

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 2017**

Prepared by Staff, October 14, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 486,597.00	115,642.93	\$ 39,063.99	39,001.18	370,954.07
Misc Inc - Oper & Admin	25,000.00	3,765.43	1,250.00	1,265.43	21,234.57
Interest Income	2.00	0.18	0.00	0.09	1.82
LIF Loan Principal	51,354.00	12,694.71	4,242.14	3,880.35	38,659.29
Leasehold Interest	12,186.00	3,190.53	1,052.94	979.39	8,995.47
Total Revenues	575,139.00	135,293.78	45,609.07	45,126.44	439,845.22
Expenses					
Marketing	12,500.00	3,914.25	1,516.95	890.95	8,585.75
Salaries	91,676.00	20,946.54	6,982.18	6,982.18	70,729.46
FICA-Medicare Tax Expense	6,907.00	1,577.46	525.82	525.82	5,329.54
Health Ins.	7,452.00	2,061.06	687.02	687.02	5,390.94
Dental Ins	374.00	440.58	(4.90)	450.38	(66.58)
Vision Ins.	185.00	48.66	(2.44)	53.54	136.34
Comp Ins.	4,196.00	982.66	324.50	329.08	3,213.34
Retirement Expense	8,328.00	1,966.22	988.74	488.74	6,361.78
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	450.00	150.00	150.00	1,350.00
Disability	390.00	37.44	(13.60)	64.64	352.56
Paychex Processing	1,793.00	406.49	131.83	131.83	1,386.51
Life Ins.	0.00	25.50	0.00	25.50	(25.50)
Office Expenses	14,985.00	3,133.06	579.94	1,598.02	11,851.94
Depreciation	216,000.00	35,823.87	11,941.29	11,941.29	180,176.13
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	7,000.00
Insurance	51,448.00	13,777.28	3,905.12	3,905.08	37,670.72
Legal/Environmental	7,500.00	539.30	446.80	0.00	6,960.70
Legal General	0.00	630.00	0.00	504.00	(630.00)
Accounting and Auditing	4,214.00	4,215.00	4,215.00	0.00	(1.00)
Engineering/Design/Consulting	8,200.00	0.00	0.00	0.00	8,200.00
Maintenance - Improvements	21,100.00	0.00	0.00	0.00	21,100.00
Maintenance - Common Area	15,200.00	2,776.08	609.50	1,033.78	12,423.92
Maintenance - Building Repairs	13,000.00	4,518.31	1,197.83	1,794.68	8,481.69
Maintenance - Materials	4,000.00	1,634.26	864.67	78.50	2,365.74
Maintenance - Grounds	28,400.00	262.00	262.00	0.00	28,138.00
Maintenance - Equipment/Tools	13,700.00	940.97	510.00	430.97	12,759.03
Waste Removal	12,000.00	2,264.61	760.74	752.92	9,735.39
Property Taxes	29,000.00	8,535.40	0.00	7,377.56	20,464.60
Water	8,392.00	2,046.41	704.99	704.99	6,345.59
Electric	34,681.00	9,013.19	2,864.30	3,242.22	25,667.81
Gas	16,218.00	690.80	235.49	248.32	15,527.20
Interest Expense-Roof Project	8,655.00	2,214.08	734.33	738.03	6,440.92
Interest Expense-JCLDC Project	11,090.00	2,898.07	956.79	966.03	8,191.93
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	128,769.55	42,074.89	46,096.07	532,084.45
Total Revenue	575,139.00	135,293.78	45,609.07	45,126.44	439,845.22
Total Expenses	660,854.00	128,769.55	42,074.89	46,096.07	532,084.45
Net Income Over Expenditure	\$ (85,715.00)	6,524.23	\$ 3,534.18	(969.63)	(92,239.23)

