

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2017**

Prepared by Staff, January 18, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 486,597.00	235,272.96	\$ 39,200.28	41,365.76	251,324.04
Misc Inc - Oper & Admin	25,000.00	7,515.43	1,250.00	1,250.00	17,484.57
Interest Income	2.00	0.56	0.10	0.09	1.44
LIF Loan Principal	51,354.00	25,497.29	4,274.03	4,263.37	25,856.71
Leasehold Interest	12,186.00	6,272.99	1,021.05	1,031.51	5,913.01
Total Revenues	575,139.00	274,559.23	45,745.46	47,910.73	300,579.77
Expenses					
Marketing	12,500.00	5,371.10	906.95	274.95	7,128.90
Salaries	91,676.00	45,384.17	6,982.18	10,473.27	46,291.83
FICA-Medicare Tax Expense	6,907.00	3,417.83	525.82	788.73	3,489.17
Health Ins.	7,452.00	4,071.54	687.02	636.44	3,380.46
Dental Ins	374.00	651.07	(4.90)	220.29	(277.07)
Vision Ins.	185.00	96.10	(2.44)	52.32	88.90
Comp Ins.	4,196.00	2,129.86	329.08	489.04	2,066.14
Retirement Expense	8,328.00	3,676.81	488.74	733.11	4,651.19
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	900.00	150.00	150.00	900.00
Disability	390.00	262.45	180.77	57.84	127.55
Paychex Processing	1,793.00	878.79	131.83	197.64	914.21
Life Ins.	0.00	51.00	0.00	25.50	(51.00)
Office Expenses	14,985.00	8,404.39	1,892.80	1,135.15	6,580.61
Depreciation	216,000.00	71,647.74	11,941.29	11,941.29	144,352.26
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	7,000.00
Insurance	51,448.00	25,990.76	4,071.16	4,071.16	25,457.24
Legal/Environmental	7,500.00	909.30	370.00	0.00	6,590.70
Legal General	0.00	1,323.00	0.00	105.00	(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	0.00	18,187.88
Maintenance - Common Area	15,200.00	5,628.18	338.72	1,253.02	9,571.82
Maintenance - Building Repairs	13,000.00	15,667.98	1,552.33	4,793.61	(2,667.98)
Maintenance - Materials	4,000.00	6,755.27	2,386.42	1,296.66	(2,755.27)
Maintenance - Grounds	28,400.00	269.00	7.00	0.00	28,131.00
Maintenance - Equipment/Tools	13,700.00	6,235.14	2,611.82	1,579.06	7,464.86
Waste Removal	12,000.00	5,080.55	845.26	1,970.68	6,919.45
Property Taxes	29,000.00	18,879.34	0.00	292.73	10,120.66
Water	8,392.00	4,231.88	704.99	704.99	4,160.12
Electric	34,681.00	19,879.70	4,093.69	3,784.60	14,801.30
Gas	16,218.00	5,082.83	3,463.09	698.09	11,135.17
Interest Expense-Roof Project	8,655.00	4,394.77	723.17	726.90	4,260.23
Interest Expense-JCLDC Project	11,090.00	5,712.59	928.94	938.05	5,377.41
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	280,110.26	46,305.73	49,390.12	380,743.74
Total Revenue	575,139.00	274,559.23	45,745.46	47,910.73	300,579.77
Total Expenses	660,854.00	280,110.26	46,305.73	49,390.12	380,743.74
Net Income Over Expenditure	\$ (85,715.00)	(5,551.03)	\$ (560.27)	(1,479.39)	(80,163.97)

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2017

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 486,597.00	235,272.96	\$ 39,200.28	41,365.76	48.35
Misc Inc - Oper & Admin	25,000.00	7,515.43	1,250.00	1,250.00	30.06
Interest Income	2.00	0.56	0.10	0.09	28.00
Total Revenues	511,599.00	242,788.95	40,450.38	42,615.85	47.46
Expenses					
Marketing	12,500.00	5,371.10	906.95	274.95	42.97
Salaries	91,676.00	45,384.17	6,982.18	10,473.27	49.50
Benefits	30,102.00	15,256.66	2,354.09	3,153.27	50.68
Paychex Processing	1,793.00	878.79	131.83	197.64	49.01
Office Expenses	14,985.00	8,404.39	1,892.80	1,135.15	56.09
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	0.00
Insurance	51,448.00	25,990.76	4,071.16	4,071.16	50.52
Professional Consultants	19,914.00	6,447.30	370.00	105.00	32.38
Maintenance Expenses	95,400.00	37,467.69	6,896.29	8,922.35	39.27
Utilities Taxes & Rent	100,291.00	53,154.30	9,107.03	7,451.09	53.00
Interest Expense JCLDC Project	11,090.00	5,712.59	928.94	938.05	51.51
Interest Exp Roof Project	8,655.00	4,394.77	723.17	726.90	50.78
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	208,462.52	34,364.44	37,448.83	46.86
Total Revenue	511,599.00	242,788.95	40,450.38	42,615.85	47.46
Total Expenses	444,854.00	208,462.52	34,364.44	37,448.83	46.86
Net Income Over Expenditure	\$ 66,745.00	34,326.43	\$ 6,085.94	5,167.02	51.43

