

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2019**

Prepared by Staff, March 15, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 484,659.00	276,118.56	\$ 39,510.85	39,467.55	208,540.44
Misc Inc - Oper & Admin	23,500.00	8,849.29	1,251.54	1,251.54	14,650.71
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	52,055.89	8,744.13	9,091.27	61,578.11
Leasehold Interest	16,908.00	8,409.81	1,360.42	1,454.94	8,498.19
Total Revenues	638,702.00	345,433.55	50,866.94	51,265.30	293,268.45
Expenses					
Marketing	12,500.00	8,510.05	493.00	3,416.60	3,989.95
Salaries	96,393.00	50,957.73	6,864.74	6,864.74	45,435.27
FICA-Medicare Tax Expense	8,304.00	3,889.85	524.62	524.62	4,414.15
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	185.56	(5.26)	(5.26)	588.44
Vision Ins.	196.00	69.85	(1.88)	(1.88)	126.15
Comp Ins.	3,636.00	2,029.00	274.38	274.38	1,607.00
Retirement Expense	6,748.00	3,274.96	365.38	365.38	3,473.04
NYS Unemployment	457.00	130.82	56.64	13.58	326.18
NYS Re-Emp Service	19.00	18.08	5.16	1.24	0.92
Vehicle Allowance	1,800.00	1,050.00	150.00	150.00	750.00
Disability	615.00	257.91	201.19	(6.88)	357.09
Paychex Processing	2,697.00	1,871.15	355.98	229.73	825.85
Life Ins.	0.00	25.50	0.00	0.00	(25.50)
Office Expenses	17,233.00	13,035.34	2,097.91	1,058.21	4,197.66
Depreciation	222,615.00	92,885.66	13,269.38	13,269.38	129,729.34
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	31,193.56	4,227.17	4,227.17	21,727.44
Legal/Environmental	4,000.00	6,341.88	0.00	0.00	(2,341.88)
Legal General	0.00	1,125.00	67.50	0.00	(1,125.00)
Accounting and Auditing	4,325.00	4,325.00	0.00	0.00	0.00
Engineering/Design/Consulting	4,500.00	0.00	0.00	0.00	4,500.00
Maintenance - Improvements	15,800.00	6,505.20	1,518.24	0.00	9,294.80
Maintenance - Common Area	23,200.00	10,612.42	3,462.39	912.76	12,587.58
Maintenance - Building Repairs	22,000.00	19,006.85	841.00	3,990.16	2,993.15
Maintenance - Materials	4,000.00	2,796.64	574.93	211.50	1,203.36
Maintenance - Grounds	28,400.00	10,149.21	1,273.02	3,362.02	18,250.79
Maintenance - Equipment/Tools	5,500.00	7,049.68	2,308.07	855.24	(1,549.68)
Waste Removal	11,100.00	5,666.55	798.62	804.90	5,433.45
Property Taxes	27,000.00	20,936.13	0.00	0.00	6,063.87
Water	8,544.00	4,247.28	707.88	707.88	4,296.72
Electric	39,666.00	29,618.92	4,306.17	4,575.96	10,047.08
Gas	24,933.00	13,371.10	5,246.77	4,088.52	11,561.90
Interest Expense-Roof Project	8,108.00	4,797.41	673.84	677.69	3,310.59
Interest Expense-JCLDC Project	9,725.00	5,841.57	805.78	815.40	3,883.43
Interest Expense-JAIN PROJEC	6,283.00	2,090.70	554.64	563.41	4,192.30
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	687,767.00	364,672.25	52,017.26	51,946.45	323,094.75
Total Revenue	638,702.00	345,433.55	50,866.94	51,265.30	293,268.45
Total Expenses	687,767.00	364,672.25	52,017.26	51,946.45	323,094.75
Net Income Over Expenditure	\$ (49,065.00)	(19,238.70)	\$ (1,150.32)	(681.15)	(29,826.30)