Watertown Industrial Center LDC

Income Statement for the Three Month Period Ending September 30, 2017

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 486,597.00	115,642.93	\$ 39,063.99	39,001.18	23.77
Misc Inc - Oper & Admin	25,000.00	3,765.43	1,250.00	1,265.43	15.06
Interest Income	2.00	0.18	0.00	0.09	9.00
Total Revenues	511,599.00	119,408.54	40,313.99	40,266.70	23.34
Expenses					
Marketing	12,500.00	3,914.25	1,516.95	890.95	31.31
Salaries	91,676.00	20,946.54	6,982.18	6,982.18	22.85
Benefits	30,102.00	7,589.58	2,655.14	2,774.72	25.21
Paychex Processing	1,793.00	406.49	131.83	131.83	22.67
Office Expenses	14,985.00	3,133.06	579.94	1,598.02	20.91
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	0.00
Insurance	51,448.00	13,777.28	3,905.12	3,905.08	26.78
Professional Consultants	19,914.00	5,384.30	4,661.80	504.00	27.04
Maintenance Expenses	95,400.00	10,131.62	3,444.00	3,337.93	10.62
Utilities Taxes & Rent	100,291.00	22,550.41	4,565.52	12,326.01	22.48
Interest Expense JCLDC Project	11,090.00	2,898.07	956.79	966.03	26.13
Interest Exp Roof Project	8,655.00	2,214.08	734.33	738.03	25.58
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	92,945.68	30,133.60	34,154.78	20.89
Total Revenue	511,599.00	119,408.54	40,313.99	40,266.70	23.34
Total Expenses	444,854.00	92,945.68	30,133.60	34,154.78	20.89
Net Income Over Expenditure	\$ 66,745.00	26,462.86	\$ 10,180.39	6,111.92	39.65

Watertown Industrial Center LDC
Balance Sheet
September 30, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	81,759.51
Capital Reserve		112,630.94
Leasehold Improvement Fund		151,264.49
Accounts Receivable		156.13
Acc. Rec. LHI		416,938.84
Rents Receivable		1,673.42
		<hr/>
Total Current Assets		764,423.33
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		(3,436,047.39)
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Total Property and Equipment		2,197,416.77
Other Assets		
Work In Process-Variou		13,257.84
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Total Other Assets		13,257.84
		<hr/>
Total Assets	\$	<u><u>2,975,097.94</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	14,672.99
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		13.17
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		379,017.81
Due WIC LHI		50.72
Deferred Revenue		37,921.03
		<hr/>
Total Current Liabilities		434,176.90
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		379,012.81
Roof Replacement Loan		292,246.62
		<hr/>
Total Long-Term Liabilities		671,259.43
		<hr/>
Total Liabilities		1,105,436.33
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		6,524.23
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Watertown Industrial Center LDC
Balance Sheet
September 30, 2017

Total Capital	<u>1,869,661.61</u>
Total Liabilities & Capital	<u>\$ 2,975,097.94</u>

