

**Watertown Industrial Center LDC****Income Statement for the Six Month Period Ending December 31, 2019**

Prepared by Staff, January 17, 2020

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 502,410.00	240,531.24	\$ 39,873.02	39,889.61	261,878.76
Misc Inc - Oper & Admin	20,000.00	7,513.16	1,252.24	1,251.00	12,486.84
Interest Income	5.00	0.00	0.00	0.00	5.00
LIF Loan Principal	113,020.00	56,898.96	7,846.41	9,502.78	56,121.04
Leasehold Interest	14,447.00	7,526.10	1,213.61	1,234.98	6,920.90
<b>Total Revenues</b>	<b>649,882.00</b>	<b>312,469.46</b>	<b>50,185.28</b>	<b>51,878.37</b>	<b>337,412.54</b>
<b>Expenses</b>					
Marketing	12,500.00	6,558.25	3,103.50	756.00	5,941.75
Salaries	94,479.00	46,772.18	7,195.72	7,195.72	47,706.82
FICA-Medicare Tax Expense	8,097.00	3,569.35	549.92	549.92	4,527.65
Health Ins.	8,976.00	0.00	0.00	0.00	8,976.00
Dental Ins	774.00	421.09	(5.26)	222.38	352.91
Vision Ins.	196.00	106.19	(1.94)	57.46	89.81
Comp Ins.	3,939.00	1,619.87	250.62	250.62	2,319.13
Retirement Expense	6,614.00	3,688.18	503.68	755.52	2,925.82
NYS Unemployment	457.00	1.51	0.00	0.00	455.49
NYS Re-Emp Service	19.00	0.22	0.00	0.00	18.78
Vehicle Allowance	1,800.00	750.00	150.00	0.00	1,050.00
Disability	640.00	44.77	(15.03)	57.55	595.23
Paychex Processing	3,245.00	1,722.90	252.15	252.15	1,522.10
Life Ins.	0.00	42.00	0.00	21.00	(42.00)
Office Expenses	18,269.00	10,131.19	1,380.99	2,002.95	8,137.81
Depreciation	159,233.00	76,809.36	12,801.56	12,801.56	82,423.64
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	54,141.00	28,295.98	4,584.17	4,741.17	25,845.02
Legal/Environmental	1,700.00	612.50	0.00	0.00	1,087.50
Legal General	4,000.00	810.00	0.00	112.50	3,190.00
Accounting and Auditing	4,455.00	5,500.00	0.00	400.00	(1,045.00)
Engineering/Design/Consulting	3,500.00	1,775.55	0.00	0.00	1,724.45
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	0.00	13,103.21
Maintenance - Common Area	18,800.00	8,128.15	1,291.97	557.16	10,671.85
Maintenance - Building Repairs	25,000.00	24,063.07	3,770.33	4,899.32	936.93
Maintenance - Materials	4,000.00	4,844.64	2,105.98	0.00	(844.64)
Maintenance - Grounds	30,000.00	5,376.18	0.00	3,978.60	24,623.82
Maintenance - Equipment/Tools	9,500.00	14,496.27	2,703.46	3,002.55	(4,996.27)
Waste Removal	8,700.00	5,244.70	935.46	936.99	3,455.30
Property Taxes	30,000.00	25,276.63	0.00	1,433.16	4,723.37
Water	8,580.00	4,318.07	1,415.76	707.88	4,261.93
Electric	45,337.00	24,845.08	4,500.44	4,517.53	20,491.92
Gas	27,553.00	8,436.91	4,620.07	2,635.41	19,116.09
Interest Expense-Roof Project	7,545.00	3,844.16	630.83	634.79	3,700.84
Interest Expense-JCLDC Project	8,320.00	4,338.18	698.40	708.29	3,981.82
Interest Expense-JAIN PROJEC	5,422.00	2,874.38	456.52	465.58	2,547.62
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>635,991.00</b>	<b>323,414.30</b>	<b>53,879.30</b>	<b>54,653.76</b>	<b>312,576.70</b>
Total Revenue	649,882.00	312,469.46	50,185.28	51,878.37	337,412.54
Total Expenses	635,991.00	323,414.30	53,879.30	54,653.76	312,576.70
<b>Net Income Over Expenditure</b>	<b>\$ 13,891.00</b>	<b>(10,944.84)</b>	<b>\$ (3,694.02)</b>	<b>(2,775.39)</b>	<b>24,835.84</b>

