

Watertown Industrial Center LDC**Income Statement for the Five Month Period Ending November 30, 2014**

Prepared by Staff, January 21, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 449,641.00	181,433.21	\$ 37,954.51	37,954.51	268,207.79
Misc Inc - Oper & Admin	0.00	9,574.27	3,445.00	2,227.52	(9,574.27)
Interest Income	8.00	3.78	0.74	0.77	4.22
LIF Loan Principal	6,809.00	2,887.38	323.43	322.63	3,921.62
Extra-Ordinary Income	18,000.00	0.00	0.00	0.00	18,000.00
Leasehold Interest	857.00	538.54	111.91	112.71	318.46
Total Revenues	475,315.00	194,437.18	41,835.59	40,618.14	280,877.82
Expenses					
Marketing	3,900.00	1,365.75	985.95	74.95	2,534.25
Salaries	112,666.00	35,129.15	6,415.94	7,432.41	77,536.85
FICA-Medicare Tax Expense	8,337.00	2,896.29	484.18	561.94	5,440.71
Health Ins.	22,872.00	838.54	495.59	495.59	22,033.46
Dental Ins	1,339.00	79.37	98.41	(4.76)	1,259.63
Vision Ins.	296.00	73.32	48.85	(2.36)	222.68
Comp Ins.	3,162.00	2,171.46	377.86	440.12	990.54
Retirement Expense	8,178.00	2,470.16	449.12	449.12	5,707.84
NYS Unemployment	2,000.00	17.25	0.00	0.00	1,982.75
NYS Re-Emp Service	40.00	0.00	0.00	0.00	40.00
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	697.00	51.96	71.16	(4.80)	645.04
Paychex Processing	1,970.00	872.91	155.12	165.12	1,097.09
Life Ins.	0.00	19.50	19.50	0.00	(19.50)
Office Expenses	12,288.00	6,390.61	1,607.77	1,143.85	5,897.39
Depreciation	225,106.00	94,154.63	18,939.04	18,939.04	130,951.37
Dues/Publ/Training/Seminars	750.00	0.00	0.00	0.00	750.00
Insurance	45,688.00	19,989.37	3,833.01	3,501.83	25,698.63
Legal/Environmental	7,400.00	407.00	0.00	111.00	6,993.00
Legal General	0.00	1,700.40	61.50	307.50	(1,700.40)
Accounting and Auditing	3,950.00	0.00	0.00	0.00	3,950.00
Engineering/Design/Consulting	3,000.00	0.00	0.00	0.00	3,000.00
Maintenance - Improvements	1,000.00	0.00	0.00	0.00	1,000.00
Maintenance - Common Area	26,582.00	5,967.43	1,421.74	2,174.20	20,614.57
Maintenance - Building Repairs	8,000.00	8,851.12	451.04	4,755.45	(851.12)
Maintenance - Materials	3,500.00	2,464.88	126.46	760.79	1,035.12
Maintenance - Grounds	17,000.00	5,504.12	0.00	1,539.12	11,495.88
Maintenance - Equipment/Tools	6,000.00	2,142.28	577.13	194.14	3,857.72
Waste Removal	7,200.00	4,399.11	704.26	1,698.36	2,800.89
Property Taxes	29,166.00	19,210.99	0.00	10,835.04	9,955.01
Water	8,284.00	3,496.61	685.61	685.61	4,787.39
Electric	39,540.00	16,465.59	4,041.76	3,551.07	23,074.41
Gas	21,757.00	2,816.69	1,334.68	807.20	18,940.31
Interest Expense-Roof Project	10,199.00	4,309.49	855.12	858.51	5,889.51
Interest Expense-JCLDC Project	0.00	706.37	706.37	0.00	(706.37)
Bad Debt Expense	8,960.00	0.00	0.00	0.00	8,960.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	652,627.00	245,562.35	45,097.17	61,620.04	407,064.65
Total Revenue	475,315.00	194,437.18	41,835.59	40,618.14	280,877.82
Total Expenses	652,627.00	245,562.35	45,097.17	61,620.04	407,064.65
Net Income Over Expenditure	\$ (177,312.00)	(51,125.17)	\$ (3,261.58)	(21,001.90)	(126,186.83)

