

**Watertown Industrial Center LDC****Income Statement for the Five Month Period Ending November 30, 2017**

Prepared by Staff, January 18, 2018

|                                    | Current Year<br>Budget | Year-to-Date<br>Total | Current<br>Month     | Previous<br>Month | Balance<br>Remaining |
|------------------------------------|------------------------|-----------------------|----------------------|-------------------|----------------------|
| <b>Revenues</b>                    |                        |                       |                      |                   |                      |
| Lease Revenue                      | \$ 486,597.00          | 196,072.68            | \$ 41,365.76         | 39,063.99         | 290,524.32           |
| Misc Inc - Oper & Admin            | 25,000.00              | 6,265.43              | 1,250.00             | 1,250.00          | 18,734.57            |
| Interest Income                    | 2.00                   | 0.46                  | 0.09                 | 0.10              | 1.54                 |
| LIF Loan Principal                 | 51,354.00              | 21,223.26             | 4,263.37             | 4,265.18          | 30,130.74            |
| Leasehold Interest                 | 12,186.00              | 5,251.94              | 1,031.51             | 1,029.90          | 6,934.06             |
| <b>Total Revenues</b>              | <b>575,139.00</b>      | <b>228,813.77</b>     | <b>47,910.73</b>     | <b>45,609.17</b>  | <b>346,325.23</b>    |
| <b>Expenses</b>                    |                        |                       |                      |                   |                      |
| Marketing                          | 12,500.00              | 4,464.15              | 274.95               | 274.95            | 8,035.85             |
| Salaries                           | 91,676.00              | 38,401.99             | 10,473.27            | 6,982.18          | 53,274.01            |
| FICA-Medicare Tax Expense          | 6,907.00               | 2,892.01              | 788.73               | 525.82            | 4,014.99             |
| Health Ins.                        | 7,452.00               | 3,384.52              | 636.44               | 687.02            | 4,067.48             |
| Dental Ins                         | 374.00                 | 655.97                | 220.29               | (4.90)            | (281.97)             |
| Vision Ins.                        | 185.00                 | 98.54                 | 52.32                | (2.44)            | 86.46                |
| Comp Ins.                          | 4,196.00               | 1,800.78              | 489.04               | 329.08            | 2,395.22             |
| Retirement Expense                 | 8,328.00               | 3,188.07              | 733.11               | 488.74            | 5,139.93             |
| 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               | 750.00                | 150.00               | 150.00            | 1,050.00             |
| Disability                         | 390.00                 | 81.68                 | 57.84                | (13.60)           | 308.32               |
| Paychex Processing                 | 1,793.00               | 746.96                | 197.64               | 142.83            | 1,046.04             |
| Life Ins.                          | 0.00                   | 51.00                 | 25.50                | 0.00              | (51.00)              |
| Office Expenses                    | 14,985.00              | 6,511.59              | 1,135.15             | 1,063.48          | 8,473.41             |
| Depreciation                       | 216,000.00             | 59,706.45             | 11,941.29            | 11,941.29         | 156,293.55           |
| Dues/Publ/Training/Seminars        | 7,000.00               | 0.00                  | 0.00                 | 0.00              | 7,000.00             |
| Insurance                          | 51,448.00              | 21,919.60             | 4,071.16             | 4,071.16          | 29,528.40            |
| Legal/Environmental                | 7,500.00               | 539.30                | 0.00                 | 0.00              | 6,960.70             |
| Legal General                      | 0.00                   | 1,323.00              | 105.00               | 315.00            | (1,323.00)           |
| Accounting and Auditing            | 4,214.00               | 4,215.00              | 0.00                 | 0.00              | (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              | 0.00                 | 2,912.12          | 18,187.88            |
| Maintenance - Common Area          | 15,200.00              | 5,289.46              | 1,253.02             | 1,260.36          | 9,910.54             |
| Maintenance - Building Repairs     | 13,000.00              | 14,115.65             | 4,793.61             | 4,803.73          | (1,115.65)           |
| Maintenance - Materials            | 4,000.00               | 4,368.85              | 1,296.66             | 1,437.93          | (368.85)             |
| Maintenance - Grounds              | 28,400.00              | 262.00                | 0.00                 | 0.00              | 28,138.00            |
| Maintenance - Equipment/Tools      | 13,700.00              | 3,623.32              | 1,579.06             | 1,103.29          | 10,076.68            |
| Waste Removal                      | 12,000.00              | 4,235.29              | 1,970.68             | 0.00              | 7,764.71             |
| Property Taxes                     | 29,000.00              | 18,879.34             | 292.73               | 10,051.21         | 10,120.66            |
| Water                              | 8,392.00               | 3,526.89              | 704.99               | 704.99            | 4,865.11             |
| Electric                           | 34,681.00              | 15,786.01             | 3,784.60             | 3,041.85          | 18,894.99            |
| Gas                                | 16,218.00              | 1,619.74              | 698.09               | 219.97            | 14,598.26            |
| Interest Expense-Roof Project      | 8,655.00               | 3,671.60              | 726.90               | 730.62            | 4,983.40             |
| Interest Expense-JCLDC Project     | 11,090.00              | 4,783.65              | 938.05               | 947.53            | 6,306.35             |
| Bad Debt Expense                   | 0.00                   | 0.00                  | 0.00                 | 0.00              | 0.00                 |
| Misc Expenses                      | 0.00                   | 0.00                  | 0.00                 | 0.00              | 0.00                 |
| <b>Total Operations</b>            | <b>660,854.00</b>      | <b>233,804.53</b>     | <b>49,390.12</b>     | <b>54,164.21</b>  | <b>427,049.47</b>    |
| Total Revenue                      | 575,139.00             | 228,813.77            | 47,910.73            | 45,609.17         | 346,325.23           |
| Total Expenses                     | 660,854.00             | 233,804.53            | 49,390.12            | 54,164.21         | 427,049.47           |
| <b>Net Income Over Expenditure</b> | <b>\$ (85,715.00)</b>  | <b>(4,990.76)</b>     | <b>\$ (1,479.39)</b> | <b>(8,555.04)</b> | <b>(80,724.24)</b>   |