Watertown Industrial Center LDC

Income Statement for the Seven Month Period Ending January 31, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	276,118.56	\$ 39,510.85	39,467.55	56.97
Misc Inc - Oper & Admin	23,500.00	8,849.29	1,251.54	1,251.54	37.66
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	284,967.85	40,762.39	40,719.09	56.08
Expenses					
Marketing	12,500.00	8,510.05	493.00	3,416.60	68.08
Salaries	96,393.00	50,957.73	6,864.74	6,864.74	52.86
Benefits	31,324.00	11,737.22	1,570.23	1,315.18	37.47
Paychex Processing	2,697.00	1,871.15	355.98	229.73	69.38
Office Expenses	17,233.00	13,035.34	2,097.91	1,058.21	75.64
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	31,193.56	4,227.17	4,227.17	58.94
Professional Consultants	12,825.00	11,791.88	67.50	0.00	91.94
Maintenance Expenses	98,900.00	56,120.00	9,977.65	9,331.68	56.74
Utilities Taxes & Rent	111,243.00	73,839.98	11,059.44	10,177.26	66.38
Interest Expense-JCLDC Project	9,725.00	5,841.57	805.78	815.40	60.07
Interest Expense-JAIN PROJEC	6,283.00	2,090.70	554.64	563.41	33.28
Interest Exp Roof Project	8,108.00	4,797.41	673.84	677.69	59.17
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	465,152.00	271,786.59	38,747.88	38,677.07	58.43
Total Revenue	508,160.00	284,967.85	40,762.39	40,719.09	56.08
Total Expenses	465,152.00	271,786.59	38,747.88	38,677.07	58.43
Net Income Over Expenditure	\$ 43,008.00	13,181.26	\$ 2,014.51	2,042.02	30.65

Watertown Industrial Center LDC
Balance Sheet
January 31, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	149,913.00
Capital Reserve		9,045.92
Leasehold Improvement Fund		20,565.15
Accounts Receivable		781.21
Acc. Rec. LHI		634,831.52
Rents Receivable		7,816.23
		<hr/>
Total Current Assets		822,953.03
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(51,723.87)
Capital Improvements - Cap Imp		4,299,304.58
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		(3,637,208.66)
		<hr/>
Total Property and Equipment		2,420,069.50
Other Assets		
Work In Process-Variou		0.14
		<hr/>
Total Other Assets		0.14
		<hr/>
Total Assets	\$	<u><u>3,243,022.67</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	22,725.56
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		0.03
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		318,461.00
DEFERRED LIAB. BACK OF A PROJ		179,298.10
Due WIC LHI		50.72
Deferred Revenue		129,412.14
		<hr/>
Total Current Liabilities		652,448.73
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		318,456.00
BACK A RENOVATION LOAN		187,149.93
Roof Replacement Loan		267,990.66
		<hr/>
Total Long-Term Liabilities		773,596.59
		<hr/>
Total Liabilities		1,426,045.32
Capital		
Fund Balance		103,908.16
Capital Improvement Reserve		(27,512.18)
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,767,259.83

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
January 31, 2019

Net Income	<u>(19,238.70)</u>	
Total Capital		<u>1,816,977.35</u>
Total Liabilities & Capital	\$	<u><u>3,243,022.67</u></u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/2018 - 1/31/2019

ASSETS	12/31/2018	1/31/2019	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 148,522.66	\$ 149,913.00	\$ 13,467.56
Capital Reserve	9,044.38	9,045.92	9,039.51
Leasehold Improvement Fund	18,690.90	20,565.15	44,315.54
Accounts Receivable	593.05	781.21	242.72
Acc. Rec. LHI	643,575.65	634,831.52	378,468.34
Rents Receivable	<u>5,773.42</u>	<u>7,816.23</u>	15,423.94
Total Current Assets	869,665.06	822,953.03	460,957.61
Property and Equipment			
Furniture/Fixtures/Equipment	63,719.05	63,719.05	63,719.05
Allow. for Deprn. - FF&E	(51,723.87)	(51,723.87)	(51,723.87)
Capital Improvements - Cap Imp	4,299,304.58	4,299,304.58	4,299,304.58
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>(3,623,939.28)</u>	<u>(3,637,208.66)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,433,338.88	2,420,069.50	2,512,955.16
Other Assets			
Work In Process-Variou	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>
Total Other Assets	0.14	0.14	0.14
Total Assets	\$ 3,303,004.08	\$ 3,243,022.67	\$ 2,973,912.91
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,933.09	\$ 22,725.56	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	(0.13)	0.03	8.31
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	322,317.09	318,461.00	345,252.52
Deferred Liab.Back of A Project	182,312.05	179,298.10	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>131,286.23</u>	<u>129,412.14</u>	<u>33,215.82</u>
Total Current Liabilities	659,400.23	652,448.73	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	322,312.09	318,456.00	345,247.52
Back A Renovation Loan	190,163.88	187,149.93	0.00
Roof Replacement Loan	<u>269,535.21</u>	<u>267,990.66</u>	<u>278,721.98</u>
Total Long-Term Liabilities	782,011.18	773,596.59	623,969.50
Total Liabilities	1,441,411.41	1,426,045.32	1,137,696.86
Capital			
Fund Balance	103,908.16	103,908.16	130,829.49
Capital Improvement Reserve	(27,512.18)	(27,512.18)	(27,512.18)
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>(18,088.38)</u>	<u>(19,238.70)</u>	<u>(26,921.33)</u>
Total Capital	1,818,127.67	1,816,977.35	1,836,216.05
Total Liabilities & Capital	\$ 3,259,539.08	\$ 3,243,022.67	\$ 2,973,912.91