Watertown Industrial Center LDC
Balance Sheet
December 31, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	58,651.62
Capital Reserve		123,104.50
Leasehold Improvement Fund		153,154.32
Accounts Receivable		218.93
Acc. Rec. LHI		404,148.70
Rents Receivable		5,754.63
		745,032.70
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		(3,471,871.26)
		2,161,592.90
Total Property and Equipment		
Other Assets		
Work In Process-Variou		42,676.06
		42,676.06
Total Other Assets		
Total Assets	\$	2,949,301.66

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	27,358.93
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		3.37
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		367,846.92
Due WIC LHI		50.72
Deferred Revenue		36,301.78
		434,062.90
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		367,841.92
Roof Replacement Loan		287,772.14
		655,614.06
Total Long-Term Liabilities		
Total Liabilities		1,089,676.96
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		(5,551.03)
		1,820,625.70

Watertown Industrial Center LDC
Balance Sheet
December 31, 2017

Total Capital	<u>1,859,624.70</u>
Total Liabilities & Capital	<u>\$ 2,949,301.66</u>

Watertown Industrial Center Comparative Balance Sheet for: 11/30/2017 - 12/31/2017

ASSETS	11/30/2017	12/31/2017	After Adjusting Entries - Audit 6/30/2017
Current Assets			
General Checking - Key Bank	\$ 60,462.55	\$ 58,651.62	\$ 54,108.20
Capital Reserve	119,612.50	123,104.50	102,314.41
Leasehold Improvement Fund	152,519.81	153,154.32	149,362.31
Accounts Receivable	288.10	218.93	208.55
Acc. Rec. LHI	408,422.73	404,148.70	429,633.55
Rents Receivable	<u>6,238.85</u>	<u>5,754.63</u>	<u>12,959.19</u>
Total Current Assets	747,544.54	745,032.70	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>(3,459,929.97)</u>	<u>(3,471,871.26)</u>	<u>(3,400,223.52)</u>
Total Property and Equipment	2,173,534.19	2,161,592.90	2,233,240.64
Other Assets			
Work In Process-Variou	<u>34,325.03</u>	<u>42,676.06</u>	<u>13,257.84</u>
Total Other Assets	<u>34,325.03</u>	<u>42,676.06</u>	<u>13,257.84</u>
Total Assets	<u>\$ 2,955,403.76</u>	<u>\$ 2,949,301.66</u>	<u>\$ 2,995,084.69</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 23,399.88	\$ 27,358.93	\$ 12,963.18
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	2.07	3.37	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	371,579.85	367,846.92	390,105.35
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>36,842.88</u>	<u>36,301.78</u>	<u>39,528.20</u>
Total Current Liabilities	434,376.58	434,062.90	445,159.25
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	371,574.85	367,841.92	390,100.35
Roof Replacement Loan	<u>289,267.36</u>	<u>287,772.14</u>	<u>296,687.71</u>
Total Long-Term Liabilities	<u>660,842.21</u>	<u>655,614.06</u>	<u>686,788.06</u>
Total Liabilities	1,095,218.79	1,089,676.96	1,131,947.31
Capital			
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>(4,990.76)</u>	<u>(5,551.03)</u>	<u>(129,687.03)</u>
Total Capital	<u>1,860,184.97</u>	<u>1,859,624.70</u>	<u>1,863,137.38</u>
Total Liabilities & Capital	<u>\$ 2,955,403.76</u>	<u>\$ 2,949,301.66</u>	<u>\$ 2,995,084.69</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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
Brenons Coin Machines	5591	1/1/18	-150.00				-150.00
Brenons Coin Machines			-150.00				-150.00
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	5588	12/1/17	3,393.43				3,393.43
MODERN MOVING AND STORAG			3,393.43				3,393.43
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
		2/1/17				2,038.35	2,038.35
SERV-PRO						2,038.34	2,038.34
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
	5595	12/1/17	151.64				151.64
SWEET OCCASIONS STUDIO LLC			151.64	151.64	151.64	151.64	606.56
			3,395.07	151.64	151.64	-1,917.25	1,781.10