# Watertown Industrial Center LDC

## Income Statement for the Five Month Period Ending November 30, 2017

Unrestricted Income

|                                    | Current Year<br>Budget | Year-to-Date<br>Total | Current<br>Month   | Previous<br>Month | % YTD Budget |
|------------------------------------|------------------------|-----------------------|--------------------|-------------------|--------------|
| <b>Revenues</b>                    |                        |                       |                    |                   |              |
| Lease Revenue                      | \$ 486,597.00          | 196,072.68            | \$ 41,365.76       | 39,063.99         | 40.29        |
| Misc Inc - Oper & Admin            | 25,000.00              | 6,265.43              | 1,250.00           | 1,250.00          | 25.06        |
| Interest Income                    | 2.00                   | 0.46                  | 0.09               | 0.10              | 23.00        |
| <b>Total Revenues</b>              | <b>511,599.00</b>      | <b>202,338.57</b>     | <b>42,615.85</b>   | <b>40,314.09</b>  | <b>39.55</b> |
| <b>Expenses</b>                    |                        |                       |                    |                   |              |
| Marketing                          | 12,500.00              | 4,464.15              | 274.95             | 274.95            | 35.71        |
| Salaries                           | 91,676.00              | 38,401.99             | 10,473.27          | 6,982.18          | 41.89        |
| Benefits                           | 30,102.00              | 12,902.57             | 3,153.27           | 2,159.72          | 42.86        |
| Paychex Processing                 | 1,793.00               | 746.96                | 197.64             | 142.83            | 41.66        |
| Office Expenses                    | 14,985.00              | 6,511.59              | 1,135.15           | 1,063.48          | 43.45        |
| Dues/Publ/Training/Seminars        | 7,000.00               | 0.00                  | 0.00               | 0.00              | 0.00         |
| Insurance                          | 51,448.00              | 21,919.60             | 4,071.16           | 4,071.16          | 42.61        |
| Professional Consultants           | 19,914.00              | 6,077.30              | 105.00             | 315.00            | 30.52        |
| Maintenance Expenses               | 95,400.00              | 30,571.40             | 8,922.35           | 11,517.43         | 32.05        |
| Utilities Taxes & Rent             | 100,291.00             | 44,047.27             | 7,451.09           | 14,018.02         | 43.92        |
| Interest Expense JCLDC Project     | 11,090.00              | 4,783.65              | 938.05             | 947.53            | 43.13        |
| Interest Exp Roof Project          | 8,655.00               | 3,671.60              | 726.90             | 730.62            | 42.42        |
| Bad Debt Expense                   | 0.00                   | 0.00                  | 0.00               | 0.00              | 0.00         |
| Misc Expenses                      | 0.00                   | 0.00                  | 0.00               | 0.00              | 0.00         |
| <b>Total Operations</b>            | <b>444,854.00</b>      | <b>174,098.08</b>     | <b>37,448.83</b>   | <b>42,222.92</b>  | <b>39.14</b> |
| Total Revenue                      | 511,599.00             | 202,338.57            | 42,615.85          | 40,314.09         | 39.55        |
| Total Expenses                     | 444,854.00             | 174,098.08            | 37,448.83          | 42,222.92         | 39.14        |
| <b>Net Income Over Expenditure</b> | <b>\$ 66,745.00</b>    | <b>28,240.49</b>      | <b>\$ 5,167.02</b> | <b>(1,908.83)</b> | <b>42.31</b> |

Watertown Industrial Center LDC  
Balance Sheet  
November 30, 2017

ASSETS

|                                |    |                |
|--------------------------------|----|----------------|
| Current Assets                 |    |                |
| General Checking - Key Bank    | \$ | 60,462.55      |
| Capital Reserve                |    | 119,612.50     |
| Leasehold Improvement Fund     |    | 152,519.81     |
| Accounts Receivable            |    | 288.10         |
| Acc. Rec. LHI                  |    | 408,422.73     |
| Rents Receivable               |    | 6,238.85       |
|                                |    | 747,544.54     |
| 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  |    | (3,459,929.97) |
|                                |    | 2,173,534.19   |
| Total Property and Equipment   |    |                |
| Other Assets                   |    |                |
| Work In Process-Variou         |    | 34,325.03      |
|                                |    | 34,325.03      |
| Total Other Assets             |    |                |
| Total Assets                   | \$ | 2,955,403.76   |

