAGEMENT OF NEW YORK	680.20	680.20
1/16/16	8966	200000 100000	Invoice: 682528 WATERTOWN VENDING	44.00	44.00
1/16/16	8967	200000 200000 200000 100000	Invoice: 30880227 Invoice: 30945591 Invoice: I31271757 W.B. MASON COMPANY, INC.	149.96 99.99 22.99	272.94
1/16/16	8968	200000 100000	Invoice: 1/16 - 2/16 WESTELCOM	96.71	96.71
	Total			25,651.50	25,651.50

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2016
 Prepared by WICLDC STAFF, February 12, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 114,740.00	63,044.81	\$ 8,698.44	8,572.42	54.95
Total Revenues	<u>114,740.00</u>	<u>63,044.81</u>	<u>8,698.44</u>	<u>8,572.42</u>	54.95
Expenses					
Maintenance - Improvements	25,100.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,500.00	16,718.72	5,462.07	3,979.95	81.55
Maintenance - Common Area	22,300.00	6,765.16	1,434.17	689.54	30.34
Maintenance - Grounds	21,000.00	9,163.11	7,457.11	0.00	43.63
Maintenance - Equipment/Tools	3,500.00	4,015.97	775.00	443.61	114.74
Maintenance - Materials	4,000.00	2,170.38	270.72	0.00	54.26
Total Operations	<u>96,400.00</u>	<u>38,833.34</u>	<u>15,399.07</u>	<u>5,113.10</u>	40.28
Net Income Over Expenditure	\$ <u>18,340.00</u>	<u>24,211.47</u>	\$ <u>(6,700.63)</u>	<u>3,459.32</u>	132.01