Watertown Industrial Center Comparative Balance Sheet for: 8/31/2017 - 9/30/2017

ASSETS	8/31/2017	9/30/2017	After Adjusting Entries - Audit 6/30/2017
Current Assets			
General Checking - Key Bank	\$ 66,979.04	\$ 81,759.51	\$ 54,108.20
Capital Reserve	109,156.28	112,630.94	102,314.41
Leasehold Improvement Fund	150,631.28	151,264.49	149,362.31
Accounts Receivable	238.11	156.13	208.55
Acc. Rec. LHI	421,180.98	416,938.84	429,633.55
Rents Receivable	<u>7,378.11</u>	<u>1,673.42</u>	<u>12,959.19</u>
Total Current Assets	755,563.80	764,423.33	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>(3,424,106.10)</u>	<u>(3,436,047.39)</u>	<u>(3,400,223.52)</u>
Total Property and Equipment	2,209,358.06	2,197,416.77	2,233,240.64
Other Assets			
Work In Process-Variou	<u>13,257.84</u>	<u>13,257.84</u>	<u>13,257.84</u>
Total Other Assets	13,257.84	13,257.84	13,257.84
Total Assets	<u>\$ 2,978,179.70</u>	<u>\$ 2,975,097.94</u>	<u>\$ 2,995,084.69</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 11,857.65	\$ 14,672.99	\$ 12,963.18
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	13.17	13.17	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	382,722.89	379,017.81	390,105.35
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>38,458.09</u>	<u>37,921.03</u>	<u>39,528.20</u>
Total Current Liabilities	435,603.70	434,176.90	445,159.25
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	382,717.89	379,012.81	390,100.35
Roof Replacement Loan	<u>293,730.68</u>	<u>292,246.62</u>	<u>296,687.71</u>
Total Long-Term Liabilities	676,448.57	671,259.43	686,788.06
Total Liabilities	1,112,052.27	1,105,436.33	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>2,990.05</u>	<u>6,524.23</u>	<u>(129,687.03)</u>
Total Capital	1,866,127.43	1,869,661.61	1,863,137.38
Total Liabilities & Capital	<u>\$ 2,978,179.70</u>	<u>\$ 2,975,097.94</u>	<u>\$ 2,995,084.69</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 30, 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
BLACK HORSE GROUP, LLC	5537	10/1/17	-1,145.09				-1,145.09
BLACK HORSE GROUP, LLC			-1,145.09				-1,145.09
Brenons Coin Machines	5533	10/1/17	-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	5524	9/1/17	3,393.43				3,393.43
MODERN MOVING AND STORAG			3,393.43				3,393.43
WATERTOWN MODEL RAILROAD	5545	10/1/17	-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				1,007.50	1,007.50
SERV-PRO						1,007.49	1,007.49
SWEET OCCASIONS STUDIO LLC	5534	9/1/17	151.64				151.64
SWEET OCCASIONS STUDIO LLC			151.64				151.64
UPSTATE CONSTRUCTION SERV	5552	10/1/17	-1,131.99				-1,131.99
UPSTATE CONSTRUCTION SERV			-1,131.99				-1,131.99
			799.63			-3,099.74	-2,300.11

Watertown Industrial Center LDC
Aged Receivables
As of Sep 30, 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	5547	71.82				71.82
PICNGO PICK N GO PROPERTY W		71.82				71.82
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		71.82			84.31	156.13

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2017 to Sep 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
9/8/17	141000 100000	1296	Invoice: 5516 Acadia Energy Corporation	489.15	489.15
9/8/17	141000 100000	1197	Invoice: 5530 LAURENCE WOLLUM	290.58	290.58
9/8/17	141000 100000	450852	Invoice: 5513 W.B. Mason Co, Inc.	1,019.54	1,019.54
9/8/17	141000 100000	16895	Invoice: 5519 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
9/8/17	141000 141000 100000	8155	Invoice: 5341 Invoice: 5531 SERV-PRO	2,350.76	335.82 2,014.94
9/8/17	141000 100000	3687	Invoice: 5518 JEFFERSON COUNTY LDC	1,375.37	1,375.37
9/8/17	125000 100000	6812	Invoice: 5517 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
9/8/17	141000 100000	87742	Invoice: 5521 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
9/8/17	141000 100000	1158	Invoice: 5528 STEVEN ELLIOT	684.57	684.57
9/8/17	141000 100000	144681	Invoice: 5520 Jain Irrigation Inc.	6,213.00	6,213.00
9/8/17	141000 100000	032468	Invoice: 5479 MODERN MOVING AND STORAGE	3,393.43	3,393.43
9/15/17	141000 100000	66758	Invoice: 5532 DEVELOPMENT AUTHORITY	1,423.42	1,423.42
9/15/17	141000 100000	6711	Invoice: 5468 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
9/15/17	141000 100000	0019797891	Invoice: 5515 Ampersand New York Operations Co. LLC.	801.61	801.61
9/15/17	141000 100000	445926	Invoice: 5514 NEW YORK AIR BRAKE	1,233.20	1,233.20
9/15/17	125000 141000 100000	11742	Invoice: 5527 Invoice: 5526 PICK N GO PROPERTY WASTE SERVICES	997.08	81.98 915.10
9/15/17	141000 100000	8467	Invoice: 5525 Nytric Electrical Contractors, LLC.	3,580.80	3,580.80
9/15/17	141000 100000	10889	Invoice: 5529 CONVERSE LABORATORIES INC.	1,605.67	1,605.67
9/29/17	141000 100000	87815	Invoice: 5552 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
9/29/17	141000 100000	16993	Invoice: 5537 BLACK HORSE GROUP, LLC	1,145.09	1,145.09

