

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2018**

Prepared by Staff, January 25, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 484,659.00	236,607.71	\$ 39,467.55	39,599.65	248,051.29
Misc Inc - Oper & Admin	23,500.00	7,597.75	1,251.54	1,344.36	15,902.25
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	43,503.31	9,282.82	9,072.03	70,130.69
Leasehold Interest	16,908.00	7,049.39	1,454.94	1,467.86	9,858.61
Total Revenues	638,702.00	294,758.16	51,456.85	51,483.90	343,943.84
Expenses					
Marketing	12,500.00	8,017.05	3,416.60	1,725.00	4,482.95
Salaries	96,393.00	44,092.99	6,864.74	7,617.24	52,300.01
FICA-Medicare Tax Expense	8,304.00	3,365.23	524.62	582.19	4,938.77
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	190.82	(5.26)	108.56	583.18
Vision Ins.	196.00	71.73	(1.88)	40.27	124.27
Comp Ins.	3,636.00	1,754.62	274.38	297.87	1,881.38
Retirement Expense	6,748.00	2,909.58	365.38	548.07	3,838.42
NYS Unemployment	457.00	74.18	13.58	19.79	382.82
NYS Re-Emp Service	19.00	12.92	1.24	1.80	6.08
Vehicle Allowance	1,800.00	900.00	150.00	0.00	900.00
Disability	615.00	56.72	(6.88)	42.48	558.28
Paychex Processing	2,697.00	1,515.17	229.73	229.73	1,181.83
Life Ins.	0.00	25.50	0.00	12.75	(25.50)
Office Expenses	17,233.00	10,937.43	1,058.21	3,573.41	6,295.57
Depreciation	222,615.00	79,616.28	13,269.38	13,269.38	142,998.72
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	26,966.39	4,227.17	4,379.76	25,954.61
Legal/Environmental	4,000.00	6,341.88	0.00	0.00	(2,341.88)
Legal General	0.00	1,057.50	0.00	0.00	(1,057.50)
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	4,986.96	0.00	1,888.00	10,813.04
Maintenance - Common Area	23,200.00	7,150.03	912.76	1,122.84	16,049.97
Maintenance - Building Repairs	22,000.00	17,619.84	3,444.15	2,017.74	4,380.16
Maintenance - Materials	4,000.00	2,221.71	211.50	836.56	1,778.29
Maintenance - Grounds	28,400.00	8,876.19	3,362.02	0.00	19,523.81
Maintenance - Equipment/Tools	5,500.00	4,741.61	855.24	1,283.17	758.39
Waste Removal	11,100.00	4,867.93	804.90	917.47	6,232.07
Property Taxes	27,000.00	20,936.13	0.00	0.00	6,063.87
Water	8,544.00	3,539.40	707.88	707.88	5,004.60
Electric	39,666.00	25,419.64	4,682.85	5,032.38	14,246.36
Gas	24,933.00	5,657.57	1,621.76	2,952.56	19,275.43
Interest Expense-Roof Project	8,108.00	4,123.57	677.69	681.53	3,984.43
Interest Expense-JCLDC Project	9,725.00	5,035.79	815.40	824.99	4,689.21
Interest Expense-JAIN PROJEC	6,283.00	1,536.06	563.41	572.15	4,746.94
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	309,749.11	49,040.57	51,285.57	378,017.89
Total Revenue	638,702.00	294,758.16	51,456.85	51,483.90	343,943.84
Total Expenses	687,767.00	309,749.11	49,040.57	51,285.57	378,017.89
Net Income Over Expenditure	\$ (49,065.00)	(14,990.95)	\$ 2,416.28	198.33	(34,074.05)

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2018

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	236,607.71	\$ 39,467.55	39,599.65	48.82
Misc Inc - Oper & Admin	23,500.00	7,597.75	1,251.54	1,344.36	32.33
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	244,205.46	40,719.09	40,944.01	48.06
Expenses					
Marketing	12,500.00	8,017.05	3,416.60	1,725.00	64.14
Salaries	96,393.00	44,092.99	6,864.74	7,617.24	45.74
Benefits	31,324.00	10,166.99	1,315.18	1,653.78	32.46
Paychex Processing	2,697.00	1,515.17	229.73	229.73	56.18
Office Expenses	17,233.00	10,937.43	1,058.21	3,573.41	63.47
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	26,966.39	4,227.17	4,379.76	50.96
Professional Consultants	12,825.00	11,724.38	0.00	0.00	91.42
Maintenance Expenses	98,900.00	45,596.34	8,785.67	7,148.31	46.10
Utilities Taxes & Rent	111,243.00	60,420.67	7,817.39	9,610.29	54.31
Interest Expense-JCLDC Project	9,725.00	5,035.79	815.40	824.99	51.78
Interest Expense-JAIN PROJEC	6,283.00	1,536.06	563.41	572.15	24.45
Interest Exp Roof Project	8,108.00	4,123.57	677.69	681.53	50.86
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	230,132.83	35,771.19	38,016.19	49.47
Total Revenue	508,160.00	244,205.46	40,719.09	40,944.01	48.06
Total Expenses	465,152.00	230,132.83	35,771.19	38,016.19	49.47
Net Income Over Expenditure	\$ 43,008.00	14,072.63	\$ 4,947.90	2,927.82	32.72