LIABILITIES AND CAPITAL

|                                |    |              |
|--------------------------------|----|--------------|
| Current Liabilities            |    |              |
| Accounts Payable               | \$ | 23,399.88    |
| RETAINAGE PAYABLE              |    | (0.45)       |
| Due HUD - Leasehold Impr. Fund |    | 2.07         |
| ACCRUED PAYROLL                |    | 1,471.00     |
| Retirement Withheld            |    | 3.13         |
| Due WIC Rent                   |    | 1,027.50     |
| Deferred Liab. Bldg. B Project |    | 371,579.85   |
| Due WIC LHI                    |    | 50.72        |
| Deferred Revenue               |    | 36,842.88    |
|                                |    | 434,376.58   |
| Total Current Liabilities      |    |              |
| Long-Term Liabilities          |    |              |
| Bldg. B Renovation Loan-WLDC   |    | 371,574.85   |
| Roof Replacement Loan          |    | 289,267.36   |
|                                |    | 660,842.21   |
| Total Long-Term Liabilities    |    |              |
| Total Liabilities              |    | 1,095,218.79 |
| Capital                        |    |              |
| Fund Balance                   |    | (164,928.16) |
| Capital Improvement Reserve    |    | 270,283.82   |
| Fund Balance - Leasehold Impr. |    | (7,439.76)   |
| Fund Balance - Capital Reserve |    | 1,767,259.83 |
| Net Income                     |    | (4,990.76)   |
|                                |    | (4,990.76)   |

Watertown Industrial Center LDC  
Balance Sheet  
November 30, 2017

|                             |                               |
|-----------------------------|-------------------------------|
| Total Capital               | <u>1,860,184.97</u>           |
| Total Liabilities & Capital | \$ <u><u>2,955,403.76</u></u> |

Watertown Industrial Center Comparative Balance Sheet for: 10/31/2017 - 11/30/2017

| ASSETS                                 | 10/31/2017                    | 11/30/2017                    | After Adjusting Entries - Audit<br>6/30/2017 |
|--|-------------------------------|-------------------------------|--|
| <b>Current Assets</b>                  |                               |                               |  |
| General Checking - Key Bank            | \$ 66,017.53                  | \$ 60,462.55                  | \$ 54,108.20                                 |
| Capital Reserve                        | 116,105.79                    | 119,612.50                    | 102,314.41                                   |
| Leasehold Improvement Fund             | 151,900.23                    | 152,519.81                    | 149,362.31                                   |
| Accounts Receivable                    | 220.72                        | 288.10                        | 208.55                                       |
| Acc. Rec. LHI                          | 412,686.10                    | 408,422.73                    | 429,633.55                                   |
| Rents Receivable                       | <u>5,465.52</u>               | <u>6,238.85</u>               | <u>12,959.19</u>                             |
| <b>Total Current Assets</b>            | <b>752,395.89</b>             | <b>747,544.54</b>             | <b>748,586.21</b>                            |
| <b>Property and Equipment</b>          |                               |                               |  |
| 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>(3,447,988.68)</u>         | <u>(3,459,929.97)</u>         | <u>(3,400,223.52)</u>                        |
| <b>Total Property and Equipment</b>    | <b>2,185,475.48</b>           | <b>2,173,534.19</b>           | <b>2,233,240.64</b>                          |
| <b>Other Assets</b>                    |                               |                               |  |
| Work In Process-Variou                 | <u>26,868.11</u>              | <u>34,325.03</u>              | <u>13,257.84</u>                             |
| <b>Total Other Assets</b>              | <b>26,868.11</b>              | <b>34,325.03</b>              | <b>13,257.84</b>                             |
| <b>Total Assets</b>                    | <b><u>\$ 2,964,739.48</u></b> | <b><u>\$ 2,955,403.76</u></b> | <b><u>\$ 2,995,084.69</u></b>                |
| <b>LIABILITIES AND CAPITAL</b>         |                               |                               |  |
| <b>Current Liabilities</b>             |                               |                               |  |
| Accounts Payable                       | \$ 21,778.98                  | \$ 23,399.88                  | \$ 12,963.18                                 |
| RETAINAGE PAYABLE                      | (0.45)                        | (0.45)                        | (0.45)                                       |
| Due HUD - Leasehold Impr. Fund         | 0.82                          | 2.07                          | 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         | 375,303.47                    | 371,579.85                    | 390,105.35                                   |
| Due WIC LHI                            | 50.72                         | 50.72                         | 50.72  |
| Deferred Revenue                       | <u>37,382.63</u>              | <u>36,842.88</u>              | <u>39,528.20</u>                             |
| <b>Total Current Liabilities</b>       | <b>437,017.80</b>             | <b>434,376.58</b>             | <b>445,159.25</b>                            |
| <b>Long-Term Liabilities</b>           |                               |                               |  |
| Bldg. B Renovation Loan-WLDC           | 375,298.47                    | 371,574.85                    | 390,100.35                                   |
| Roof Replacement Loan                  | <u>290,758.85</u>             | <u>289,267.36</u>             | <u>296,687.71</u>                            |
| <b>Total Long-Term Liabilities</b>     | <b>666,057.32</b>             | <b>660,842.21</b>             | <b>686,788.06</b>                            |
| <b>Total Liabilities</b>               | <b>1,103,075.12</b>           | <b>1,095,218.79</b>           | <b>1,131,947.31</b>                          |
| <b>Capital</b>                         |                               |                               |  |
| Fund Balance                           | (164,928.16)                  | (164,928.16)                  | (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>(3,511.37)</u>             | <u>(4,990.76)</u>             | <u>(129,687.03)</u>                          |
| <b>Total Capital</b>                   | <b>1,861,664.36</b>           | <b>1,860,184.97</b>           | <b>1,863,137.38</b>                          |
| <b>Total Liabilities &amp; Capital</b> | <b><u>\$ 2,964,739.48</u></b> | <b><u>\$ 2,955,403.76</u></b> | <b><u>\$ 2,995,084.69</u></b>                |