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2017 to Sep 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
9/29/17	141000 100000	032482	Invoice: 5500 MODERN MOVING AND STORAGE	3,393.43	3,393.43
9/29/17	141000 100000	1413	Invoice: 5545 WATERTOWN MODEL RAILROAD CLUB	318.36	318.36
				<u>46,100.66</u>	<u>46,100.66</u>

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
NOBEL ACE HDWE	63353-9/17	591.99				591.99
NOBEL ACE HDWE		591.99				591.99
BLACK RIVER PAPER C	99793	330.98				330.98
BLACK RIVER PAPER C		330.98				330.98
BOWERS & COMPANY	178341	4,215.00				4,215.00
BOWERS & COMPANY		4,215.00				4,215.00
CITY COMPROLLER	0002012-93017	267.82				267.82
	0004614-93017	437.17				437.17
CITY COMPROLLER		704.99				704.99
DIRECT ENERGY	172720032376	430.97				430.97
	172700323768	320.32				320.32
	172700323768	266.65				266.65
	172720032376	44.01				44.01
	172720032376	78.48				78.48
	172720032376	9.65				9.65
	172720032376	106.44				106.44
	172720032376	111.27				111.27
	172770032417	36.30				36.30
DIRECT ENERGY		1,404.09				1,404.09
G&K SERVICES	6209771979	139.26				139.26
G&K SERVICES		139.26				139.26
MENTER RUDIN & TRIV	182294MJK	150.80				150.80
	182243TJF	296.00				296.00
MENTER RUDIN & TRIV		446.80				446.80
NATIONAL GRID	0338937134-92	24.90				24.90
	0958937132-92	26.94				26.94
	0058937125-92	244.76				244.76
	0038937138-92	204.26				204.26
	0498937125-92	24.90				24.90
	0438937154-92	334.46				334.46
	1118719155-92	24.90				24.90
	2853006034-92	103.09				103.09
	4083010042-92	120.70				120.70
	9678936125-92	24.87				24.87
	5874117053-92	90.47				90.47
	1078719124-92	261.84				261.84
	0918937121-92	27.64				27.64
	9303154019-92	30.48				30.48
	0898937150-92	24.90				24.90
	0518786126-92	126.59				126.59
NATIONAL GRID		1,695.70				1,695.70

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
NYTRIC ELECTRICAL C	11298	730.00				730.00
	11297	445.00				445.00
NYTRIC ELECTRICAL C		1,175.00				1,175.00
OSWEGO COUNTY BUS	105915-17	632.00				632.00
OSWEGO COUNTY BUS		632.00				632.00
OMEGA, INC.	7/16 - 6/17	500.00				500.00
OMEGA, INC.		500.00				500.00
SEAWAY RENTAL COR	142523	510.00				510.00
SEAWAY RENTAL COR		510.00				510.00
SECURITY SUPPLY CO	S4578252.001	13.52				13.52
	S4579111.001	3.43				3.43
SECURITY SUPPLY CO		16.95				16.95
SHERWIN WILLIAMS	9/17 STMNT	72.00				72.00
SHERWIN WILLIAMS		72.00				72.00
Time Warner Cable	852930501091	-243.70				-243.70
Time Warner Cable		-243.70				-243.70
VERIZON WIRELESS	9793737095	241.76				241.76
VERIZON WIRELESS		241.76				241.76
VICTORY PROMOTION	S006013	472.00				472.00
	S0060496	175.00				175.00
	S0060614	246.00				246.00
	S0060613	189.00				189.00
VICTORY PROMOTION		1,082.00				1,082.00
WASTE MANAGEMENT	3295715-0448-	760.74				760.74
WASTE MANAGEMENT		760.74				760.74
NORTHERN NY NEWSP	795501-9/17	200.00				200.00
NORTHERN NY NEWSP		200.00				200.00
G.W. WHITE & SON INC	1924817	77.14				77.14
	1924989	23.20				23.20
	105092-9/17	100.34				100.34
G.W. WHITE & SON INC		200.68				200.68