Watertown Industrial Center LDC
Balance Sheet
December 31, 2018

ASSETS

Current Assets		
General Checking - Key Bank	\$	148,522.66
Capital Reserve		9,044.38
Leasehold Improvement Fund		18,690.90
Accounts Receivable		347.97
Acc. Rec. LHI		643,575.65
Rents Receivable		5,773.42
		825,954.98
Total Current Assets		
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		(3,623,939.28)
		2,433,338.88
Total Property and Equipment		
Other Assets		
Work In Process-Variou		0.14
		0.14
Total Other Assets		
		3,259,294.00
Total Assets		

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	17,782.13
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		(0.13)
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		322,317.09
DEFERRED LIAB. BACK OF A PROJ		182,312.05
Due WIC LHI		50.72
Deferred Revenue		131,094.68
		656,057.72
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		322,312.09
BACK A RENOVATION LOAN		190,163.88
Roof Replacement Loan		269,535.21
		782,011.18
Total Long-Term Liabilities		
		1,438,068.90
Total Liabilities		
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
December 31, 2018

Net Income	<u>(14,990.95)</u>	
Total Capital		<u>1,821,225.10</u>
Total Liabilities & Capital	\$	<u><u>3,259,294.00</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/2018 - 12/31/2018

ASSETS	11/30/2018	12/31/2018	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 137,607.92	\$ 148,522.66	\$ 13,467.56
Capital Reserve	9,042.84	9,044.38	9,039.51
Leasehold Improvement Fund	16,192.61	18,690.90	44,315.54
Accounts Receivable	347.97	347.97	242.72
Acc. Rec. LHI	652,858.47	643,575.65	378,468.34
Rents Receivable	14,803.34	<u>5,773.42</u>	15,423.94
Total Current Assets	830,853.15	825,954.98	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>(3,610,669.90)</u>	<u>(3,623,939.28)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,446,608.26	2,433,338.88	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	<u>\$ 3,277,461.55</u>	<u>\$ 3,259,294.00</u>	<u>\$ 2,973,912.91</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,681.78	\$ 17,782.13	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	8.88	(0.13)	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	326,163.56	322,317.09	345,252.52
Deferred Liab.Back of A Project	185,317.23	182,312.05	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>133,525.85</u>	<u>131,094.68</u>	<u>33,215.82</u>
Total Current Liabilities	668,249.20	656,057.72	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	326,158.56	322,312.09	345,247.52
Back A Renovation Loan	193,169.06	190,163.88	0.00
Roof Replacement Loan	<u>271,075.91</u>	<u>269,535.21</u>	<u>278,721.98</u>
Total Long-Term Liabilities	<u>790,403.53</u>	<u>782,011.18</u>	<u>623,969.50</u>
Total Liabilities	1,458,652.73	1,438,068.90	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>(17,407.23)</u>	<u>(14,990.95)</u>	<u>(26,921.33)</u>
Total Capital	<u>1,818,808.82</u>	<u>1,821,225.10</u>	<u>1,836,216.05</u>
Total Liabilities & Capital	<u>\$ 3,277,461.55</u>	<u>\$ 3,259,294.00</u>	<u>\$ 2,973,912.91</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 31, 2018

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Acadia Energy Corporation	5674	4/1/18				19.56	19.56
	5692	5/1/18				498.93	498.93
	5714	6/1/18				498.93	498.93
	5739	7/1/18				498.93	498.93
	5756	8/1/18				498.93	498.93
	5786	9/1/18				498.93	498.93
	5830	10/1/18			498.93		498.93
	5852	11/30/1	498.93				498.93
	5853	12/1/18	498.93				498.93
Acadia Energy Corporation			997.86		498.93	2,514.21	4,011.00
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
NEW YORK AIR BRAKE	5859	12/1/18	945.60				945.60
NEW YORK AIR BRAKE			945.60				945.60
PICK N GO PROPERTY WASTE S	5860	12/1/18	950.53				950.53
PICK N GO PROPERTY WASTE S			950.53				950.53
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
SERV-PRO						-0.01	-0.01
			2,893.99		498.93	-1,593.03	1,799.89