Watertown Industrial Center LDC
Aged Receivables
As of Jan 31, 2019

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	5882	179.43				179.43
PICK N GO PROPERTY W	5919	245.08				245.08
	5920	272.39				272.39
3157834122						
PICNGO		696.90				696.90
PICK N GO PROPERTY W						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO					84.32	84.32
SERV-PRO						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI					-0.01	-0.01
BILLY SOLURI						
Report Total		696.90			84.31	781.21

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2019 to Jan 31, 2019

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
1/24/19	141000 100000	18891	Invoice: 5874 BLACK HORSE GROUP, LLC	995.09	995.09
1/24/19	141000 100000	550933	Invoice: 5881 W.B. Mason Co, Inc.	1,019.54	1,019.54
1/24/19	141000 100000	88995	Invoice: 5888 UPSTATE CONSTRUCTION SERVICES, INC.	1,143.63	1,143.63
1/24/19	141000 100000	1574	Invoice: 5817 SGTRLLC	217.76	217.76
1/24/19	141000 100000	1176	Invoice: 5884 STEVEN ELLIOT	698.12	698.12
1/24/19	141000 100000	032782	Invoice: 5877 MODERN MOVING AND STORAGE	3,517.90	3,517.90
1/24/19	141000 100000	4361	Invoice: 5876 JEFFERSON COUNTY LDC	1,420.24	1,420.24
1/24/19	141000 100000	70898	Invoice: 5889 DEVELOPMENT AUTHORITY	1,451.89	1,451.89
1/24/19	125000 100000	6967	Invoice: 5875 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
1/24/19	141000 100000	0030342024	Invoice: 5873 Ampersand New York Operations Co. LLC.	817.66	817.66
1/24/19	141000 100000	11591	Invoice: 5885 CONVERSE LABORATORIES INC.	1,650.29	1,650.29
1/24/19	141000 100000	9812	Invoice: 5736 Erie Boulevard Hydropower L.P.	11,347.06	11,347.06
1/24/19	141000 100000	1226	Invoice: 5886 LAURENCE WOLLUM	290.58	290.58
1/24/19	141000 100000	1464	Invoice: 5879 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
1/31/19	141000 100000	151042	Invoice: 5764 Jain Irrigation Inc.	6,464.80	6,464.80
1/31/19	141000 100000	1465	Invoice: 5904 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
1/31/19	141000 100000	9133	Invoice: 5880 Nytric Electrical Contractors, LLC.	3,614.95	3,614.95
1/31/19	141000 141000 141000 141000 100000	139	Invoice: 5674 Invoice: 5692 Invoice: 5714 Invoice: 5871 Acadia Energy Corporation	1,168.00	19.56 498.93 150.58 498.93
1/31/19	125000 141000 100000	1440	Invoice: 5870 Invoice: 5860 PICK N GO PROPERTY WASTE SERVICES	1,034.76	84.23 950.53

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2019 to Jan 31, 2019

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
				<u>38,802.27</u>	<u>38,802.27</u>

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2019

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	1/19 STMNT	717.39				717.39
NOBEL ACE HDWE		717.39				717.39
CINTAS	12666550-1/19	294.90				294.90
CINTAS		294.90				294.90
CITY COMPROLLER	0004614-1/19A	438.99				438.99
	0002012-1/19C	268.89				268.89
	2019-01-00718	-1,035.02				-1,035.02
CITY COMPROLLER		-327.14				-327.14
DIRECT ENERGY	190310037302	123.38				123.38
	190310037302	537.51				537.51
	190310037302	226.07				226.07
	190310037302	848.69				848.69
	190310037302	162.91				162.91
	190310037302	212.67				212.67
	190380037375	0.05				0.05
	190310037302	99.36				99.36
	190320037313	42.20				42.20
DIRECT ENERGY		2,252.84				2,252.84
Great America Financial	24175408	387.36				387.36
Great America Financial		387.36				387.36
NATIONAL GRID	1078719124-12	483.71				483.71
	0038937138-12	278.02				278.02
	0438937154-12	415.89				415.89
	0958937132-12	185.33				185.33
	2853006034-12	232.40				232.40
	0918937121-12	156.52				156.52
	5874117053-12	445.42				445.42
	0338937134-12	24.52				24.52
	0898937150-12	385.81				385.81
	0058937125-12	372.60				372.60
	2017080029-12	201.58				201.58
	0498937125-12	444.87				444.87
	1118719155-12	201.69				201.69
	4083010042-12	141.21				141.21
	9678936125-12	123.88				123.88
	0518786126-12	122.11				122.11
NATIONAL GRID		4,215.56				4,215.56
NYTRIC ELECTRICAL C	12933		279.12			279.12
	13002		266.89			266.89
	13026	106.00				106.00
	13086	1,066.00				1,066.00
NYTRIC ELECTRICAL C		1,172.00	546.01			1,718.01
OUTDOOR POWER OF	1/19 STMNT	115.95				115.95