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
WATERTOWN INDUSTR	3/09 LHI SERV				-1.00	-1.00
	04/09-SERVPR				-1.00	-1.00
	5/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR					-3.00	-3.00
		14,676.24			-3.00	14,673.24

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2017 to Sep 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
9/1/17	9575	200000 100000	Invoice: 462721 Advanced Business Systems	121.00	121.00
9/1/17	9576	200000 100000	Invoice: 9/17 INS Central Insurance Companies	3,905.12	3,905.12
9/1/17	9577	200000 100000	Invoice: 7/17 STMNT CRYSTAL ROCK	14.52	14.52
9/1/17	9578	200000 100000	Invoice: 000015716597-9/17 EXCELLUS BLUE CROSS	788.18	788.18
9/1/17	9579	200000 200000 200000 100000	Invoice: 6209754718 Invoice: 6209759255 Invoice: 6209763247 G&K SERVICES	139.26 139.26 139.26	417.78
9/1/17	9580	200000 100000	Invoice: 21175434 Great America Financial Services	306.70	306.70
9/1/17	9581	200000 100000	Invoice: 8005618-00 HANES SUPPLY, INC.	354.90	354.90
9/1/17	9582	200000 100000	Invoice: 245725 LAWS LOCK AND KEY SERVICE	25.00	25.00
9/1/17	9583	200000 100000	Invoice: INV28259996 LOOPNET	74.95	74.95
9/1/17	9584	200000 100000	Invoice: 181614-TJF MENTER RUDIN & TRIVELPIECE PC	92.50	92.50
9/1/17	9585	200000 100000	Invoice: 25943 OVERHEAD DOOR CO	995.00	995.00
9/1/17	9586	200000 200000 100000	Invoice: 2017-144 Invoice: 2017-153 P.S.G.	90.00 284.80	374.80
9/1/17	9587	200000 100000	Invoice: 007572-7/17 SCHWERZMANN & WISE, PC	126.00	126.00
9/1/17	9588	200000 100000	Invoice: 2017824-5 SERV-PRO	960.00	960.00
9/1/17	9589	200000 100000	Invoice: 852930501081117 Time Warner Cable	243.70	243.70
9/1/17	9590	200000 100000	Invoice: 3293811-0448-1 WASTE MANAGEMENT OF NEW YORK	752.92	752.92
9/1/17	9591	200000 100000	Invoice: 1908189 G.W. WHITE & SON INC.	79.98	79.98
9/1/17	9592	200000 100000	Invoice: 9/17 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
9/20/17	10001	200000 100000	Invoice: S4576266 SECURITY SUPPLY CORPORATION	5.88	5.88
9/20/17	9593	200000 200000 200000 200000 200000 200000	Invoice: 1078719124-82517 Invoice: 9303154019-82517 Invoice: 0918937121-82517 Invoice: 5874117053-82517 Invoice: 2017080029-82517 Invoice: 0338937134-82517	318.58 30.02 27.64 92.94 73.15 24.90	