Watertown Industrial Center LDC
Aged Receivables
As of Dec 31, 2018

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	5870	84.23				84.23
PICK N GO PROPERTY W	5882	179.43				179.43
3157834122						
PICNGO		263.66				263.66
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		263.66			84.31	347.97

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2018 to Dec 31, 2018

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
12/14/18	141000 100000	11543	Invoice: 5865 CONVERSE LABORATORIES INC.	1,637.78	1,637.78
12/14/18	141000 141000 100000	9656	Invoice: 5734 Invoice: 5735 Erie Boulevard Hydropower L.P.	22,694.12	11,347.06 11,347.06
12/14/18	141000 100000	151551	Invoice: 5763 Jain Irrigation Inc.	6,464.80	6,464.80
12/14/18	141000 100000	70671	Invoice: 5869 DEVELOPMENT AUTHORITY	1,451.89	1,451.89
12/14/18	141000 100000	032762	Invoice: 5858 MODERN MOVING AND STORAGE	3,517.90	3,517.90
12/14/18	141000 100000	1049	Invoice: 5816 SGTRLLC	217.76	217.76
12/14/18	141000 100000	546591	Invoice: 5863 W.B. Mason Co, Inc.	1,019.54	1,019.54
12/14/18	141000 100000	88945	Invoice: 5867 UPSTATE CONSTRUCTION SERVICES, INC.	1,143.63	1,143.63
12/14/18	141000 100000	1175	Invoice: 5864 STEVEN ELLIOT	692.60	692.60
12/14/18	141000 100000	29601579	Invoice: 5854 Ampersand New York Operations Co. LLC.	817.66	817.66
12/14/18	141000 100000	18809	Invoice: 5855 BLACK HORSE GROUP, LLC	995.09	995.09
12/14/18	141000 100000	1463	Invoice: 5861 WATERTOWN MODEL RAILROAD CLUB	324.73	324.73
12/14/18	141000 100000	1223	Invoice: 5866 LAURENCE WOLLUM	290.58	290.58
12/14/18	141000 100000	9143	Invoice: 5834 SERV-PRO	77.92	77.92
12/14/18	141000 100000	9142	Invoice: 5862 SERV-PRO	2,116.28	2,116.28
12/14/18	125000 100000	6952	Invoice: 5856 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
12/14/18	141000 100000	4319	Invoice: 5857 JEFFERSON COUNTY LDC	1,420.24	1,420.24
12/14/18	141000 100000	9079	Invoice: 5868 Nytric Electrical Contractors, LLC.	3,614.95	3,614.95
				49,747.47	49,747.47

Watertown Industrial Center LDC
Aged Payables
As of Dec 31, 2018

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	12/18 STMNT	69.93				69.93
NOBEL ACE HDWE		69.93				69.93
CAPITAL CONSTRUCTI	12/18 BFP	933.40				933.40
CAPITAL CONSTRUCTI		933.40				933.40
CINTAS	12666550-12/1	442.35				442.35
CINTAS		442.35				442.35
CITY COMPROLLER	0004614-12/18 0002012-12/18	438.99 268.89				438.99 268.89
CITY COMPROLLER		707.88				707.88
CITY ELECTRIC	S035211282.00 S035240036.00	84.90 126.60				84.90 126.60
CITY ELECTRIC		211.50				211.50
CRYSTAL ROCK	177485681211	16.48				16.48
CRYSTAL ROCK		16.48				16.48
DIRECT ENERGY	183450036816 190080037065 190040037025 190040037025 190040037025 190040037025 190040037025 190040037025 190040037025 190040037025		0.32			0.32 0.05 137.97 118.75 642.01 269.07 970.92 204.97 257.18 53.82
DIRECT ENERGY		2,654.74	0.32			2,655.06
Great America Financial	23987320	387.36				387.36
Great America Financial		387.36				387.36
Dave Kitto	122018-BFP	174.00				174.00
Dave Kitto		174.00				174.00
NATIONAL GRID	9303154019-12 2017080029-12 5874117053-12 1078719124-12 0918937121-12 0498937125-12 0038937138-12 0058937125-12 0338937134-12	21.23 163.60 371.43 441.65 160.05 333.68 260.45 342.72 24.89				21.23 163.60 371.43 441.65 160.05 333.68 260.45 342.72 24.89