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2019

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
OUTDOOR POWER OF		115.95				115.95
P.S.G.	2019-005	595.00				595.00
P.S.G.		595.00				595.00
RAYNOR OVERHEAD D	38725	140.00				140.00
RAYNOR OVERHEAD D		140.00				140.00
SCHWERZMANN & WIS	007572-1/19	67.50				67.50
SCHWERZMANN & WIS		67.50				67.50
SEAWAY RENTAL COR	148938-1/19	1,969.00				1,969.00
SEAWAY RENTAL COR		1,969.00				1,969.00
SPRAGUE OPERATING	70634888 70643733	3,356.93	2,604.95			2,604.95 3,356.93
SPRAGUE OPERATING		3,356.93	2,604.95			5,961.88
S.T.A.T. COMMUNICATI	361085	384.00				384.00
S.T.A.T. COMMUNICATI		384.00				384.00
THYSSENKRUPP ELEV	5001012615	1,037.50				1,037.50
THYSSENKRUPP ELEV		1,037.50				1,037.50
Time Warner Cable	852930501011	189.98				189.98
Time Warner Cable		189.98				189.98
VICTORY PROMOTION	S0065963 1/19 STMNT	362.92 130.08				362.92 130.08
VICTORY PROMOTION		493.00				493.00
WASTE MANAGEMENT	33234730448-4	798.62				798.62
WASTE MANAGEMENT		798.62				798.62
W.B. MASON COMPANY	1/19 STMNT	1,612.83				1,612.83
W.B. MASON COMPAN		1,612.83				1,612.83
WESTELCOM	126421-1/19	104.63				104.63
WESTELCOM		104.63				104.63

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2019

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
		19,577.85	3,150.96		-3.00	22,725.81

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2019 to Jan 31, 2019

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount	
1/1/19	10464	200000 100000	Invoice: 1/19 INS Central Insurance Companies	4,227.17	4,227.17	
1/1/19	10465	200000 100000	Invoice: 17748568121118 CRYSTAL ROCK	16.48	16.48	
1/1/19	10466	200000 100000	Invoice: 183450036816722 DIRECT ENERGY	0.32	0.32	
1/1/19	10467	200000 100000	Invoice: 122018-BFP Dave Kitto	174.00	174.00	
1/1/19	10468	200000 200000 100000	Invoice: 160553-18 Invoice: BG171019-19 OSWEGO COUNTY BUSINESS MAGAZINE	423.00 721.00	1,144.00	
1/1/19	10469	200000 100000	Invoice: 38528 RAYNOR OVERHEAD DOOR SALES, IN	165.00	165.00	
1/1/19	10470	200000 100000	Invoice: A7179-12/18 S.T.A.T. COMMUNICATIONS INC.	384.00	384.00	
1/1/19	10471	200000 100000	Invoice: 852930501121218 Time Warner Cable	189.98	189.98	
1/1/19	10472	200000 200000 100000	Invoice: S00665876 Invoice: S0065648 VICTORY PROMOTIONS, INC.	486.60 1,786.00	2,272.60	
1/1/19	10473	200000 100000	Invoice: I61890695 W.B. MASON COMPANY, INC.	1,273.02	1,273.02	
1/1/19	10474	200000 100000	Invoice: 1/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39	
1/18/19	10475	200000 100000	Invoice: 4083010042-122618 Invoice: 2853006034-122618 Invoice: 0958937132-122618 Invoice: 0438937154-122618 Invoice: 0058937125-122618 Invoice: 0498937125-122618 Invoice: 1078719124-122618 Invoice: 2017080029-122618 Invoice: 9303154019-122618 Invoice: 5874117053-122618 Invoice: 0918937121-122618 Invoice: 0038937138-122618 Invoice: 0338937134-122618 Invoice: 1118719155-122618 Invoice: 0898937150-122618 Invoice: 9678936125-122618 Invoice: 0518786126-122818 NATIONAL GRID	133.51 182.50 191.30 388.85 342.72 333.68 441.65 163.60 21.23 371.43 160.05 260.45 24.89 122.02 284.33 102.82 124.84		3,649.87
1/18/19	10476	100000	VOID			
1/18/19	10476	200000 100000	Invoice: 2019-01-007185 CITY COMPROLLER	1,035.02	1,035.02	
1/18/19	10477	200000 200000 200000 200000 200000 200000 200000	Invoice: 190040037025676 Invoice: 190040037025679 Invoice: 190040037025677 Invoice: 190040037025678 Invoice: 190040037025675 Invoice: 190080037065622 Invoice: 190040037025674	642.01 204.97 269.07 970.92 118.75 0.05 137.97		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2019 to Jan 31, 2019