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Nov 30, 2017**

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

| Customer                          | Invoic | Date    | 0 - 30          | 31 - 60       | 61 - 90       | Over 90 days     | Amount Due       |
|-----------------------------------|--------|---------|-----------------|---------------|---------------|------------------|------------------|
| Brenons Coin Machines             | 5558   | 11/1/17 | 150.00          |               |               |                  | 150.00           |
| <b>Brenons Coin Machines</b>      |        |         | <b>150.00</b>   |               |               |                  | <b>150.00</b>    |
| FERGUSON ENTERPRISES, INC.        | 3332   | 8/1/09  |                 |               |               | -28.00           | -28.00           |
|                                   | 3438   | 12/1/09 |                 |               |               | -100.00          | -100.00          |
|                                   | 5034   | 10/1/15 |                 |               |               | -3,973.53        | -3,973.53        |
| <b>FERGUSON ENTERPRISES, INC.</b> |        |         |                 |               |               | <b>-4,101.53</b> | <b>-4,101.53</b> |
| LAURENCE WOLLUM                   | 4163   | 3/1/12  |                 |               |               | -5.70            | -5.70            |
| <b>LAURENCE WOLLUM</b>            |        |         |                 |               |               | <b>-5.70</b>     | <b>-5.70</b>     |
| MODERN MOVING AND STORAG          | 5565   | 11/1/17 | 3,393.43        |               |               |                  | 3,393.43         |
| <b>MODERN MOVING AND STORAG</b>   |        |         | <b>3,393.43</b> |               |               |                  | <b>3,393.43</b>  |
| SERV-PRO                          | 3692   | 8/1/10  |                 |               |               | -50.72           | -50.72           |
|                                   | 3692-  | 8/10/10 |                 |               |               | 50.72            | 50.72            |
|                                   | 4809   | 1/1/15  |                 |               |               | -0.01            | -0.01            |
|                                   | 5341   | 12/1/16 |                 |               |               | 335.86           | 335.86           |
|                                   |        | 2/1/17  |                 |               |               | 2,038.35         | 2,038.35         |
| <b>SERV-PRO</b>                   |        |         |                 |               |               | <b>2,374.20</b>  | <b>2,374.20</b>  |
| SWEET OCCASIONS STUDIO LLC        | 5534   | 9/1/17  |                 |               | 151.64        |                  | 151.64           |
|                                   | 5571   | 10/1/17 |                 | 151.64        |               |                  | 151.64           |
|                                   | 5570   | 11/1/17 | 151.64          |               |               |                  | 151.64           |
| <b>SWEET OCCASIONS STUDIO LLC</b> |        |         | <b>151.64</b>   | <b>151.64</b> | <b>151.64</b> |                  | <b>454.92</b>    |
|                                   |        |         | <b>3,695.07</b> | <b>151.64</b> | <b>151.64</b> | <b>-1,733.03</b> | <b>2,265.32</b>  |

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Nov 30, 2017**

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

| Customer ID<br>Customer<br>Bill To Contact<br>Telephone 1 | Invoice/CM # | 0 - 30        | 31 - 60 | 61 - 90 | Over 90 day  | Amount Due    |
|---|--------------|---------------|---------|---------|--------------|---------------|
| PICNGO  | 5593         | 69.17         |         |         |              | 69.17         |
| PICK N GO PROPERTY W                                      | 5628         | 134.62        |         |         |              | 134.62        |
| 3157834122  |              |               |         |         |              |               |
| <b>PICNGO</b>   |              | <b>203.79</b> |         |         |              | <b>203.79</b> |
| <b>PICK N GO PROPERTY W</b>                               |              |               |         |         |              |               |
| SERV-PRO  | 4268         |               |         |         | 84.32        | 84.32         |
| SERV-PRO  |              |               |         |         |              |               |
| <b>SERV-PRO</b>   |              |               |         |         | <b>84.32</b> | <b>84.32</b>  |
| <b>SERV-PRO</b>   |              |               |         |         |              |               |
| SOLURI  | 3792         |               |         |         | -0.01        | -0.01         |
| BILLY SOLURI  |              |               |         |         |              |               |
| <b>SOLURI</b>   |              |               |         |         | <b>-0.01</b> | <b>-0.01</b>  |
| <b>BILLY SOLURI</b>                                       |              |               |         |         |              |               |
| <b>Report Total</b>                                       |              | <b>203.79</b> |         |         | <b>84.31</b> | <b>288.10</b> |