Watertown Industrial Center LDC
Aged Receivables
As of Dec 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	5628	134.62				134.62
PICNGO PICK N GO PROPERTY W		134.62				134.62
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		134.62			84.31	218.93

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2017 to Dec 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
12/15/17	125000	11802	Invoice: 5593		69.17
	141000		Invoice: 5592		932.63
	100000		PICK N GO PROPERTY WASTE SERVICES	1,001.80	
12/15/17	141000	11024	Invoice: 5598		1,605.67
	100000		CONVERSE LABORATORIES INC.	1,605.67	
12/15/17	141000	447109	Invoice: 5589		1,233.20
	100000		NEW YORK AIR BRAKE	1,233.20	
12/15/17	141000	145931	Invoice: 5585		6,213.00
	100000		Jain Irrigation Inc.	6,213.00	
12/15/17	125000	6838	Invoice: 5586		1,250.00
	100000		JEFFERSON COUNTY INDUSTRIAL	1,250.00	
12/15/17	141000	032535	Invoice: 5565		3,393.43
	100000		MODERN MOVING AND STORAGE	3,393.43	
12/15/17	141000	1161	Invoice: 5597		684.57
	100000		STEVEN ELLIOT	684.57	
12/15/17	141000	1201	Invoice: 5599		290.58
	100000		LAURENCE WOLLUM	290.58	
12/15/17	141000	1417	Invoice: 5594		318.36
	100000		WATERTOWN MODEL RAILROAD CLUB	318.36	
12/15/17	141000	8371	Invoice: 5341		335.86
	141000		Invoice: 5600		2,038.35
	100000		SERV-PRO	2,374.21	
12/15/17	141000	1310	Invoice: 5580		489.15
	100000		Acadia Energy Corporation	489.15	
12/15/17	141000	3816	Invoice: 5587		1,400.19
	100000		JEFFERSON COUNTY LDC	1,400.19	
12/15/17	141000	17232	Invoice: 5582		995.09
	100000		BLACK HORSE GROUP, LLC	995.09	
12/15/17	141000	12877	Invoice: 5601		1,131.99
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	
12/15/17	141000	469769	Invoice: 5596		1,019.54
	100000		W.B. Mason Co, Inc.	1,019.54	
12/27/17	141000	3623	Invoice: 5558		150.00
	141000		Invoice: 5583		150.00
	141000		Invoice: 5591		150.00
	100000		Brenons Coin Machines	450.00	
12/27/17	141000	0021702885	Invoice: 5581		801.61
	100000		Ampersand New York Operations Co. LLC.	801.61	
12/27/17	141000	67592	Invoice: 5602		1,423.42
	100000		DEVELOPMENT AUTHORITY	1,423.42	
12/27/17	141000	7583	Invoice: 5584		11,347.06
	100000		BROOKFIELD RENEWABLE POWER	11,347.06	
12/27/17	141000	8612	Invoice: 5590		3,580.80

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2017 to Dec 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
	100000		Nytric Electrical Contractors, LLC.	3,580.80	
				41,003.67	41,003.67

Watertown Industrial Center LDC
Aged Payables
As of Dec 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	9824	3,496.50				3,496.50
AUBERTINE AND CURR		3,496.50				3,496.50
NOBEL ACE HDWE	12/17 STMNT	751.40				751.40
NOBEL ACE HDWE		751.40				751.40
ADIRONDACK OPERATI	741 749		1,967.55		3,650.00	3,650.00 1,967.55
ADIRONDACK OPERATI			1,967.55		3,650.00	5,617.55
CITY COMPROLLER	0002012-12/17 0004614-12/17	267.82 437.17				267.82 437.17
CITY COMPROLLER		704.99				704.99
CONTINENTAL CONST	CONT 1		1,900.00			1,900.00
CONTINENTAL CONST			1,900.00			1,900.00
CRYSTAL ROCK	51181539-11/1		34.90			34.90
CRYSTAL ROCK			34.90			34.90
DEVELOPMENT AUTHO	12/31/17 STMN	2,166.00				2,166.00
DEVELOPMENT AUTHO		2,166.00				2,166.00
DIRECT ENERGY	180020033302 180020033302 180020033302 180020033302 180020033302 180020033302 180020033302 180050033339	190.66 823.98 319.70 532.43 97.44 32.16 95.70 42.79				190.66 823.98 319.70 532.43 97.44 32.16 95.70 42.79
DIRECT ENERGY		2,134.86				2,134.86
G&K SERVICES	6209797451	139.26				139.26
G&K SERVICES		139.26				139.26
Great America Financial	21844543	306.70				306.70
Great America Financial		306.70				306.70
HANES SUPPLY, INC.	8007016-00	199.36				199.36
HANES SUPPLY, INC.		199.36				199.36
LOOPNET	INV28556280			74.95		74.95