# Watertown Industrial Center LDC

## Income Statement for the Six Month Period Ending December 31, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 502,410.00	240,531.24	\$ 39,873.02	39,889.61	47.88
Misc Inc - Oper & Admin	20,000.00	7,513.16	1,252.24	1,251.00	37.57
Interest Income	5.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>522,415.00</b>	<b>248,044.40</b>	<b>41,125.26</b>	<b>41,140.61</b>	<b>47.48</b>
<b>Expenses</b>					
Marketing	12,500.00	6,558.25	3,103.50	756.00	52.47
Salaries	94,479.00	46,772.18	7,195.72	7,195.72	49.51
Benefits	31,512.00	10,243.18	1,431.99	1,914.45	32.51
Paychex Processing	3,245.00	1,722.90	252.15	252.15	53.09
Office Expenses	18,269.00	10,131.19	1,380.99	2,002.95	55.46
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	54,141.00	28,295.98	4,584.17	4,741.17	52.26
Professional Consultants	13,655.00	8,698.05	0.00	512.50	63.70
Maintenance Expenses	98,500.00	55,005.10	9,871.74	12,437.63	55.84
Utilities Taxes & Rent	120,170.00	68,121.39	11,471.73	10,230.97	56.69
Interest Expense-JCLDC Project	8,320.00	4,338.18	698.40	708.29	52.14
Interest Expense-JAIN PROJEC	5,422.00	2,874.38	456.52	465.58	53.01
Interest Exp Roof Project	7,545.00	3,844.16	630.83	634.79	50.95
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>476,758.00</b>	<b>246,604.94</b>	<b>41,077.74</b>	<b>41,852.20</b>	<b>51.73</b>
Total Revenue	522,415.00	248,044.40	41,125.26	41,140.61	47.48
Total Expenses	476,758.00	246,604.94	41,077.74	41,852.20	51.73
<b>Net Income Over Expenditure</b>	<b>\$ 45,657.00</b>	<b>1,439.46</b>	<b>\$ 47.52</b>	<b>(711.59)</b>	<b>3.15</b>

Watertown Industrial Center LDC  
Balance Sheet  
December 31, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	74,299.13
Capital Reserve		31,047.30
Leasehold Improvement Fund		87,568.93
Accounts Receivable		349.79
Acc. Rec. LHI		532,689.19
Rents Receivable		19,848.76
		745,803.10
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(51,723.87)
Capital Improvements - Cap Imp		4,318,129.58
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		(3,780,364.92)
		2,295,738.24
Total Property and Equipment		
Other Assets		
Work In Process-Variou		7,576.14
		7,576.14
Total Other Assets		
Total Assets	\$	3,049,117.48

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	20,149.88
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		5.87
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		275,402.42
DEFERRED LIAB. BACK OF A PROJ		153,410.84
Due WIC LHI		50.72
Deferred Revenue		103,876.65
		555,397.56
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		275,397.42
BACK A RENOVATION LOAN		153,410.67
Roof Replacement Loan		250,743.60
		679,551.69
Total Long-Term Liabilities		
Total Liabilities		1,234,949.25
Capital		
Fund Balance		92,805.18
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,686,391.83

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC  
Balance Sheet  
December 31, 2019

Net Income	<u>(10,944.84)</u>	
Total Capital		<u>1,814,168.23</u>
Total Liabilities & Capital	\$	<u><u>3,049,117.48</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/2019 - 12/31/2019