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
		200000	Invoice: 190040037025680	257.18	
		200000	Invoice: 190040037025673	53.82	
		100000	DIRECT ENERGY		2,654.74
1/18/19	10478	200000	Invoice: 12/18 STMNT	69.93	
		100000	NOBEL ACE HDWE		69.93
1/18/19	10479	200000	Invoice: 12/18 BFP	933.40	
		100000	CAPITAL CONSTRUCTION		933.40
1/18/19	10480	200000	Invoice: 12666550-12/18	442.35	
		100000	CINTAS		442.35
1/18/19	10481	200000	Invoice: 0004614-12/18AB	438.99	
		200000	Invoice: 0002012-12/18 C	268.89	
		100000	CITY COMPROLLER		707.88
1/18/19	10482	200000	Invoice: S035211282.001	84.90	
		200000	Invoice: S035240036.001	126.60	
		200000	Invoice: S035309063.001	452.24	
		100000	CITY ELECTRIC		663.74
1/18/19	10483	200000	Invoice: 17748568-010819	33.72	
		100000	CRYSTAL ROCK		33.72
1/18/19	10484	200000	Invoice: 23987320	387.36	
		100000	Great America Financial Services		387.36
1/18/19	10485	200000	Invoice: 63444	120.45	
		200000	Invoice: 62387	63.86	
		200000	Invoice: 63621	38.81	
		100000	OUTDOOR POWER OF NNY		223.12
1/18/19	10486	200000	Invoice: 240062845	37.00	
		100000	PROSHRED		37.00
1/18/19	10487	200000	Invoice: 148754-12/18	2,089.00	
		100000	SEAWAY RENTAL CORP.		2,089.00
1/18/19	10488	200000	Invoice: SOLURI 20/40	238.49	
		100000	BILLY SOLURI		238.49
1/18/19	10489	200000	Invoice: 3004326180	495.31	
		200000	Invoice: 5001002575	1,037.50	
		100000	THYSSENKRUPP ELEVATOR CORPORATION		1,532.81
1/18/19	10490	200000	Invoice: 9821402219	275.34	
		100000	VERIZON WIRELESS		275.34
1/18/19	10491	200000	Invoice: 3322257-0448-2	804.90	
		100000	WASTE MANAGEMENT OF NEW YORK		804.90
1/18/19	10492	200000	Invoice: I62446447	484.49	
		100000	W.B. MASON COMPANY, INC.		484.49
1/18/19	10493	200000	Invoice: 0211272-001	216.49	
		100000	AMTRUST NORTH AMERICA		216.49
1/18/19	10494	200000	Invoice: 105092-12/18	215.05	
		100000	G.W. WHITE & SON INC.		215.05
	Total			28,759.66	28,759.66

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2019
 Prepared by WICLDC STAFF, March 15, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,787.00	64,720.15	\$ 9,276.96	9,267.15	57.38
Total Revenues	<u>112,787.00</u>	<u>64,720.15</u>	<u>9,276.96</u>	<u>9,267.15</u>	57.38
Expenses					
Maintenance - Improvements	15,800.00	6,505.20	1,518.24	0.00	41.17
Maintenance - Building Repairs	22,000.00	19,006.85	841.00	3,990.16	86.39
Maintenance - Common Area	23,200.00	10,612.42	3,462.39	912.76	45.74
Maintenance - Grounds	28,400.00	10,149.21	1,273.02	3,362.02	35.74
Maintenance - Equipment/Tools	5,500.00	7,049.68	2,308.07	855.24	128.18
Maintenance - Materials	4,000.00	2,796.64	574.93	211.50	69.92
Total Operations	<u>98,900.00</u>	<u>56,120.00</u>	<u>9,977.65</u>	<u>9,331.68</u>	56.74
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>8,600.15</u>	\$ <u>(700.69)</u>	<u>(64.53)</u>	61.93