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Nov 1, 2017 to Nov 30, 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      |
|----------|------------|----------------|--|------------------|------------------|
| 11/15/17 | 141000     | 3766           | Invoice: 5564                              |                  | 24.83            |
|          | 141000     |                | Invoice: 5563                              |                  | 1,400.19         |
|          | 100000     |                | JEFFERSON COUNTY LDC                       | 1,425.02         |                  |
| 11/15/17 | 141000     | 0021018509     | Invoice: 5556                              |                  | 801.61           |
|          | 100000     |                | Ampersand New York Operations Co. LLC.     | 801.61           |                  |
| 11/15/17 | 141000     | 8544           | Invoice: 5554                              |                  | 3,580.80         |
|          | 100000     |                | Nytric Electrical Contractors, LLC.        | 3,580.80         |                  |
| 11/15/17 | 141000     | 1200           | Invoice: 5577                              |                  | 290.58           |
|          | 100000     |                | LAURENCE WOLLUM                            | 290.58           |                  |
| 11/15/17 | 125000     | 11782          | Invoice: 5579                              |                  | 67.24            |
|          | 141000     |                | Invoice: 5567                              |                  | 915.10           |
|          | 100000     |                | PICK N GO PROPERTY WASTE SERVICES          | 982.34           |                  |
| 11/15/17 | 141000     | 87915          | Invoice: 5574                              |                  | 1,131.99         |
|          | 100000     |                | UPSTATE CONSTRUCTION SERVICES, INC.        | 1,131.99         |                  |
| 11/15/17 | 141000     | 145492         | Invoice: 5561                              |                  | 6,213.00         |
|          | 100000     |                | Jain Irrigation Inc.                       | 6,213.00         |                  |
| 11/15/17 | 141000     | 446653         | Invoice: 5566                              |                  | 1,233.20         |
|          | 100000     |                | NEW YORK AIR BRAKE                         | 1,233.20         |                  |
| 11/15/17 | 141000     | 67243          | Invoice: 5578                              |                  | 1,423.42         |
|          | 100000     |                | DEVELOPMENT AUTHORITY                      | 1,423.42         |                  |
| 11/15/17 | 141000     | 464407         | Invoice: 5569                              |                  | 1,019.54         |
|          | 100000     |                | W.B. Mason Co, Inc.                        | 1,019.54         |                  |
| 11/15/17 | 141000     | 1160           | Invoice: 5575                              |                  | 684.57           |
|          | 100000     |                | STEVEN ELLIOT                              | 684.57           |                  |
| 11/15/17 | 725001     | 2282           | PILOT PAYMENT REIMBURSEMENT ON OVERPAYMENT |                  | 1,110.44         |
|          | 100000     |                | JEFFERSON COUNTY INDUSTRIAL                | 1,110.44         |                  |
| 11/15/17 | 141000     | 8293           | Invoice: 5341                              |                  | 335.82           |
|          | 141000     |                | Invoice: 5572                              |                  | 2,038.35         |
|          | 141000     |                | Invoice: 5573                              |                  | 23.40            |
|          | 100000     |                | SERV-PRO                                   | 2,397.57         |                  |
| 11/28/17 | 141000     | 10976          | Invoice: 5576                              |                  | 1,605.67         |
|          | 100000     |                | CONVERSE LABORATORIES INC.                 | 1,605.67         |                  |
| 11/28/17 | 141000     | 17176          | Invoice: 5557                              |                  | 1,145.09         |
|          | 100000     |                | BLACK HORSE GROUP, LLC                     | 1,145.09         |                  |
| 11/28/17 | 125000     | 6829           | Invoice: 5562                              |                  | 1,250.00         |
|          | 100000     |                | JEFFERSON COUNTY INDUSTRIAL                | 1,250.00         |                  |
| 11/28/17 | 141000     | 7422           | Invoice: 5559                              |                  | 11,347.06        |
|          | 141000     |                | Invoice: 5560                              |                  | 1,984.78         |
|          | 100000     |                | BROOKFIELD RENEWABLE POWER                 | 13,331.84        |                  |
| 11/28/17 | 141000     | 032518         | Invoice: 5541                              |                  | 3,393.43         |
|          | 100000     |                | MODERN MOVING AND STORAGE                  | 3,393.43         |                  |
|          |            |                |  | <b>43,020.11</b> | <b>43,020.11</b> |