Watertown Industrial Center LDC

Income Statement for the Five Month Period Ending November 30, 2014

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 449,641.00	181,433.21	\$ 37,954.51	37,954.51	40.35
Misc Inc - Oper & Admin	0.00	9,574.27	3,445.00	2,227.52	0.00
Interest Income	8.00	3.78	0.74	0.77	47.25
Extra-Ordinary Income	18,000.00	0.00	0.00	0.00	0.00
Total Revenues	467,649.00	191,011.26	41,400.25	40,182.80	40.85
Expenses					
Marketing	3,900.00	1,365.75	985.95	74.95	35.02
Salaries	112,666.00	35,129.15	6,415.94	7,432.41	31.18
Benefits	48,721.00	9,217.85	2,194.67	2,084.85	18.92
Paychex Processing	1,970.00	872.91	155.12	165.12	44.31
Office Expenses	12,288.00	6,390.61	1,607.77	1,143.85	52.01
Dues/Publ/Training/Seminars	750.00	0.00	0.00	0.00	0.00
Insurance	45,688.00	19,989.37	3,833.01	3,501.83	43.75
Professional Consultants	14,350.00	2,107.40	61.50	418.50	14.69
Maintenance Expenses	62,082.00	24,929.83	2,576.37	9,423.70	40.16
Utilities Taxes & Rent	105,947.00	46,388.99	6,766.31	17,577.28	43.79
Interest Expense JCLDC Project	0.00	706.37	706.37	0.00	0.00
Interest Exp Roof Project	10,199.00	4,309.49	855.12	858.51	42.25
Bad Debt Expense	8,960.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	427,521.00	151,407.72	26,158.13	42,681.00	35.42
Total Revenue	467,649.00	191,011.26	41,400.25	40,182.80	40.85
Total Expenses	427,521.00	151,407.72	26,158.13	42,681.00	35.42
Net Income Over Expenditure	\$ 40,128.00	39,603.54	\$ 15,242.12	(2,498.20)	98.69

Watertown Industrial Center LDC
Balance Sheet
November 30, 2014

ASSETS

Current Assets		
General Checking - Key Bank	\$	18,868.25
Capital Reserve		45,083.48
Leasehold Improvement Fund		169,493.52
Accounts Receivable		4,647.06
Acc. Rec. LHI		47,268.51
Rents Receivable		3,354.86
		288,715.68
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(48,014.84)
Capital Improvements - Cap Imp		3,266,020.70
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		(2,835,300.32)
		2,183,254.99
Total Property and Equipment		
Other Assets		
Work In Process-Variou		494,510.04
		494,510.04
Total Other Assets		
Total Assets	\$	2,966,480.71

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	88,378.97
RETAINAGE PAYABLE		3,976.55
Due HUD - Leasehold Impr. Fund		2.38
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		383,958.74
Due WIC LHI		50.72
Deferred Revenue		47,268.51
		524,663.37
Total Current Liabilities		
Long-Term Liabilities		
Roof Replacement Loan		340,682.73
		340,682.73
Total Long-Term Liabilities		
Total Liabilities		865,346.10
Capital		
Fund Balance		122,155.89
Capital Improvement Reserve		184,235.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,853,307.83
Net Income		(51,125.17)
		2,101,134.61
Total Capital		
Total Liabilities & Capital	\$	2,966,480.71