Watertown Industrial Center LDC
Aged Payables
As of Dec 31, 2018

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
	0438937154-12	388.85				388.85
	1118719155-12	122.02				122.02
	0958937132-12	191.30				191.30
	0898937150-12	284.33				284.33
	2853006034-12	182.50				182.50
	4083010042-12	133.51				133.51
	9678936125-12	102.82				102.82
	0518786126-12	124.84				124.84
NATIONAL GRID		3,649.87				3,649.87
OSWEGO COUNTY BUS	160553-18	423.00				423.00
	BG171019-19	721.00				721.00
OSWEGO COUNTY BUS		1,144.00				1,144.00
RAYNOR OVERHEAD D	38528	165.00				165.00
RAYNOR OVERHEAD D		165.00				165.00
SEAWAY RENTAL COR	148754-12/18	2,089.00				2,089.00
SEAWAY RENTAL COR		2,089.00				2,089.00
S.T.A.T. COMMUNICATI	A7179-12/18	384.00				384.00
S.T.A.T. COMMUNICATI		384.00				384.00
Time Warner Cable	852930501121	189.98				189.98
Time Warner Cable		189.98				189.98
VICTORY PROMOTION	S00665876	486.60				486.60
	S0065648	1,786.00				1,786.00
VICTORY PROMOTION		2,272.60				2,272.60
WASTE MANAGEMENT	3322257-0448-	804.90				804.90
WASTE MANAGEMENT		804.90				804.90
W.B. MASON COMPANY	I61890695	1,273.02				1,273.02
W.B. MASON COMPAN		1,273.02				1,273.02
G.W. WHITE & SON INC	105092-12/18	215.05				215.05
G.W. WHITE & SON INC		215.05				215.05
WATERTOWN INDUSTR	3/09 LHI SERV				-1.00	-1.00
	04/09-SERVPR				-1.00	-1.00
	5/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR					-3.00	-3.00

Watertown Industrial Center LDC

Aged Payables

As of Dec 31, 2018

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
		<u>17,785.06</u>	<u>0.32</u>	<u></u>	<u>-3.00</u>	<u>17,782.38</u>

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2018 to Dec 31, 2018

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount	
12/1/18	10428	200000 100000	Invoice: 92002638 ABJ FIRE PROTECTION CO.	640.75	640.75	
12/1/18	10429	200000 100000	Invoice: W611511062018 ANSWER WATERTOWN	129.60	129.60	
12/1/18	10430	200000 100000	Invoice: 104219 BLACK RIVER PAPER COMPANY INC.	598.11	598.11	
12/1/18	10431	200000 100000	Invoice: 12/18 INS Central Insurance Companies	4,227.17	4,227.17	
12/1/18	10432	200000 100000	Invoice: 17748569111318 CRYSTAL ROCK	10.76	10.76	
12/1/18	10433	200000 100000	Invoice: AA557-FEE EMPIRE STATE DEVELOPMENT	990.00	990.00	
12/1/18	10434	200000 100000	Invoice: 8011034-00 HANES SUPPLY, INC.	73.80	73.80	
12/1/18	10435	200000 100000	Invoice: 11918-BFP Dave Kitto	192.00	192.00	
12/1/18	10436	200000 100000	Invoice: 185589 MACARS, INC.	215.52	215.52	
12/1/18	10437	200000 200000 100000	Invoice: 2018-200 Invoice: 2018-206 P.S.G.	31.80 275.22	307.02	
12/1/18	10438	200000 100000	Invoice: 007572-10/18 SCHWERZMANN & WISE, PC	405.00	405.00	
12/1/18	10439	200000 100000	Invoice: 147989-11/18 SEAWAY RENTAL CORP.	970.00	970.00	
12/1/18	10440	200000 100000	Invoice: 852930501111218 Time Warner Cable	188.34	188.34	
12/1/18	10441	200000 100000	Invoice: 12/18 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39	
12/19/18	10442	200000 100000	Invoice: 0058937125-112618 Invoice: 8563102034-112618 Invoice: 0918937121-112618 Invoice: 5874117053-112618 Invoice: 0958937132-112618 Invoice: 1118719155-112618 Invoice: 1078719124-112618 Invoice: 2017080029-112618 Invoice: 0338937134-112618 Invoice: 0498937125-112618 Invoice: 9678936125-112618 Invoice: 0898937150-112618 Invoice: 2853006034-112618 Invoice: 4083010042-112618 Invoice: 0438937154-112618 Invoice: 0038937138-112618 Invoice: 9303154019-112618 Invoice: 0518786126-112818 NATIONAL GRID	228.90 465.65 86.87 241.71 195.13 126.93 269.80 150.33 24.52 213.25 98.42 216.84 228.52 139.09 409.82 264.45 21.23 123.43		3,504.89
12/19/18	10443	100000	VOID			
12/19/18	10443	200000	Invoice: 11/18 STMNT	167.56		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2018 to Dec 31, 2018