**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 30, 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        | 9762          | 2,331.00        |              |                 |              | 2,331.00        |
| <b>AUBERTINE AND CURR</b> |               | <b>2,331.00</b> |              |                 |              | <b>2,331.00</b> |
| NOBEL ACE HDWE            | 11/17 STMNT   | 416.38          |              |                 |              | 416.38          |
| <b>NOBEL ACE HDWE</b>     |               | <b>416.38</b>   |              |                 |              | <b>416.38</b>   |
| ADIRONDACK OPERATI        | 741           |                 |              | 3,650.00        |              | 3,650.00        |
|                           | 749           | 1,967.55        |              |                 |              | 1,967.55        |
| <b>ADIRONDACK OPERATI</b> |               | <b>1,967.55</b> |              | <b>3,650.00</b> |              | <b>5,617.55</b> |
| CITY COMPROLLER           | 0004614-11/17 | 437.17          |              |                 |              | 437.17          |
|                           | 0002012-11/17 | 267.82          |              |                 |              | 267.82          |
| <b>CITY COMPROLLER</b>    |               | <b>704.99</b>   |              |                 |              | <b>704.99</b>   |
| CITY ELECTRIC             | 23010-11/17   | 291.49          |              |                 |              | 291.49          |
|                           | 1269644-00    | 67.94           |              |                 |              | 67.94           |
| <b>CITY ELECTRIC</b>      |               | <b>359.43</b>   |              |                 |              | <b>359.43</b>   |
| CONTINENTAL CONST         | CONT 1        | 1,900.00        |              |                 |              | 1,900.00        |
| <b>CONTINENTAL CONST</b>  |               | <b>1,900.00</b> |              |                 |              | <b>1,900.00</b> |
| CRYSTAL ROCK              | 51181539-11/1 | 34.90           |              |                 |              | 34.90           |
| <b>CRYSTAL ROCK</b>       |               | <b>34.90</b>    |              |                 |              | <b>34.90</b>    |
| DIRECT ENERGY             | 173190032860  |                 | 79.64        |                 |              | 79.64           |
|                           | 173350033006  | 130.98          |              |                 |              | 130.98          |
|                           | 173350033006  | 684.98          |              |                 |              | 684.98          |
|                           | 173350033006  | 351.98          |              |                 |              | 351.98          |
|                           | 173350033006  | 493.74          |              |                 |              | 493.74          |
|                           | 173380033022  | 76.77           |              |                 |              | 76.77           |
|                           | 173380033022  | 113.00          |              |                 |              | 113.00          |
|                           | 173400033054  | 92.44           |              |                 |              | 92.44           |
|                           | 173400033055  | 39.75           |              |                 |              | 39.75           |
| <b>DIRECT ENERGY</b>      |               | <b>1,983.64</b> | <b>79.64</b> |                 |              | <b>2,063.28</b> |
| G&K SERVICES              | 6209788965    | 139.26          |              |                 |              | 139.26          |
| <b>G&amp;K SERVICES</b>   |               | <b>139.26</b>   |              |                 |              | <b>139.26</b>   |
| HANES SUPPLY, INC.        | 8006603-00    | 87.18           |              |                 |              | 87.18           |
| <b>HANES SUPPLY, INC.</b> |               | <b>87.18</b>    |              |                 |              | <b>87.18</b>    |
| LAWS LOCK AND KEY S       | 245750        | 339.70          |              |                 |              | 339.70          |
| <b>LAWS LOCK AND KEY</b>  |               | <b>339.70</b>   |              |                 |              | <b>339.70</b>   |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 30, 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      |
|------------------------------|---------------|-----------------|--------------|---------|--------------|-----------------|
| LOOPNET                      | INV28556280   |                 | 74.95        |         |              | 74.95           |
|                              | INV28704464   | 74.95           |              |         |              | 74.95           |
| <b>LOOPNET</b>               |               | <b>74.95</b>    | <b>74.95</b> |         |              | <b>149.90</b>   |
| NATIONAL GRID                | 2017080029-11 | 1.70            |              |         |              | 1.70            |
|                              | 9678936125-11 | 79.16           |              |         |              | 79.16           |
|                              | 1118719155-11 | 24.52           |              |         |              | 24.52           |
|                              | 0058937125-11 | 311.36          |              |         |              | 311.36          |
|                              | 0038937138-11 | 288.13          |              |         |              | 288.13          |
|                              | 0338937134-11 | 24.52           |              |         |              | 24.52           |
|                              | 0438937154-11 | 428.07          |              |         |              | 428.07          |
|                              | 0898937150-11 | 225.62          |              |         |              | 225.62          |
|                              | 2853006034-11 | 114.07          |              |         |              | 114.07          |
|                              | 4083010042-11 | 130.68          |              |         |              | 130.68          |
|                              | 0498937125-11 | 136.36          |              |         |              | 136.36          |
|                              | 0958937132-11 | 159.15          |              |         |              | 159.15          |
|                              | 0918937121-11 | 63.29           |              |         |              | 63.29           |
|                              | 5874117053-11 | 192.50          |              |         |              | 192.50          |
|                              | 1078719124-11 | 316.97          |              |         |              | 316.97          |
|                              | 9303154019-11 | 12.83           |              |         |              | 12.83           |
|                              | 0518786126-11 | 124.74          |              |         |              | 124.74          |
| <b>NATIONAL GRID</b>         |               | <b>2,633.67</b> |              |         |              | <b>2,633.67</b> |
| OUTDOOR POWER OF             | 46672         | 13.93           |              |         |              | 13.93           |
| <b>OUTDOOR POWER OF</b>      |               | <b>13.93</b>    |              |         |              | <b>13.93</b>    |
| P.S.G.                       | 2017-211      | 85.00           |              |         |              | 85.00           |
|                              | 2017-212      | 90.00           |              |         |              | 90.00           |
|                              | 2017-210      | 1,083.74        |              |         |              | 1,083.74        |
| <b>P.S.G.</b>                |               | <b>1,258.74</b> |              |         |              | <b>1,258.74</b> |
| SCHWERZMANN & WIS            | 007572-11/17  | 105.00          |              |         |              | 105.00          |
| <b>SCHWERZMANN &amp; WIS</b> |               | <b>105.00</b>   |              |         |              | <b>105.00</b>   |
| SECURITY SUPPLY CO           | S4575313.001  | 2,339.51        |              |         |              | 2,339.51        |
|                              | S4633052.001  | 385.57          |              |         |              | 385.57          |
| <b>SECURITY SUPPLY CO</b>    |               | <b>2,725.08</b> |              |         |              | <b>2,725.08</b> |
| SERV-PRO                     | 20171110-0    | 450.00          |              |         |              | 450.00          |
| <b>SERV-PRO</b>              |               | <b>450.00</b>   |              |         |              | <b>450.00</b>   |
| S.T.A.T. COMMUNICATI         | 332221        | 360.00          |              |         |              | 360.00          |
| <b>S.T.A.T. COMMUNICATI</b>  |               | <b>360.00</b>   |              |         |              | <b>360.00</b>   |
| WASTE MANAGEMENT             | 3299345-0448- | 999.77          |              |         |              | 999.77          |
| <b>WASTE MANAGEMENT</b>      |               | <b>999.77</b>   |              |         |              | <b>999.77</b>   |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Nov 30, 2017**