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
November 30, 2014

Watertown Industrial Center LDC
Tenant Receivables
As of Nov 30, 2014

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
ALL STAR CONTRACTORS	4785	12/1/14	-698.53				-698.53
ALL STAR CONTRACTORS			-698.53				-698.53
ENVIRONMENTAL SPILL PRODU	4709	9/1/14			421.64		421.64
	4728	9/22/14		60.19			60.19
	4729	10/1/14		531.33			531.33
	4753	11/1/14	531.33				531.33
ENVIRONMENTAL SPILL PRODU			531.33	591.52	421.64		1,544.49
FERGUSON ENTERPRISES, INC.	3332	8/1/09				-28.00	-28.00
	3438	12/1/09				-100.00	-100.00
FERGUSON ENTERPRISES, INC.						-128.00	-128.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MIKE LYNCH	4206	5/1/12				59.52	59.52
	4228	6/1/12				119.11	119.11
	4261	7/1/12				121.49	121.49
	4289	8/1/12				123.92	123.92
	4309X	9/1/12				102.92	102.92
	4330X	10/1/12				102.92	102.92
	4354X	11/1/12				102.92	102.92
	4375X	12/1/12				102.92	102.92
	4395X	1/1/13				111.15	111.15
	4315	2/1/13				102.92	102.92
	4338	3/1/13				102.92	102.92
	4359	4/1/13				140.97	140.97
	4380	5/1/13				102.92	102.92
	4401	6/1/13				102.92	102.92
	4422	7/1/13				102.92	102.92
MIKE LYNCH						1,602.44	1,602.44
MODERN MOVING AND STORAG	4761	11/1/14	636.47				636.47
MODERN MOVING AND STORAG			636.47				636.47
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
SERV-PRO							
SWEET OCCASIONS STUDIO LLC	4718	9/1/14			176.76		176.76
	4738	10/1/14		176.76			176.76
	4762	11/1/14	176.76				176.76
SWEET OCCASIONS STUDIO LLC			176.76	176.76	176.76		530.28
UPSTATE CONSTRUCTION SERV	4783	12/1/14	-1,109.92				-1,109.92
UPSTATE CONSTRUCTION SERV			-1,109.92				-1,109.92
W.B. Mason Co, Inc.	4763	11/1/14	983.33				983.33
W.B. Mason Co, Inc.			983.33				983.33
			519.44	768.28	598.40	1,468.74	3,354.86

Watertown Industrial Center LDC
Tenant Receivables
As of Nov 30, 2014

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
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Watertown Industrial Center LDC
Aged Receivables
As of Nov 30, 2014

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
JCIDA JEFFERSON COUNTY IN 315-782-5865	052014-IDA	4,562.75				4,562.75
JCIDA JEFFERSON COUNTY IN		4,562.75				4,562.75
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		4,562.75			84.31	4,647.06

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2014 to Nov 30, 2014

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
11/4/14	141000 100000	1103	Invoice: 4756 STEVEN ELLIOT	663.77	663.77
11/4/14	141000 100000	1298	Invoice: 4759 WATERTOWN MODEL RAILROAD CLUB	300.00	300.00
11/4/14	141000 100000	0996488152	Invoice: 4757 FERGUSON ENTERPRISES, INC.	3,939.25	3,939.25
11/4/14	141000 100000	1146	Invoice: 4668 LAURENCE WOLLUM	290.58	290.58
11/4/14	141000 100000	12402	Invoice: 4754 BLACK HORSE GROUP, LLC	615.89	615.89
11/4/14	141000 100000	18064	Invoice: 4657 BROOKFIELD RENEWABLE POWER	10,912.42	10,912.42
11/12/14	141000 100000	031418	Invoice: 4737 MODERN MOVING AND STORAGE	636.47	636.47
11/12/14	141000 100000	128051	Invoice: 4755 Jain Irrigation Inc.	6,213.00	6,213.00
11/12/14	141000 100000	018761	Invoice: 4768 Ampersand New York Operations Co. LLC.	766.93	766.93
11/12/14	141000 100000	16527	Invoice: 4760 WATERTOWN VENDING INC.	824.78	824.78
11/12/14	141000 100000	6511	Invoice: 4770 Nytric Electrical Contractors, LLC.	2,454.84	2,454.84
11/12/14	141000 100000	2114	Invoice: 4758 JEFFERSON COUNTY LDC	1,350.92	1,350.92
11/12/14	141000 100000	2107	Invoice: 4766 ALL STAR CONTRACTORS	698.53	698.53
11/12/14	141000 100000	430257	Invoice: 4765 NEW YORK AIR BRAKE	2,700.06	2,700.06
11/13/14	240101 100000	2289	BUILDING B RENOVATION PROJECT DISBURSEMENT 5, WLDC LOAN TO WICLDC PAID THROUGH WLDC WATERTOWN LOCAL DEVELOPMT CORP	80,118.35	80,118.35
11/25/14	141000 100000	8565	Invoice: 4769 CONVERSE LABORATORIES INC.	1,470.31	1,470.31
11/25/14	721001 100000	0996495081	REFUND ON RETURNS FERGUSON ENTERPRISES, INC.	125.84	125.84
11/25/14	141000 100000	15985	Invoice: 4783 UPSTATE CONSTRUCTION SERVICES, INC.	1,109.92	1,109.92
11/25/14	240100 240203 100000	6345	DUE WIC RENT, NOVEMBER 2014 DUE WIC LHI, #2, NOVEMBER 2014 SERV-PRO	1,326.30	890.96 435.34
11/25/14	141000 100000	2108	Invoice: 4785 ALL STAR CONTRACTORS	698.53	698.53