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
	INV28704464		74.95			74.95
LOOPNET			74.95	74.95		149.90
NATIONAL GRID	9303154019-11		12.83			12.83
	1078719124-12	349.64				349.64
	0958937132-12	62.92				62.92
	0038937138-12	309.93				309.93
	0438937154-12	459.78				459.78
	0338937134-12	24.52				24.52
	2853006034-12	117.16				117.16
	4083010042-12	144.60				144.60
	2017080029-12	171.73				171.73
	0918937121-12	128.63				128.63
	5474117053-12	356.08				356.08
	9678936125-12	109.33				109.33
	0498937125-12	208.07				208.07
	0058937125-12	350.92				350.92
	0898937150-12	316.57				316.57
	1118719155-12	266.03				266.03
	0518786126-12	124.07				124.07
NATIONAL GRID		3,499.98	12.83			3,512.81
OSWEGO COUNTY BUS	105923-17	632.00				632.00
OSWEGO COUNTY BUS		632.00				632.00
SCHWERZMANN & WIS	007572-11/17		105.00			105.00
SCHWERZMANN & WIS			105.00			105.00
SEAWAY RENTAL COR	143786	288.00				288.00
SEAWAY RENTAL COR		288.00				288.00
SECURITY SUPPLY CO	S46633052.002	38.75				38.75
	S4633052.003	308.58				308.58
SECURITY SUPPLY CO		347.33				347.33
SERV-PRO	20171110-0		450.00			450.00
SERV-PRO			450.00			450.00
SPRAGUE OPERATING	70526900	1,921.94				1,921.94
SPRAGUE OPERATING		1,921.94				1,921.94
S.T.A.T. COMMUNICATI	332221		360.00			360.00
S.T.A.T. COMMUNICATI			360.00			360.00
WASTE MANAGEMENT	3301069-0448-	845.26				845.26
WASTE MANAGEMENT		845.26				845.26

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
W.B. MASON COMPANY	I50817531	287.17				287.17
	I51099586	7.00				7.00
	I50890557	56.96				56.96
W.B. MASON COMPAN		351.13				351.13
NORTHERN NY NEWSP	802534	200.00				200.00
NORTHERN NY NEWSP		200.00				200.00
AMTRUST NORTH AME	0211272-001-1	194.37				194.37
AMTRUST NORTH AME		194.37				194.37
WESTELCOM	126421-12/17	94.79				94.79
WESTELCOM		94.79				94.79
G.W. WHITE & SON INC	105092-12/17	458.13				458.13
G.W. WHITE & SON INC		458.13				458.13
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
		18,732.00	4,905.23	74.95	3,647.00	27,359.18