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|---------------------------------|---------------|------------------|---------------|-----------------|--------------|------------------|
| NORTHERN NY NEWSP               | 800640        | 200.00           |               |                 |              | 200.00           |
| <b>NORTHERN NY NEWSP</b>        |               | <b>200.00</b>    |               |                 |              | <b>200.00</b>    |
| G.W. WHITE & SON INC            | 105092-11/17  | 513.37           |               |                 |              | 513.37           |
| <b>G.W. WHITE &amp; SON INC</b> |               | <b>513.37</b>    |               |                 |              | <b>513.37</b>    |
| 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            |
| <b>WATERTOWN INDUSTR</b>        |               |                  |               |                 | <b>-3.00</b> | <b>-3.00</b>     |
|                                 |               | <b>19,598.54</b> | <b>154.59</b> | <b>3,650.00</b> | <b>-3.00</b> | <b>23,400.13</b> |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2017 to Nov 30, 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 |
|----------|-------|--|--|-------------------------------------|---------------|
| 11/1/17  | 10040 | 200000<br>100000                               | Invoice: 11/17 INS<br>Central Insurance Companies  | 4,071.16                            | 4,071.16      |
| 11/1/17  | 10041 | 200000<br>100000                               | Invoice: 000016211778<br>EXCELLUS BLUE CROSS   | 788.18                              | 788.18        |
| 11/1/17  | 10042 | 200000<br>100000                               | Invoice: 21514341<br>Great America Financial Services  | 306.70                              | 306.70        |
| 11/1/17  | 10043 | 200000<br>100000                               | Invoice: 10/17 - 12/17<br>Guardian Life Ins Co   | 387.36                              | 387.36        |
| 11/1/17  | 10044 | 200000<br>100000                               | Invoice: 3749093<br>BILLY SOLURI   | 180.01                              | 180.01        |
| 11/1/17  | 10045 | 200000<br>100000                               | Invoice: 7/17 - 6/18 SCHOOL<br>WATERTOWN CITY SCHOOL DISTRICT  | 1,403.17                            | 1,403.17      |
| 11/1/17  | 10046 | 200000<br>100000                               | Invoice: 11/17 LOAN<br>WATERTOWN LOCAL DEVELOPMENT   | 2,218.39                            | 2,218.39      |
| 11/1/17  | 10047 | 200000<br>100000                               | Invoice: 70497763<br>SPRAGUE OPERATING RESOURCES   | 24.49                               | 24.49         |
| 11/15/17 | 10048 | 200000<br>100000                               | Invoice: 9667<br>AUBERTINE AND CURRIER ARCHITECTS  | 7,430.25                            | 7,430.25      |
| 11/15/17 | 10049 | 200000<br>100000                               | Invoice: 000103001<br>ABJ FIRE PROTECTION CO.  | 1,818.32                            | 1,818.32      |
| 11/15/17 | 10050 | 200000<br>100000                               | Invoice: 10/17 STMNT<br>NOBEL ACE HDWE   | 642.57                              | 642.57        |
| 11/15/17 | 10051 | 200000<br>100000                               | Invoice: W611511072017<br>ANSWER WATERTOWN   | 129.60                              | 129.60        |
| 11/15/17 | 10052 | 200000<br>200000<br>100000                     | Invoice: 0002012-10/17<br>Invoice: 0004614-10/17<br>CITY COMPTROLLER   | 267.82<br>437.17                    | 704.99        |
| 11/15/17 | 10053 | 200000<br>100000                               | Invoice: 1243981-00<br>CITY ELECTRIC   | 196.38                              | 196.38        |
| 11/15/17 | 10054 | 200000<br>100000                               | Invoice: 10/17 STMNT<br>CRYSTAL ROCK   | 34.38                               | 34.38         |
| 11/15/17 | 10055 | 200000<br>200000<br>100000                     | Invoice: 6209780504<br>Invoice: 6209784748<br>G&K SERVICES   | 139.26<br>139.26                    | 278.52        |
| 11/15/17 | 10056 | 200000<br>100000                               | Invoice: 2687<br>GLEASON'S SEPTIC DRAIN SERVICE  | 517.50                              | 517.50        |
| 11/15/17 | 10057 | 200000<br>200000<br>200000<br>200000<br>100000 | Invoice: 8006385-00<br>Invoice: 8006410-00<br>Invoice: 8006425-00<br>Invoice: 8006395-00<br>HANES SUPPLY, INC. | 204.45<br>16.99<br>214.77<br>691.98 | 1,128.19      |
| 11/15/17 | 10058 | 200000<br>100000                               | Invoice: 245745<br>LAWS LOCK AND KEY SERVICE   | 114.95                              | 114.95        |
| 11/15/17 | 10059 | 200000<br>100000                               | Invoice: 11487<br>NYTRIC ELECTRICAL CONTRACTORS,<br>LLC  | 700.00                              | 700.00        |

**Watertown Industrial Center LDC**  
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**For the Period From Nov 1, 2017 to Nov 30, 2017**