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2014 to Nov 30, 2014

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
11/26/14	141000 100000	8480	Invoice: 4751 SERV-PRO	890.96	890.96
				<u>118,107.65</u>	<u>118,107.65</u>

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2014

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
ABJ FIRE PROTECTION	000075713	807.00				807.00
ABJ FIRE PROTECTION		807.00				807.00
NOBEL ACE HDWE	11/14 STMNT	369.10				369.10
NOBEL ACE HDWE		369.10				369.10
AUBERTINE AND CURR	7252	2,000.00				2,000.00
	7253	1,425.00				1,425.00
AUBERTINE AND CURR		3,425.00				3,425.00
CAPITAL CONSTRUCTI	CAP#6	26,226.40				26,226.40
	CAPITAL-TVS	440.00				440.00
CAPITAL CONSTRUCTI		26,666.40				26,666.40
CHENEY TIRE	1494891	34.40				34.40
CHENEY TIRE		34.40				34.40
CITY COMPROLLER	0002012-11241	260.47				260.47
	0004614-11241	425.14				425.14
CITY COMPROLLER		685.61				685.61
CITY ELECTRIC	2398679-00	79.50				79.50
CITY ELECTRIC		79.50				79.50
CRYSTAL ROCK	11/14 STMNT	10.00				10.00
CRYSTAL ROCK		10.00				10.00
DIRECT ENERGY	143360022801	278.93				278.93
	143360022801	380.87				380.87
	143360022801	140.34				140.34
	143360022801	535.45				535.45
	143360022801	463.06				463.06
	143360022801	256.96				256.96
	143360022801	9.46				9.46
DIRECT ENERGY		2,065.07				2,065.07
FERGUSON WATERWO	0639584	28.32				28.32
	0639856	82.50				82.50
FERGUSON WATERWO		110.82				110.82
G&K SERVICES	1209375638	120.87				120.87
	1209381687	120.87				120.87
G&K SERVICES		241.74				241.74

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2014

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
GLEASON'S SEPTIC DR	00321	205.00				205.00
GLEASON'S SEPTIC DR		205.00				205.00
Great America Financial	16162125	306.70				306.70
Great America Financial		306.70				306.70
HANES SUPPLY, INC.	595709	85.80				85.80
HANES SUPPLY, INC.		85.80				85.80
Jordstat Construction, Inc	INV-453-JORD	947.59				947.59
Jordstat Construction, I		947.59				947.59
LAWS LOCK AND KEY S	0006159	148.00				148.00
LAWS LOCK AND KEY		148.00				148.00
NATIONAL GRID	2853006034-11	151.15				151.15
	0958937132-11	438.84				438.84
	1118719155-11	115.89				115.89
	0438937154-11	336.56				336.56
	0038937138-11	222.88				222.88
	0303101037-11	161.95				161.95
	9303154019-11	29.60				29.60
	0498937125-11	24.46				24.46
	9678936125-11	63.40				63.40
	6900169026-11	99.56				99.56
	0898937150-11	170.79				170.79
	0338937134-11	24.46				24.46
	0058937125-11	267.25				267.25
	5874117053-11	85.56				85.56
	4083010042-11	195.34				195.34
	0518786126-11	160.16				160.16
NATIONAL GRID		2,547.85				2,547.85
OSWEGO COUNTY BUS	BG-170582-14	911.00				911.00
OSWEGO COUNTY BUS		911.00				911.00
P&M CONSTRUCTION	2177	340.00				340.00
P&M CONSTRUCTION		340.00				340.00
P.S.G.	2014-212	2,008.65				2,008.65
P.S.G.		2,008.65				2,008.65
RAYNOR OVERHEAD D	30479	95.00				95.00
RAYNOR OVERHEAD D		95.00				95.00

