

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2017**

Prepared by Staff, November 16, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 486,597.00	154,706.92	\$ 39,063.99	39,063.99	331,890.08
Misc Inc - Oper & Admin	25,000.00	5,015.43	1,250.00	1,250.00	19,984.57
Interest Income	2.00	0.37	0.10	0.09	1.63
LIF Loan Principal	51,354.00	16,959.89	4,265.18	4,242.14	34,394.11
Leasehold Interest	12,186.00	4,220.43	1,029.90	1,052.94	7,965.57
Total Revenues	575,139.00	180,903.04	45,609.17	45,609.16	394,235.96
Expenses					
Marketing	12,500.00	4,114.25	200.00	1,516.95	8,385.75
Salaries	91,676.00	27,928.72	6,982.18	6,982.18	63,747.28
FICA-Medicare Tax Expense	6,907.00	2,103.28	525.82	525.82	4,803.72
Health Ins.	7,452.00	2,748.08	687.02	687.02	4,703.92
Dental Ins	374.00	435.68	(4.90)	(4.90)	(61.68)
Vision Ins.	185.00	46.22	(2.44)	(2.44)	138.78
Comp Ins.	4,196.00	1,311.74	329.08	324.50	2,884.26
Retirement Expense	8,328.00	2,454.96	488.74	988.74	5,873.04
NYS Unemployment	452.00	0.00	0.00	0.00	452.00
NYS Re-Emp Service	18.00	0.00	0.00	0.00	18.00
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	390.00	23.84	(13.60)	(13.60)	366.16
Paychex Processing	1,793.00	549.32	142.83	131.83	1,243.68
Life Ins.	0.00	25.50	0.00	0.00	(25.50)
Office Expenses	14,985.00	5,376.44	1,063.48	1,759.84	9,608.56
Depreciation	216,000.00	47,765.16	11,941.29	11,941.29	168,234.84
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	7,000.00
Insurance	51,448.00	17,848.44	4,071.16	3,905.12	33,599.56
Legal/Environmental	7,500.00	539.30	0.00	446.80	6,960.70
Legal General	0.00	1,218.00	315.00	273.00	(1,218.00)
Accounting and Auditing	4,214.00	4,215.00	0.00	4,215.00	(1.00)
Engineering/Design/Consulting	8,200.00	0.00	0.00	0.00	8,200.00
Maintenance - Improvements	21,100.00	2,912.12	2,912.12	0.00	18,187.88
Maintenance - Common Area	15,200.00	4,036.44	1,260.36	609.50	11,163.56
Maintenance - Building Repairs	13,000.00	9,322.04	4,803.73	1,197.83	3,677.96
Maintenance - Materials	4,000.00	3,072.19	1,437.93	864.67	927.81
Maintenance - Grounds	28,400.00	262.00	0.00	262.00	28,138.00
Maintenance - Equipment/Tools	13,700.00	2,044.26	1,103.29	510.00	11,655.74
Waste Removal	12,000.00	2,264.61	0.00	760.74	9,735.39
Property Taxes	29,000.00	18,586.61	10,051.21	0.00	10,413.39
Water	8,392.00	2,821.90	704.99	775.49	5,570.10
Electric	34,681.00	11,977.46	3,017.90	2,810.67	22,703.54
Gas	16,218.00	935.13	233.45	246.37	15,282.87
Interest Expense-Roof Project	8,655.00	2,944.70	730.62	734.33	5,710.30
Interest Expense-JCLDC Project	11,090.00	3,845.60	947.53	956.79	7,244.40
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	660,854.00	184,328.99	54,078.79	43,555.54	476,525.01
Total Revenue	575,139.00	180,903.04	45,609.17	45,609.16	394,235.96
Total Expenses	660,854.00	184,328.99	54,078.79	43,555.54	476,525.01
Net Income Over Expenditure	\$ (85,715.00)	(3,425.95)	\$ (8,469.62)	2,053.62	(82,289.05)