ASSETS	11/30/2019	12/31/2019	After Adjusting Entries 6/30/2019
<b>Current Assets</b>			
General Checking - Key Bank	\$ 83,861.18	\$ 74,299.13	\$ 95,869.28
Capital Reserve	27,389.36	31,047.30	9,053.35
Leasehold Improvement Fund	86,738.63	87,568.93	72,522.58
Accounts Receivable	349.79	349.79	478.53
Acc. Rec. LHI	540,535.60	532,689.19	589,526.65
Rents Receivable	<u>16,526.76</u>	<u>19,848.76</u>	23,289.82
<b>Total Current Assets</b>	<b>755,401.32</b>	<b>745,803.10</b>	<b>790,740.21</b>
<b>Property and Equipment</b>			
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	4,318,129.58	4,318,129.58	4,318,129.58
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>(3,767,563.36)</u>	<u>(3,780,364.92)</u>	<u>(3,703,555.56)</u>
<b>Total Property and Equipment</b>	<b>2,308,539.80</b>	<b>2,295,738.24</b>	<b>2,372,547.60</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>7,576.14</u>	<u>7,576.14</u>	<u>2,591.14</u>
<b>Total Other Assets</b>	<b>7,576.14</b>	<b>7,576.14</b>	<b>2,591.14</b>
<b>Total Assets</b>	<b><u>\$ 3,071,517.26</u></b>	<b><u>\$ 3,049,117.48</u></b>	<b><u>\$ 3,165,878.95</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 22,346.87	\$ 20,149.88	\$ 17,496.72
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	5.13	5.87	1.82
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	279,365.89	275,402.42	299,035.46
Deferred Liab.Back of A Project	156,522.91	153,410.84	171,948.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>104,647.52</u>	<u>103,876.65</u>	<u>118,543.91</u>
<b>Total Current Liabilities</b>	<b>565,440.22</b>	<b>555,397.56</b>	<b>609,577.81</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	279,360.89	275,397.42	299,030.46
Back A Renovation Loan	156,522.74	153,410.67	171,947.83
Roof Replacement Loan	<u>252,331.16</u>	<u>250,743.60</u>	<u>260,209.78</u>
<b>Total Long-Term Liabilities</b>	<b>688,214.79</b>	<b>679,551.69</b>	<b>731,188.07</b>
<b>Total Liabilities</b>	<b>1,253,655.01</b>	<b>1,234,949.25</b>	<b>1,340,765.88</b>
<b>Capital</b>			
Fund Balance	92,805.18	92,805.18	104,289.16
Capital Improvement Reserve	53,355.82	53,355.82	53,355.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,686,391.83	1,686,391.83	1,686,391.83
Net Income	<u>(7,250.82)</u>	<u>(10,944.84)</u>	<u>(11,483.98)</u>
<b>Total Capital</b>	<b>1,817,862.25</b>	<b>1,814,168.23</b>	<b>1,825,113.07</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 3,071,517.26</u></b>	<b><u>\$ 3,049,117.48</u></b>	<b><u>\$ 3,165,878.95</u></b>