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	NOBEL ACE HDWE		167.56
12/19/18	10444	200000 100000	Invoice: 11/18 STMNT CINTAS	341.73	341.73
12/19/18	10445	200000 200000 100000	Invoice: 0002012-11/18-C Invoice: 0004614-11/18-AB CITY COMPTROLLER	268.89 438.99	707.88
12/19/18	10446	200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 183330036685805 Invoice: 183330036686352 Invoice: 18333006686354 Invoice: 18333006686353 Invoice: 183330036686355 Invoice: 183330036686356 Invoice: 183330036685804 Invoice: 183390036747544 DIRECT ENERGY	117.16 696.41 981.98 324.89 217.44 273.39 160.41 56.31	2,827.99
12/19/18	10447	200000 100000	Invoice: 2522564 DIVAL SAFETY & SUPPLIES	148.39	148.39
12/19/18	10448	200000 100000	Invoice: RI103866095 FP MAILING SOLUTIONS	139.32	139.32
12/19/18	10449	200000 100000	Invoice: 23813776 Great America Financial Services	387.36	387.36
12/19/18	10450	200000 100000	Invoice: 23887 NNY ONLINE	20.00	20.00
12/19/18	10451	200000 100000	Invoice: 12893 NYTRIC ELECTRICAL CONTRACTORS, LLC	1,696.00	1,696.00
12/19/18	10452	200000 200000 200000 200000 200000 100000	Invoice: 2018-211 Invoice: 2018-212 Invoice: 2018-209 Invoice: 2018-210 Invoice: 2018-213 P.S.G.	380.00 854.25 90.00 85.00 212.50	1,621.75
12/19/18	10454	200000 100000	Invoice: 147989-121018 SEAWAY RENTAL CORP.	491.80	491.80
12/19/18	10455	200000 100000	Invoice: 100954588-113018 SHERWIN WILLIAMS	39.09	39.09
12/19/18	10456	200000 100000	Invoice: 70626760 SPRAGUE OPERATING RESOURCES	1,831.17	1,831.17
12/19/18	10457	200000 100000	Invoice: 842010368-00001 VERIZON WIRELESS	275.29	275.29
12/19/18	10458	200000 200000 100000	Invoice: S0065441 Invoice: S0065437 VICTORY PROMOTIONS, INC.	300.00 1,425.00	1,725.00
12/19/18	10459	200000 100000	Invoice: 3320594-0448-0 WASTE MANAGEMENT OF NEW YORK	917.47	917.47
12/19/18	10460	200000 100000	Invoice: STMNT19237058 W.B. MASON COMPANY, INC.	711.35	711.35
12/19/18	10461	200000 100000	Invoice: 126421-121018 WESTELCOM	105.61	105.61

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2018 to Dec 31, 2018

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
12/19/18	10462	200000 100000	Invoice: 38127 OVERHEAD DOOR CO	967.00	967.00
12/19/18	10463	200000 100000	Invoice: 38489 RAYNOR OVERHEAD DOOR SALES, IN	550.00	550.00
	Total			<u><u>30,343.11</u></u>	<u><u>30,343.11</u></u>

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2018
 Prepared by WICLDC STAFF, January 25, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,787.00	55,443.19	\$ 9,267.15	9,262.74	49.16
Total Revenues	<u>112,787.00</u>	<u>55,443.19</u>	<u>9,267.15</u>	<u>9,262.74</u>	49.16
Expenses					
Maintenance - Improvements	15,800.00	4,986.96	0.00	1,888.00	31.56
Maintenance - Building Repairs	22,000.00	17,619.84	3,444.15	2,017.74	80.09
Maintenance - Common Area	23,200.00	7,150.03	912.76	1,122.84	30.82
Maintenance - Grounds	28,400.00	8,876.19	3,362.02	0.00	31.25
Maintenance - Equipment/Tools	5,500.00	4,741.61	855.24	1,283.17	86.21
Maintenance - Materials	4,000.00	2,221.71	211.50	836.56	55.54
Total Operations	<u>98,900.00</u>	<u>45,596.34</u>	<u>8,785.67</u>	<u>7,148.31</u>	46.10
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>9,846.85</u>	\$ <u>481.48</u>	<u>2,114.43</u>	70.91