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2014

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
SCHWERZMANN & WIS	007572-113014	61.50				61.50
SCHWERZMANN & WIS		61.50				61.50
SEAWAY RENTAL COR	126110	427.50				427.50
SEAWAY RENTAL COR		427.50				427.50
SHERWIN WILLIAMS	7181-7 6012-0	204.81 44.99				204.81 44.99
SHERWIN WILLIAMS		249.80				249.80
SPRAGUE OPERATING	11/14 STMNT	763.52				763.52
SPRAGUE OPERATING		763.52				763.52
VERIZON WIRELESS	9736420770	331.69				331.69
VERIZON WIRELESS		331.69				331.69
W.B. MASON COMPANY	I21840508	93.98				93.98
W.B. MASON COMPAN		93.98				93.98
G.W. WHITE & SON INC	1304348	279.00				279.00
G.W. WHITE & SON INC		279.00				279.00
WATERTOWN INDUSTR	3/09 LHI SERV 04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00 -1.00	-1.00 -1.00 -1.00
WATERTOWN INDUSTR					-3.00	-3.00
		44,297.22			-3.00	44,294.22

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2014 to Nov 30, 2014

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	Invoice: 143040022549607	199.34	
		200000	Invoice: 143040022549606	424.88	
		200000	Invoice: 143040022549608	191.77	
		200000	Invoice: 143040022549609	9.23	
		200000	Invoice: 143040022549603	218.03	
		100000	DIRECT ENERGY		1,516.50
11/14/14	8452	200000	Invoice: ENI#5	13,374.20	
		100000	Empire North East		13,374.20
11/14/14	8453	200000	Invoice: 1209363581	111.36	
		200000	Invoice: 1209369605	111.36	
		100000	G&K SERVICES		222.72
11/14/14	8454	200000	Invoice: 589358	28.14	
		100000	HANES SUPPLY, INC.		28.14
11/14/14	8455	200000	Invoice: 0006143	264.85	
		200000	Invoice: 0006151	39.95	
		200000	Invoice: 0006150	199.85	
		100000	LAWS LOCK AND KEY SERVICE		504.65
11/14/14	8456	200000	Invoice: 10/14 STMTNT	169.45	
		100000	METROMEDIA ENERGY		169.45
11/14/14	8457	200000	Invoice: 2166	1,863.00	
		100000	P&M CONSTRUCTION		1,863.00
11/14/14	8458	200000	Invoice: 2014-177	82.95	
		100000	P.S.G.		82.95
11/14/14	8459	200000	Invoice: 10/14 CARPET	300.00	
		100000	SERV-PRO		300.00
11/14/14	8460	200000	Invoice: 110225	320.91	
		100000	U.S. MATERIALS HANDLING		320.91
11/14/14	8461	200000	Invoice: 3239554-0448-4	686.98	
		100000	WASTE MANAGEMENT OF NEW YORK		686.98
11/14/14	8462	200000	Invoice: I21280562	38.26	
		100000	W.B. MASON COMPANY, INC.		38.26
11/14/14	8463	200000	Invoice: 1287370	67.96	
		200000	Invoice: 1291537	177.89	
		200000	Invoice: 1289984	269.97	
		200000	Invoice: 1292124	35.40	
		200000	Invoice: 1292874	7.83	
		200000	Invoice: 1292875	54.40	
		200000	Invoice: 1296099	117.96	
		100000	G.W. WHITE & SON INC.		731.41
11/14/14	8464	200000	Invoice: 11/14 LOAN PYMNT	2,218.39	
		200000	Invoice: 745105	706.37	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,924.76
11/26/14	8465	200000	Invoice: 86810	106.10	
		100000	BLACK RIVER PAPER COMPANY INC.		106.10
11/26/14	8466	200000	Invoice: 2396722-00	69.52	
		100000	CITY ELECTRIC		69.52
11/26/14	8467	200000	Invoice: 10/14 STMTNT	10.00	
		100000	CRYSTAL ROCK		10.00
11/26/14	8468	200000	Invoice: EATON 11/14	200.00	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2014 to Nov 30, 2014