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Dec 31, 2019**

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	6074	11/1/19		498.93			498.93
	6095	12/1/19	498.93				498.93
<b>Acadia Energy Corporation</b>			<b>498.93</b>	<b>498.93</b>			<b>997.86</b>
Erie Boulevard Hydropower L.P.	6098	12/1/19	11,574.21				11,574.21
<b>Erie Boulevard Hydropower L.P.</b>			<b>11,574.21</b>				<b>11,574.21</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>
Jain Irrigation Inc.	5989	12/1/19	6,464.80				6,464.80
<b>Jain Irrigation Inc.</b>			<b>6,464.80</b>				<b>6,464.80</b>
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
<b>LAURENCE WOLLUM</b>						<b>-5.70</b>	<b>-5.70</b>
NEW YORK AIR BRAKE	6102	12/1/19	945.60				945.60
<b>NEW YORK AIR BRAKE</b>			<b>945.60</b>				<b>945.60</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
<b>SERV-PRO</b>						<b>-0.01</b>	<b>-0.01</b>
			<b>19,483.54</b>	<b>498.93</b>		<b>-4,107.24</b>	<b>15,875.23</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Dec 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	6092		92.64			92.64
PICK N GO PROPERTY W	6132	172.84				172.84
3157834122						
<b>PICNGO</b>		<b>172.84</b>	<b>92.64</b>			<b>265.48</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>172.84</b>	<b>92.64</b>		<b>84.31</b>	<b>349.79</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Dec 1, 2019 to Dec 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
12/13/19	141000 100000	0039125141	Invoice: 6096 Ampersand New York Operations Co. LLC.	852.46	852.46
12/13/19	141000 100000	12060	Invoice: 6108 CONVERSE LABORATORIES INC.	1,725.29	1,725.29
12/13/19	141000 100000	1786	Invoice: 6083 PICK N GO PROPERTY WASTE SERVICES	1,100.53	1,100.53
12/13/19	141000 100000	11214	Invoice: 6077 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
12/13/19	141000 100000	620853	Invoice: 6106 W.B. Mason Co, Inc.	1,019.54	1,019.54
12/13/19	141000 141000 100000	VV373	Invoice: 6093 Invoice: 6094 Certapro Painters	1,300.00	650.00 650.00
12/13/19	141000 100000	19965	Invoice: 6097 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
12/13/19	125000 100000	7154	Invoice: 6099 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
12/13/19	141000 100000	4836	Invoice: 6100 JEFFERSON COUNTY LDC	1,420.24	1,420.24
12/13/19	141000 100000	90624	Invoice: 6111 UPSTATE CONSTRUCTION SERVICES, INC.	631.80	631.80
12/13/19	141000 141000 141000 100000	454557	Invoice: 6043 Invoice: 6062 Invoice: 6081 NEW YORK AIR BRAKE	2,836.80	945.60 945.60 945.60
12/13/19	141000 100000	033015	Invoice: 6101 MODERN MOVING AND STORAGE	3,998.79	3,998.79
12/13/19	141000 100000	1191	Invoice: 6107 STEVEN ELLIOT	698.12	698.12
12/30/19	141000 100000	1521	Invoice: 6105 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
12/30/19	141000 100000	9623	Invoice: 6103 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
12/30/19	141000 100000	9932	Invoice: 6110 SERV-PRO	2,116.28	2,116.28
12/30/19	141000 100000	1240	Invoice: 6109 LAURENCE WOLLUM	290.58	290.58
12/30/19	141000 100000	1852	Invoice: 6104 PICK N GO PROPERTY WASTE SERVICES	1,179.28	1,179.28
				<b>37,801.02</b>	<b>37,801.02</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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	11/19 - 12/19 S	725.72				725.72
<b>NOBEL ACE HDWE</b>		<b>725.72</b>				<b>725.72</b>
CINTAS	12666550-12/1	789.21				789.21
<b>CINTAS</b>		<b>789.21</b>				<b>789.21</b>
CITY COMPROLLER	0002012-12311	268.89				268.89
	0004614-12311	438.99				438.99
<b>CITY COMPROLLER</b>		<b>707.88</b>				<b>707.88</b>
CITY ELECTRIC	348751-122519	685.18				685.18
<b>CITY ELECTRIC</b>		<b>685.18</b>				<b>685.18</b>
DIRECT ENERGY	193610040709	8.96				8.96
	200020040753	281.82				281.82
	200020040753	236.00				236.00
	200020040753	899.70				899.70
	200020040753	1,059.47				1,059.47
	200020040753	300.16				300.16
	200020040752	127.39				127.39
	200030040768	50.11				50.11
<b>DIRECT ENERGY</b>		<b>2,963.61</b>				<b>2,963.61</b>
Great America Financial	26204946	387.36				387.36
<b>Great America Financial</b>		<b>387.36</b>				<b>387.36</b>
MCQUADE & BANNIGA	2079931	1,712.50				1,712.50