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2017

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 486,597.00	154,706.92	\$ 39,063.99	39,063.99	31.79
Misc Inc - Oper & Admin	25,000.00	5,015.43	1,250.00	1,250.00	20.06
Interest Income	2.00	0.37	0.10	0.09	18.50
Total Revenues	511,599.00	159,722.72	40,314.09	40,314.08	31.22
Expenses					
Marketing	12,500.00	4,114.25	200.00	1,516.95	32.91
Salaries	91,676.00	27,928.72	6,982.18	6,982.18	30.46
Benefits	30,102.00	9,749.30	2,159.72	2,655.14	32.39
Paychex Processing	1,793.00	549.32	142.83	131.83	30.64
Office Expenses	14,985.00	5,376.44	1,063.48	1,759.84	35.88
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	0.00
Insurance	51,448.00	17,848.44	4,071.16	3,905.12	34.69
Professional Consultants	19,914.00	5,972.30	315.00	4,934.80	29.99
Maintenance Expenses	95,400.00	21,649.05	11,517.43	3,444.00	22.69
Utilities Taxes & Rent	100,291.00	36,585.71	14,007.55	4,593.27	36.48
Interest Expense JCLDC Project	11,090.00	3,845.60	947.53	956.79	34.68
Interest Exp Roof Project	8,655.00	2,944.70	730.62	734.33	34.02
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	444,854.00	136,563.83	42,137.50	31,614.25	30.70
Total Revenue	511,599.00	159,722.72	40,314.09	40,314.08	31.22
Total Expenses	444,854.00	136,563.83	42,137.50	31,614.25	30.70
Net Income Over Expenditure	\$ 66,745.00	23,158.89	\$ (1,823.41)	8,699.83	34.70

Staff Notes:

Rents not Received as of 10/31/2017

Modern Moving and Storage: \$3,393.43

Sweet Occasions Studio: \$151.64

Total \$3,545.07

Watertown Industrial Center LDC
Balance Sheet
October 31, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	66,017.53
Capital Reserve		116,105.79
Leasehold Improvement Fund		151,900.23
Accounts Receivable		151.55
Acc. Rec. LHI		412,686.10
Rents Receivable		3,427.17
		750,288.37
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(51,167.87)
Capital Improvements - Cap Imp		3,884,082.58
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		(3,447,988.68)
		2,185,475.48
Total Property and Equipment		
Other Assets		
Work In Process-Variou		23,218.11
		23,218.11
Total Other Assets		
Total Assets	\$	2,958,981.96

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	17,974.39
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		0.82
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		375,303.47
Due WIC LHI		50.72
Deferred Revenue		37,382.63
		433,213.21
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		375,298.47
Roof Replacement Loan		290,758.85
		666,057.32
Total Long-Term Liabilities		
Total Liabilities		1,099,270.53
Capital		
Fund Balance		(166,966.51)
Capital Improvement Reserve		270,283.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,767,259.83
Net Income		(3,425.95)
		(3,425.95)

Watertown Industrial Center LDC
Balance Sheet
October 31, 2017

Total Capital	<u>1,859,711.43</u>
Total Liabilities & Capital	<u>\$ 2,958,981.96</u>