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

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		200000	Invoice: 0438937154-82517	354.74	
		200000	Invoice: 1118719155-82517	24.90	
		200000	Invoice: 0958937132-82517	129.00	
		200000	Invoice: 2853006034-82517	100.60	
		200000	Invoice: 4083010042-82517	120.29	
		200000	Invoice: 0038937138-82517	232.35	
		200000	Invoice: 0898937150-82517	24.90	
		200000	Invoice: 0498937125-82517	24.90	
		200000	Invoice: 0058937125-82517	262.22	
		200000	Invoice: 9678936125-82517	24.87	
		200000	Invoice: 0518786126-82917	124.33	
		100000	NATIONAL GRID		1,990.33
9/20/17	9594	100000	VOID		
9/20/17	9594	200000	Invoice: 000100946	616.00	
		100000	ABJ FIRE PROTECTION CO.		616.00
9/20/17	9595	200000	Invoice: 8/17 STMNT	193.47	
		100000	NOBEL ACE HDWE		193.47
9/20/17	9596	200000	Invoice: 0002012-8317	267.82	
		200000	Invoice: 0004614-8317	437.17	
		100000	CITY COMPROLLER		704.99
9/20/17	9597	200000	Invoice: 8/17 STMNT	28.52	
		100000	CRYSTAL ROCK		28.52
9/20/17	9598	200000	Invoice: 172430032081132	311.64	
		200000	Invoice: 172430032081134	542.61	
		200000	Invoice: 172430032081135	108.29	
		200000	Invoice: 172430032081133	323.55	
		200000	Invoice: 172430032081131	50.73	
		200000	Invoice: 172430032081136	102.72	
		200000	Invoice: 172430032081129	37.30	
		200000	Invoice: 172430032081137	10.04	
		200000	Invoice: 172430032081130	85.15	
		100000	DIRECT ENERGY		1,572.03
9/20/17	9599	200000	Invoice: 6203767699	139.26	
		100000	G&K SERVICES		139.26
9/20/17	9600	200000	Invoice: INV28409144	74.95	
		100000	LOOPNET		74.95
9/20/17	9601	200000	Invoice: 007572-8/17	504.00	
		100000	SCHWERZMANN & WISE, PC		504.00
9/20/17	9602	200000	Invoice: 45644	316.00	
		100000	SEAWAY RENTAL CORP.		316.00
9/20/17	9603	200000	Invoice: I47427383	18.38	
		200000	Invoice: I47392178	258.59	
		100000	W.B. MASON COMPANY, INC.		276.97
9/20/17	9604	200000	Invoice: 126421-9/17	94.48	
		100000	WESTELCOM		94.48
9/20/17	9605	200000	Invoice: 2487	262.00	
		100000	P&M CONSTRUCTION		262.00
9/20/17	9606	200000	Invoice: 852930501091117	243.70	
		100000	Time Warner Cable		243.70
9/20/17	9607	200000	Invoice: 9791977472	290.54	
		100000	VERIZON		290.54

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

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Date	Check	Account I	Line Description	Debit Amount	Credit Amount
9/20/17	9608	200000 100000	Invoice: 732892 NORTHERN NY NEWSPAPERS CORP	200.00	200.00
Total				19,364.56	19,364.56

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 2017
 Prepared by WICLDC STAFF, October 14, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 116,872.00	24,832.64	\$ 8,399.45	8,383.22	21.25
Total Revenues	<u>116,872.00</u>	<u>24,832.64</u>	<u>8,399.45</u>	<u>8,383.22</u>	21.25
Expenses					
Maintenance - Improvements	21,100.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	13,000.00	4,518.31	1,197.83	1,794.68	34.76
Maintenance - Common Area	15,200.00	2,776.08	609.50	1,033.78	18.26
Maintenance - Grounds	28,400.00	262.00	262.00	0.00	0.92
Maintenance - Equipment/Tools	13,700.00	940.97	510.00	430.97	6.87
Maintenance - Materials	4,000.00	1,634.26	864.67	78.50	40.86
Total Operations	<u>95,400.00</u>	<u>10,131.62</u>	<u>3,444.00</u>	<u>3,337.93</u>	10.62
Net Income Over Expenditure	\$ <u>21,472.00</u>	<u>14,701.02</u>	\$ <u>4,955.45</u>	<u>5,045.29</u>	68.47