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
		100000	LYLE EATON		200.00
11/26/14	8469	200000 100000	Invoice: 592116 HANES SUPPLY, INC.	133.95	133.95
11/26/14	8470	200000 200000 100000	Invoice: 0006154 Invoice: 0006155 LAWS LOCK AND KEY SERVICE	194.95 10.00	204.95
11/26/14	8471	200000 100000	Invoice: INV 22674163 LOOPNET, INC.	74.95	74.95
11/26/14	8472	200000 100000	Invoice: 165460 TJF MENTER RUDIN & TRIVELPIECE PC	111.00	111.00
11/26/14	8473	200000 100000	Invoice: 8228 NYTRIC ELECTRICAL CONTRACTORS, LLC	794.63	794.63
11/26/14	8474	200000 200000 200000 100000	Invoice: 2171 Invoice: 2170 Invoice: 2173 P&M CONSTRUCTION	600.00 685.00 297.50	1,582.50
11/26/14	8475	200000 100000	Invoice: 007572-0001-103114 SCHWERZMANN & WISE, PC	307.50	307.50
11/26/14	8476	200000 100000	Invoice: 126659 SEAWAY RENTAL CORP.	1,787.00	1,787.00
11/26/14	8477	200000 100000	Invoice: 11/14 - 12/14 Time Warner Cable	163.22	163.22
11/26/14	8478	200000 100000	Invoice: 9734714183 VERIZON WIRELESS	187.10	187.10
11/26/14	8479	200000 100000	Invoice: 3240402-0448-3 WASTE MANAGEMENT OF NEW YORK	704.26	704.26
11/26/14	8480	200000 100000	Invoice: 11/14 SERVPRO RENT WATERTOWN INDUSTRIAL CENTER	890.96	890.96
11/26/14	8481	200000 100000	Invoice: 076522392 XEROX	147.66	147.66
11/26/14	8482	200000 100000	Invoice: 11/14 SERVPRO LHI #2 WATERTOWN INDUSTRIAL CENTER	435.34	435.34
	Total			143,945.79	143,945.79

Watertown Industrial Center LDC
Maintenance Report for the Five Month Period Ending November 30, 2014
 Prepared by WICLDC STAFF, January 21, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 94,161.00	39,040.61	\$ 8,608.16	8,608.16	41.46
Total Revenues	<u>94,161.00</u>	<u>39,040.61</u>	<u>8,608.16</u>	<u>8,608.16</u>	41.46
Expenses					
Maintenance - Improvements	1,000.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	8,000.00	8,851.12	451.04	4,755.45	110.64
Maintenance - Common Area	26,582.00	5,967.43	1,421.74	2,174.20	22.45
Maintenance - Grounds	17,000.00	5,504.12	0.00	1,539.12	32.38
Maintenance - Equipment/Tools	6,000.00	2,142.28	577.13	194.14	35.70
Maintenance - Materials	3,500.00	2,464.88	126.46	760.79	70.43
Total Operations	<u>62,082.00</u>	<u>24,929.83</u>	<u>2,576.37</u>	<u>9,423.70</u>	40.16
Net Income Over Expenditure	\$ <u>32,079.00</u>	<u>14,110.78</u>	\$ <u>6,031.79</u>	<u>(815.54)</u>	43.99