Watertown Industrial Center Compative Balance Sheet for: 9/30/2017 - 10/31/2017

ASSETS	9/30/2017	10/31/2017	After Adjusting Entries - Audit 6/30/2017
Current Assets			
General Checking - Key Bank	\$ 80,579.61	\$ 66,017.53	\$ 54,108.20
Capital Reserve	112,631.03	116,105.79	102,314.41
Leasehold Improvement Fund	151,265.73	151,900.23	149,362.31
Accounts Receivable	223.37	151.55	208.55
Acc. Rec. LHI	416,938.84	412,686.10	429,633.55
Rents Receivable	<u>1,673.42</u>	<u>3,427.17</u>	<u>12,959.19</u>
Total Current Assets	763,312.00	750,288.37	748,586.21
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(51,167.87)	(51,167.87)	(51,167.87)
Capital Improvements - Cap Imp	3,884,082.58	3,884,082.58	3,884,082.58
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>(3,436,047.39)</u>	<u>(3,447,988.68)</u>	<u>(3,400,223.52)</u>
Total Property and Equipment	2,197,416.77	2,185,475.48	2,233,240.64
Other Assets			
Work In Process-Variou	<u>13,257.84</u>	<u>23,218.11</u>	<u>13,257.84</u>
Total Other Assets	13,257.84	23,218.11	13,257.84
Total Assets	<u>\$ 2,973,986.61</u>	<u>\$ 2,958,981.96</u>	<u>\$ 2,995,084.69</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,055.86	\$ 17,974.39	\$ 12,963.18
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	(0.47)	0.82	10.62
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	3.13	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	379,017.81	375,303.47	390,105.35
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>37,921.03</u>	<u>37,382.63</u>	<u>39,528.20</u>
Total Current Liabilities	434,546.13	433,213.21	445,159.25
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	379,012.81	375,298.47	390,100.35
Roof Replacement Loan	<u>292,246.62</u>	<u>290,758.85</u>	<u>296,687.71</u>
Total Long-Term Liabilities	671,259.43	666,057.32	686,788.06
Total Liabilities	1,105,805.56	1,099,270.53	1,131,947.31
Capital			
Fund Balance	(166,966.51)	(166,966.51)	(37,279.48)
Capital Improvement Reserve	270,283.82	270,283.82	270,283.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,767,259.83	1,767,259.83	1,767,259.83
Net Income	<u>5,043.67</u>	<u>(3,425.95)</u>	<u>(129,687.03)</u>
Total Capital	1,868,181.05	1,859,711.43	1,863,137.38
Total Liabilities & Capital	<u>\$ 2,973,986.61</u>	<u>\$ 2,958,981.96</u>	<u>\$ 2,995,084.69</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 31, 2017

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
Acadia Energy Corporation	5555	11/1/17	-489.15				-489.15
Acadia Energy Corporation			-489.15				-489.15
BROOKFIELD RENEWABLE POW							
FERGUSON ENTERPRISES, INC.	3332	8/1/09				-28.00	-28.00
	3438	12/1/09				-100.00	-100.00
	5034	10/1/15				-3,973.53	-3,973.53
FERGUSON ENTERPRISES, INC.						-4,101.53	-4,101.53
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	5541	10/1/17	3,393.43				3,393.43
MODERN MOVING AND STORAG			3,393.43				3,393.43
WATERTOWN MODEL RAILROAD	5568	11/1/17	-318.36				-318.36
WATERTOWN MODEL RAILROAD			-318.36				-318.36
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
	5341	12/1/16				671.68	671.68
SERV-PRO						671.67	671.67
SWEET OCCASIONS STUDIO LLC	5534	9/1/17		151.64			151.64
	5571	10/1/17	151.64				151.64
SWEET OCCASIONS STUDIO LLC			151.64	151.64			303.28
			2,737.56	151.64		-3,435.56	-546.36

Watertown Industrial Center LDC
Aged Receivables
As of Oct 31, 2017

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
PICNGO PICK N GO PROPERTY W 3157834122	5579	67.24				67.24
PICNGO PICK N GO PROPERTY W		67.24				67.24
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		67.24			84.31	151.55

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2017 to Oct 31, 2017

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
10/5/17	141000 100000	1199	Invoice: 5550 LAURENCE WOLLUM	290.58	290.58
10/5/17	141000 100000	456711	Invoice: 5546 W.B. Mason Co, Inc.	1,019.54	1,019.54
10/5/17	141000 100000	3733	Invoice: 5540 JEFFERSON COUNTY LDC	1,375.37	1,375.37
10/5/17	125000 141000 100000	11759	Invoice: 5547 Invoice: 5544 PICK N GO PROPERTY WASTE SERVICES	986.92	71.82 915.10
10/5/17	141000 141000 100000	8224	Invoice: 5341 Invoice: 5551 SERV-PRO	2,350.76	335.82 2,014.94
10/5/17	125000 100000	6821	Invoice: 5539 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
10/20/17	141000 100000	8500	Invoice: 5543 Nytric Electrical Contractors, LLC.	3,580.80	3,580.80
10/20/17	141000 100000	1315	Invoice: 5535 Acadia Energy Corporation	489.15	489.15
10/20/17	141000 100000	446263	Invoice: 5542 NEW YORK AIR BRAKE	1,233.20	1,233.20
10/20/17	141000 100000	67022	Invoice: 5553 DEVELOPMENT AUTHORITY	1,423.42	1,423.42
10/20/17	141000 100000	145100	Invoice: 5538 Jain Irrigation Inc.	6,213.00	6,213.00
10/20/17	141000 100000	0020406736	Invoice: 5536 Ampersand New York Operations Co. LLC.	801.61	801.61
10/20/17	141000 100000	10942	Invoice: 5549 CONVERSE LABORATORIES INC.	1,605.67	1,605.67
10/20/17	141000 100000	1159	Invoice: 5548 STEVEN ELLIOT	684.57	684.57
10/20/17	141000 100000	032498	Invoice: 5524 MODERN MOVING AND STORAGE	3,393.43	3,393.43
10/31/17	141000 100000	7170	Invoice: 5469 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
10/31/17	141000 100000	1321	Invoice: 5555 Acadia Energy Corporation	489.15	489.15
10/31/17	141000 100000	1416	Invoice: 5568 WATERTOWN MODEL RAILROAD CLUB	318.36	318.36
				38,632.06	38,632.06