<b>MCQUADE &amp; BANNIGA</b>		<b>1,712.50</b>				<b>1,712.50</b>
NATIONAL GRID	9303154019-12	23.01				23.01
	0918937121-12	217.74				217.74
	1078719124-12	509.19				509.19
	2017080029-12	131.15				131.15
	9678936125-12	128.71				128.71
	2853006034-12	244.16				244.16
	4083010042-12	206.00				206.00
	0958937132-12	253.20				253.20
	0898937150-12	446.40				446.40
	1118719155-12	209.68				209.68
	0498937125-12	534.85				534.85
	5874117053-12	380.92				380.92
	0518786126-12	145.61				145.61
<b>NATIONAL GRID</b>		<b>3,430.62</b>				<b>3,430.62</b>
NYTRIC ELECTRICAL C	14235	84.00				84.00
	14310	84.00				84.00
<b>NYTRIC ELECTRICAL C</b>		<b>168.00</b>				<b>168.00</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Dec 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
OSWEGO COUNTY BUS	161065-20	632.00				632.00
<b>OSWEGO COUNTY BUS</b>		<b>632.00</b>				<b>632.00</b>
OUTDOOR POWER OF	12/19 STMNT	401.48				401.48
<b>OUTDOOR POWER OF</b>		<b>401.48</b>				<b>401.48</b>
OVERHEAD DOOR CO	41294	92.00				92.00
<b>OVERHEAD DOOR CO</b>		<b>92.00</b>				<b>92.00</b>
SCHWERZMANN & WIS	007572-113019		112.50			112.50
<b>SCHWERZMANN &amp; WIS</b>			<b>112.50</b>			<b>112.50</b>
SEAWAY RENTAL COR	153238-11/19		1,295.00			1,295.00
	153432-12/19	984.50				984.50
	19868-12/19-S	1,295.00				1,295.00
<b>SEAWAY RENTAL COR</b>		<b>2,279.50</b>	<b>1,295.00</b>			<b>3,574.50</b>
SHELTER POINT LIFE	D588589-2020	-449.56				-449.56
<b>SHELTER POINT LIFE</b>		<b>-449.56</b>				<b>-449.56</b>
SPRAGUE OPERATING	70731154	2,726.28				2,726.28
<b>SPRAGUE OPERATING</b>		<b>2,726.28</b>				<b>2,726.28</b>
S.T.A.T. COMMUNICATI	385292	384.00				384.00
	384966	-50.00				-50.00
<b>S.T.A.T. COMMUNICATI</b>		<b>334.00</b>				<b>334.00</b>
Time Warner Cable	852930501122	224.39				224.39
<b>Time Warner Cable</b>		<b>224.39</b>				<b>224.39</b>
WASTE MANAGEMENT	3339201-0448-	935.46				935.46
<b>WASTE MANAGEMENT</b>		<b>935.46</b>				<b>935.46</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>18,745.63</b>	<b>1,407.50</b>		<b>-3.00</b>	<b>20,150.13</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2019 to Dec 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
12/1/19	10777	200000 100000	Invoice: 12/19 INS Central Insurance Companies	4,484.17	4,484.17
12/1/19	10778	200000 100000	Invoice: 17748568-111219 CRYSTAL ROCK	18.32	18.32
12/1/19	10779	200000 100000	Invoice: RI104278661 FP MAILING SOLUTIONS	146.29	146.29
12/1/19	10780	200000 200000 200000 200000 100000	Invoice: 2019-083 Invoice: 2019-082 Invoice: 2019-085 Invoice: 2019-081 P.S.G.	252.50 127.50 225.00 585.00	1,190.00
12/1/19	10781	200000 100000	Invoice: 40212 RAYNOR OVERHEAD DOOR SALES, IN	2,520.00	2,520.00
12/1/19	10782	200000 100000	Invoice: 007572-10/19 SCHWERZMANN & WISE, PC	450.00	450.00
12/1/19	10783	200000 100000	Invoice: 152945-11/19 SEAWAY RENTAL CORP.	1,295.00	1,295.00
12/1/19	10784	200000 100000	Invoice: 70723068 SPRAGUE OPERATING RESOURCES	1,392.43	1,392.43
12/1/19	10785	200000 100000	Invoice: U31 SWBG WHOLESALE INC.	3,050.00	3,050.00
12/1/19	10786	200000 100000	Invoice: 126421-11/19 WESTELCOM	99.78	99.78
12/1/19	10787	200000 100000	Invoice: 12/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
12/19/19	10789	200000 100000	Invoice: 0918937121-112219 Invoice: 2017080029-112219 Invoice: 0438937154-112219 Invoice: 2853006034-112219 Invoice: 4083010042-112219 Invoice: 0898937150-112219 Invoice: 5874117053-112219 Invoice: 0338937134-112219 Invoice: 0038937138-112219 Invoice: 0958937132-112219 Invoice: 0498937125-112219 Invoice: 9678936125-112219 Invoice: 1078719124-112219 Invoice: 1118719155-112219 Invoice: 0058937125-112219 Invoice: 9303154019-112219 Invoice: 0518786126-112619 NATIONAL GRID	102.89 91.82 530.39 229.97 155.92 259.59 238.45 24.52 391.77 244.51 323.83 104.36 338.51 130.03 352.53 23.57 145.38	3,688.04
12/19/19	10790	100000	VOID		
12/19/19	10790	200000 100000	Invoice: 191387 BOWERS & COMPANY CPA's	400.00	400.00
12/19/19	10791	200000 100000	Invoice: 12666550-11/19 CINTAS	538.84	538.84
12/19/19	10792	200000 200000 100000	Invoice: 0002012-12/19 Invoice: 0004614-12/19 CITY COMPROLLER	268.89 438.99	707.88