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2017 to Dec 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	
12/1/17	10073	200000 100000	Invoice: 12/17 INS Central Insurance Companies	4,071.16	4,071.16	
12/1/17	10074	200000 100000	Invoice: 000016457102 EXCELLUS BLUE CROSS	788.18	788.18	
12/1/17	10075	200000 100000	Invoice: 21672694 Great America Financial Services	306.70	306.70	
12/1/17	10076	200000 100000	Invoice: 245750 LAWS LOCK AND KEY SERVICE	339.70	339.70	
12/1/17	10077	200000 100000	Invoice: 852930501111117 Time Warner Cable	244.07	244.07	
12/1/17	10078	200000 100000	Invoice: 12/17 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39	
12/15/17	10079	200000 100000	Invoice: 0498937125-112717 Invoice: 4083010042-112717 Invoice: 0958937132-112717 Invoice: 5874117053-112717 Invoice: 0918937121-112717 Invoice: 2853006034-112717 Invoice: 0438937154-112717 Invoice: 0038937138-112717 Invoice: 1118719155-112717 Invoice: 2017080029-112717 Invoice: 9678936125-112717 Invoice: 0058937125-112717 Invoice: 0338937134-112717 Invoice: 0898937150-112717 Invoice: 1078719124-112717 Invoice: 0518786126-112917 NATIONAL GRID	136.36 130.68 159.15 192.50 63.29 114.07 428.07 288.13 24.52 1.70 79.16 311.36 24.52 225.62 316.97 124.74		2,620.84
12/15/17	10080	100000	VOID			
12/15/17	10080	200000 100000	Invoice: 9762 AUBERTINE AND CURRIER ARCHITECTS	2,331.00	2,331.00	
12/15/17	10081	200000 100000	Invoice: 11/17 STMNT NOBEL ACE HDWE	416.38	416.38	
12/15/17	10082	200000 200000 100000	Invoice: 0004614-11/17 Invoice: 0002012-11/17 CITY COMPROLLER	437.17 267.82	704.99	
12/15/17	10083	200000 200000 200000 100000	Invoice: 23010-11/17 Invoice: 1269644-00 Invoice: 1273133-00 CITY ELECTRIC	291.49 67.94 8.68	368.11	
12/15/17	10084	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 173190032860983 Invoice: 173350033006153 Invoice: 173350033006154 Invoice: 173350033006152 Invoice: 173350033006151 Invoice: 173380033022394 Invoice: 173380033022395 Invoice: 173400033054727 Invoice: 173400033055271 DIRECT ENERGY	79.64 684.98 130.98 351.98 493.74 76.77 113.00 92.44 39.75	2,063.28	
12/15/17	10085	200000 200000	Invoice: 6209788965 Invoice: 6209793211	139.26 139.26		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2017 to Dec 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	G&K SERVICES		278.52
12/15/17	10086	200000 100000	Invoice: 8006603-00 HANES SUPPLY, INC.	87.18	87.18
12/15/17	10087	200000 100000	Invoice: INV28838095 LOOPNET	74.95	74.95
12/15/17	10088	200000 100000	Invoice: 183220 TJF MENTER RUDIN & TRIVELPIECE PC	370.00	370.00
12/15/17	10089	200000 100000	Invoice: CHAR500FEE2017 NY STATE DEPARTMENT OF LAW	275.00	275.00
12/15/17	10090	200000 200000 100000	Invoice: 46672 Invoice: 47133 OUTDOOR POWER OF NNY	13.93 1,997.85	2,011.78
12/15/17	10091	200000 100000	Invoice: 2554 P&M CONSTRUCTION	1,374.00	1,374.00
12/15/17	10092	200000 200000 200000 200000 100000	Invoice: 2017-212 Invoice: 2017-211 Invoice: 2017-210 Invoice: 2017-229 P.S.G.	90.00 85.00 1,083.74 1,305.85	2,564.59
12/15/17	10093	200000 100000	Invoice: 19868 - 12/7/17 SEAWAY RENTAL CORP.	1,295.00	1,295.00
12/15/17	10094	200000 200000 100000	Invoice: S4575313.001 Invoice: S4633052.001 SECURITY SUPPLY CORPORATION	2,339.51 385.57	2,725.08
12/15/17	10095	200000 100000	Invoice: 20171012-10 SERV-PRO	1,205.00	1,205.00
12/15/17	10096	200000 100000	Invoice: 9797290852 VERIZON WIRELESS	241.76	241.76
12/15/17	10097	200000 100000	Invoice: 3299345-0448-4 WASTE MANAGEMENT OF NEW YORK	999.77	999.77
12/15/17	10098	200000 100000	Invoice: 800640 NORTHERN NY NEWSPAPERS CORP	200.00	200.00
12/15/17	10099	200000 200000 200000 100000	Invoice: 105092-11/17 Invoice: 1978574 Invoice: 1978577 G.W. WHITE & SON INC.	513.37 29.71 38.99	582.07
	Total			30,757.50	30,757.50

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2017
 Prepared by WICLDC STAFF, January 18, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 116,872.00	50,100.71	\$ 8,427.97	8,440.65	42.87
Total Revenues	<u>116,872.00</u>	<u>50,100.71</u>	<u>8,427.97</u>	<u>8,440.65</u>	42.87
Expenses					
Maintenance - Improvements	21,100.00	2,912.12	0.00	0.00	13.80
Maintenance - Building Repairs	13,000.00	15,667.98	1,552.33	4,793.61	120.52
Maintenance - Common Area	15,200.00	5,628.18	338.72	1,253.02	37.03
Maintenance - Grounds	28,400.00	269.00	7.00	0.00	0.95
Maintenance - Equipment/Tools	13,700.00	6,235.14	2,611.82	1,579.06	45.51
Maintenance - Materials	4,000.00	6,755.27	2,386.42	1,296.66	168.88
Total Operations	<u>95,400.00</u>	<u>37,467.69</u>	<u>6,896.29</u>	<u>8,922.35</u>	39.27
Net Income Over Expenditure	\$ <u>21,472.00</u>	<u>12,633.02</u>	\$ <u>1,531.68</u>	<u>(481.70)</u>	58.83