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2017

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
AUBERTINE AND CURR	9667	7,430.25				7,430.25
AUBERTINE AND CURR		7,430.25				7,430.25
ABJ FIRE PROTECTION	000103001	1,818.32				1,818.32
ABJ FIRE PROTECTION		1,818.32				1,818.32
NOBEL ACE HDWE	10/17 STMNT	642.57				642.57
NOBEL ACE HDWE		642.57				642.57
CITY COMPROLLER	0002012-10/17 0004614-10/17	267.82 437.17				267.82 437.17
CITY COMPROLLER		704.99				704.99
CITY ELECTRIC	1243981-00	196.38				196.38
CITY ELECTRIC		196.38				196.38
CRYSTAL ROCK	10/17 STMNT	34.38				34.38
CRYSTAL ROCK		34.38				34.38
DIRECT ENERGY	173050032713 173100327561 173050032713 173050032713 173050032713 173050032713 173050032713 173050032713 173050032713	48.24 9.83 103.14 103.90 440.62 300.06 288.37 38.20 79.64				48.24 9.83 103.14 103.90 440.62 300.06 288.37 38.20 79.64
DIRECT ENERGY		1,412.00				1,412.00
G&K SERVICES	6209780504	139.26				139.26
G&K SERVICES		139.26				139.26
GLEASON'S SEPTIC DR	2687	517.50				517.50
GLEASON'S SEPTIC DR		517.50				517.50
HANES SUPPLY, INC.	8006385-00 8006410-00 8006425-00 8006395-00	204.45 16.99 214.77 691.98				204.45 16.99 214.77 691.98
HANES SUPPLY, INC.		1,128.19				1,128.19
JEFFERSON COUNTY T	LHI93017				14.88	14.88
JEFFERSON COUNTY T					14.88	14.88

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2017

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
NATIONAL GRID	0498937125-10	24.90				24.90
	0918937121-10	27.64				27.64
	5874117053-10	90.10				90.10
	0038937138-10	234.48				234.48
	0058937125-10	249.94				249.94
	0338937134-10	24.90				24.90
	0438937154-10	337.91				337.91
	1118719155-10	24.90				24.90
	0958937132-10	149.10				149.10
	0898937150-10	24.83				24.83
	0518786126-10	125.31				125.31
	2853006034-10	100.32				100.32
	4083010042-10	116.83				116.83
	9678936125-10	24.83				24.83
	9303154019-10	30.09				30.09
	1078719124-10	253.27				253.27
NATIONAL GRID		1,839.35				1,839.35
P.S.G.	2017-177	708.83				708.83
	2017-188	711.70				711.70
P.S.G.		1,420.53				1,420.53
RAYNOR OVERHEAD D	36345	242.50				242.50
RAYNOR OVERHEAD D		242.50				242.50
SCHWERZMANN & WIS	007572-10/17	315.00				315.00
SCHWERZMANN & WIS		315.00				315.00
SPRAGUE OPERATING	70497763		24.49			24.49
SPRAGUE OPERATING			24.49			24.49
Time Warner Cable	852930501101	-244.07				-244.07
Time Warner Cable		-244.07				-244.07
NORTHERN NY NEWSP	798236	200.00				200.00
NORTHERN NY NEWSP		200.00				200.00
G.W. WHITE & SON INC	1948409	27.59				27.59
	1955441	113.53				113.53
G.W. WHITE & SON INC		141.12				141.12
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