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| Date     | Check | Account I  | Line Description  | Debit Amount   | Credit Amount |
|----------|-------|--|---|--|---------------|
| 11/15/17 | 10060 | 200000<br>100000   | Invoice: 46347<br>OUTDOOR POWER OF NNY  | 150.13   | 150.13        |
| 11/15/17 | 10061 | 200000<br>200000<br>100000   | Invoice: 2017-177<br>Invoice: 2017-188<br>P.S.G.  | 708.83<br>711.70   | 1,420.53      |
| 11/15/17 | 10062 | 200000<br>100000   | Invoice: 36345<br>RAYNOR OVERHEAD DOOR SALES, IN  | 242.50   | 242.50        |
| 11/15/17 | 10063 | 200000<br>100000   | Invoice: 007572-10/17<br>SCHWERZMANN & WISE, PC   | 315.00   | 315.00        |
| 11/15/17 | 10064 | 200000<br>100000   | Invoice: 143312-11/17<br>SEAWAY RENTAL CORP.  | 1,415.00   | 1,415.00      |
| 11/15/17 | 10065 | 200000<br>200000<br>100000   | Invoice: S4612642.001<br>Invoice: S4611992.001<br>SECURITY SUPPLY CORPORATION   | 18.60<br>22.11   | 40.71         |
| 11/15/17 | 10066 | 200000<br>100000   | Invoice: 9795507997<br>VERIZON WIRELESS   | 409.75   | 409.75        |
| 11/15/17 | 10067 | 200000<br>100000   | Invoice: 329790504487<br>WASTE MANAGEMENT OF NEW YORK   | 970.91   | 970.91        |
| 11/15/17 | 10068 | 200000<br>100000   | Invoice: 798236<br>NORTHERN NY NEWSPAPERS CORP  | 200.00   | 200.00        |
| 11/15/17 | 10069 | 200000<br>100000   | Invoice: 126421-11/17<br>WESTELCOM  | 95.35  | 95.35         |
| 11/15/17 | 10070 | 200000<br>200000<br>200000<br>200000<br>100000   | Invoice: 1948409<br>Invoice: 1955441<br>Invoice: 1965270<br>Invoice: 9838815<br>G.W. WHITE & SON INC.   | 27.59<br>113.53<br>565.18<br>47.91   | 754.21        |
| 11/15/17 | 10071 | 200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>100000   | Invoice: 173050032713652<br>Invoice: 173050032713651<br>Invoice: 173050032713648<br>Invoice: 173050032713655<br>Invoice: 173050032713650<br>Invoice: 17310032756196<br>Invoice: 173050032713654<br>Invoice: 173050032713653<br>Invoice: 173050032713649<br>DIRECT ENERGY  | 300.06<br>288.37<br>38.20<br>103.90<br>48.24<br>9.83<br>103.14<br>440.62<br>79.64  | 1,412.00      |
| 11/15/17 | 10072 | 200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>100000 | Invoice: 4083010042-102517<br>Invoice: 0518786126-102517<br>Invoice: 0958937132-102517<br>Invoice: 0438937154-102517<br>Invoice: 0058937125-102517<br>Invoice: 5874117053-102517<br>Invoice: 0498937125-102517<br>Invoice: 0918937121-102517<br>Invoice: 0038937138-102517<br>Invoice: 0338937134-102517<br>Invoice: 1118719155-102517<br>Invoice: 0898937150-102517<br>Invoice: 2853006034-102517<br>Invoice: 9678936125-102517<br>Invoice: 9303154019-102517<br>Invoice: 1078719124-102517<br>NATIONAL GRID | 116.83<br>125.31<br>149.10<br>337.91<br>249.94<br>90.10<br>24.90<br>27.64<br>234.48<br>24.90<br>24.90<br>24.83<br>100.32<br>24.83<br>30.09<br>253.27 | 1,839.35      |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Nov 1, 2017 to Nov 30, 2017**

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| <b>Date</b> | <b>Check</b> | <b>Account I</b> | <b>Line Description</b> | <b>Debit Amount</b>     | <b>Credit Amount</b>    |
|-------------|--------------|------------------|-------------------------|-------------------------|-------------------------|
| 11/15/17    | 10073        | 100000           | VOID                    |                         |                         |
|             | <b>Total</b> |                  |                         | <u><u>32,340.55</u></u> | <u><u>32,340.55</u></u> |

**Watertown Industrial Center LDC**  
**Maintenance Report for the Five Month Period Ending November 30, 2017**  
 Prepared by WICLDC STAFF, January 18, 2018

|                                    | Current Year<br>Budget     | Year-to-Date<br>Total   | Current<br>Month          | Previous<br>Month        | YTD % of<br>Budget |
|------------------------------------|----------------------------|-------------------------|---------------------------|--------------------------|--------------------|
| <b>Revenues</b>                    |                            |                         |                           |                          |                    |
| Add'l Rents - Maintenance          | \$ 116,872.00              | 41,672.74               | \$ 8,440.65               | 8,399.45                 | 35.66              |
| Total Revenues                     | <u>116,872.00</u>          | <u>41,672.74</u>        | <u>8,440.65</u>           | <u>8,399.45</u>          | 35.66              |
| <b>Expenses</b>                    |                            |                         |                           |                          |                    |
| Maintenance - Improvements         | 21,100.00                  | 2,912.12                | 0.00                      | 2,912.12                 | 13.80              |
| Maintenance - Building Repairs     | 13,000.00                  | 14,115.65               | 4,793.61                  | 4,803.73                 | 108.58             |
| Maintenance - Common Area          | 15,200.00                  | 5,289.46                | 1,253.02                  | 1,260.36                 | 34.80              |
| Maintenance - Grounds              | 28,400.00                  | 262.00                  | 0.00                      | 0.00                     | 0.92               |
| Maintenance - Equipment/Tools      | 13,700.00                  | 3,623.32                | 1,579.06                  | 1,103.29                 | 26.45              |
| Maintenance - Materials            | 4,000.00                   | 4,368.85                | 1,296.66                  | 1,437.93                 | 109.22             |
| Total Operations                   | <u>95,400.00</u>           | <u>30,571.40</u>        | <u>8,922.35</u>           | <u>11,517.43</u>         | 32.05              |
| <b>Net Income Over Expenditure</b> | <b>\$ <u>21,472.00</u></b> | <b><u>11,101.34</u></b> | <b>\$ <u>(481.70)</u></b> | <b><u>(3,117.98)</u></b> | <b>51.70</b>       |