Watertown Industrial Center LDC

Aged Payables

As of Oct 31, 2017

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
		<u>17,938.27</u>	<u>24.49</u>	<u></u>	<u>11.88</u>	<u>17,974.64</u>

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2017 to Oct 31, 2017

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
10/1/17	10002	200000 100000	Invoice: 99793 BLACK RIVER PAPER COMPANY INC.	330.98	330.98
10/1/17	10003	200000 100000	Invoice: 10/17 INS Central Insurance Companies	4,071.16	4,071.16
10/1/17	10004	200000 100000	Invoice: 000015969366 EXCELLUS BLUE CROSS	788.18	788.18
10/1/17	10005	200000 100000	Invoice: 6209771979 G&K SERVICES	139.26	139.26
10/1/17	10006	200000 100000	Invoice: 21344173 Great America Financial Services	306.70	306.70
10/1/17	10007	200000 200000 100000	Invoice: 11298 Invoice: 11297 NYTRIC ELECTRICAL CONTRACTORS, LLC	730.00 445.00	1,175.00
10/1/17	10008	200000 100000	Invoice: 7/16 - 6/17 OMEGA, INC.	500.00	500.00
10/1/17	10009	200000 100000	Invoice: 142523 SEAWAY RENTAL CORP.	510.00	510.00
10/1/17	10010	200000 200000 100000	Invoice: S4578252.001 Invoice: S4579111.001 SECURITY SUPPLY CORPORATION	13.52 3.43	16.95
10/1/17	10011	200000 200000 200000 200000 100000	Invoice: S006013 Invoice: S0060496 Invoice: S0060614 Invoice: S0060613 VICTORY PROMOTIONS, INC.	472.00 175.00 246.00 189.00	1,082.00
10/1/17	10012	200000 200000 100000	Invoice: 1924817 Invoice: 1924989 G.W. WHITE & SON INC.	77.14 23.20	100.34
10/1/17	10013	200000 100000	Invoice: 10/17 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
10/23/17	10014	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 0038937138-92517 Invoice: 0958937132-92517 Invoice: 0338937134-92517 Invoice: 0058937125-92517 Invoice: 0498937125-92517 Invoice: 9303154019-92517 Invoice: 0918937121-92517 Invoice: 1078719124-92517 Invoice: 9678936125-92517 Invoice: 2853006034-92517 Invoice: 0438937154-92517 Invoice: 1118719155-92517 Invoice: 4083010042-92517 Invoice: 5874117053-92517 Invoice: 0898937150-92517 Invoice: 0518786126-92717 NATIONAL GRID	204.26 26.94 24.90 244.76 24.90 30.48 27.64 261.84 24.87 103.09 334.46 24.90 120.70 90.47 24.90 126.59	1,695.70
10/23/17	10015	100000	VOID		
10/23/17	10015	200000 200000 200000	Invoice: 172720032376524 Invoice: 172720032376865 Invoice: 17270032376864	44.01 430.97 320.32	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2017 to Oct 31, 2017

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: 17270032376863	266.65	
		200000	Invoice: 172720032376523	78.48	
		200000	Invoice: 172720032376868	9.65	
		200000	Invoice: 172720032376867	106.44	
		200000	Invoice: 172720032376866	111.27	
		200000	Invoice: 172770032417648	36.30	
		100000	DIRECT ENERGY		1,404.09
10/23/17	10016	200000	Invoice: 466188	21.53	
		100000	Advanced Business Systems		21.53
10/23/17	10017	200000	Invoice: 63353-9/17	591.99	
		100000	NOBEL ACE HDWE		591.99
10/23/17	10018	200000	Invoice: 10/17 FLOOR	2,312.12	
		100000	BELLOFFS FLOORING		2,312.12
10/23/17	10019	200000	Invoice: 178341	4,215.00	
		100000	BOWERS & COMPANY CPA's		4,215.00
10/23/17	10020	200000	Invoice: 0002012-93017	294.61	
		200000	Invoice: 0004614-93017	480.88	
		100000	CITY COMPROLLER		775.49
10/23/17	10021	200000	Invoice: 6209776252	139.26	
		100000	G&K SERVICES		139.26
10/23/17	10022	200000	Invoice: 2656	420.00	
		100000	GLEASON'S SEPTIC DRAIN SERVICE		420.00
10/23/17	10023	200000	Invoice: 8006173-00	314.67	
		200000	Invoice: 8006164-00	314.67	
		100000	HANES SUPPLY, INC.		629.34
10/23/17	10024	200000	Invoice: 3222	10,051.21	
		100000	JEFFERSON COUNTY INDUSTRIAL		10,051.21
10/23/17	10025	200000	Invoice: 102117-SERV	600.00	
		100000	Dave Kitto		600.00
10/23/17	10026	200000	Invoice: 182294MJK	150.80	
		200000	Invoice: 182243TJF	296.00	
		100000	MENTER RUDIN & TRIVELPIECE PC		446.80
10/23/17	10027	200000	Invoice: 105915-17	632.00	
		100000	OSWEGO COUNTY BUSINESS MAGAZINE		632.00
10/23/17	10028	200000	Invoice: 2534	2,910.00	
		200000	Invoice: 2535	150.00	
		100000	P&M CONSTRUCTION		3,060.00
10/23/17	10029	200000	Invoice: 007572-93017	273.00	
		100000	SCHWERZMANN & WISE, PC		273.00
10/23/17	10030	200000	Invoice: S4595887.001	116.86	
		200000	Invoice: S4597095.001	59.16	
		100000	SECURITY SUPPLY CORPORATION		176.02
10/23/17	10031	200000	Invoice: 9/17 STMNT	72.00	
		100000	SHERWIN WILLIAMS		72.00
10/23/17	10032	200000	Invoice: 3003444463	464.34	
		100000	THYSSENKRUPP ELEVATOR CORPORATION		464.34
10/23/17	10033	200000	Invoice: 852930501101117	244.07	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2017 to Oct 31, 2017

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	Time Warner Cable		244.07
10/23/17	10034	200000 100000	Invoice: 9793737095 VERIZON WIRELESS	241.76	241.76
10/23/17	10035	200000 100000	Invoice: 3295715-0448-2 WASTE MANAGEMENT OF NEW YORK	760.74	760.74
10/23/17	10036	200000 100000	Invoice: I48429372 W.B. MASON COMPANY, INC.	232.55	232.55
10/23/17	10037	200000 100000	Invoice: 795501-9/17 NORTHERN NY NEWSPAPERS CORP	200.00	200.00
10/23/17	10038	200000 100000	Invoice: 126421-10/17 WESTELCOM	94.76	94.76
10/23/17	10039	200000 100000	Invoice: 105092-9/17 G.W. WHITE & SON INC.	100.34	100.34
	Total			41,093.07	41,093.07

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2017
 Prepared by WICLDC STAFF, November 16, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 116,872.00	33,232.09	\$ 8,399.45	8,399.45	28.43
Total Revenues	<u>116,872.00</u>	<u>33,232.09</u>	<u>8,399.45</u>	<u>8,399.45</u>	28.43
Expenses					
Maintenance - Improvements	21,100.00	2,912.12	2,912.12	0.00	13.80
Maintenance - Building Repairs	13,000.00	9,322.04	4,803.73	1,197.83	71.71
Maintenance - Common Area	15,200.00	4,036.44	1,260.36	609.50	26.56
Maintenance - Grounds	28,400.00	262.00	0.00	262.00	0.92
Maintenance - Equipment/Tools	13,700.00	2,044.26	1,103.29	510.00	14.92
Maintenance - Materials	4,000.00	3,072.19	1,437.93	864.67	76.80
Total Operations	<u>95,400.00</u>	<u>21,649.05</u>	<u>11,517.43</u>	<u>3,444.00</u>	22.69
Net Income Over Expenditure	\$ <u>21,472.00</u>	<u>11,583.04</u>	\$ <u>(3,117.98)</u>	<u>4,955.45</u>	53.94