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2019 to Dec 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
12/19/19	10793	200000 100000	Invoice: 42568 CREG SYSTEMS CORPORATION	123.75	123.75
12/19/19	10794	200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 1933100404027398 Invoice: 193310040427397 Invoice: 193310040427396 Invoice: 193310040427395 Invoice: 193310040427394 Invoice: 193310040426456 Invoice: 193400040500770 Invoice: 1933700404658857 DIRECT ENERGY	229.33 212.65 813.05 248.72 628.37 107.24 0.12 5.83	2,245.31
12/19/19	10795	200000 100000	Invoice: 26020758 Great America Financial Services	387.36	387.36
12/19/19	10796	200000 100000	Invoice: 207417 MCQUADE & BANNIGAN	756.00	756.00
12/19/19	10797	200000 100000	Invoice: BG171121-20 OSWEGO COUNTY BUSINESS MAGAZINE	759.00	759.00
12/19/19	10798	200000 100000	Invoice: 16394-11/19 OUTDOOR POWER OF NNY	366.89	366.89
12/19/19	10799	200000 200000 200000 100000	Invoice: 41030 Invoice: 41032 Invoice: 41043 OVERHEAD DOOR CO	927.00 170.32 92.00	1,189.32
12/19/19	10800	200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 2019-103 Invoice: 2019-101 Invoice: 2019-099 Invoice: 2019-100 Invoice: 2019-098 Invoice: 2019-097 P.S.G.	85.00 85.00 710.00 800.15 1,137.00 425.00	3,242.15
12/19/19	10801	200000 100000	Invoice: 153220-12/19 SEAWAY RENTAL CORP.	1,104.50	1,104.50
12/19/19	10802	200000 100000	Invoice: D588589-2020 SHELTER POINT LIFE	449.56	449.56
12/19/19	10803	200000 100000	Invoice: 384966 S.T.A.T. COMMUNICATIONS INC.	50.00	50.00
12/19/19	10804	200000 100000	Invoice: 852930501112219 Time Warner Cable	224.39	224.39
12/19/19	10805	200000 100000	Invoice: 2332V4230-12/19 TRAVELERS	100.00	100.00
12/19/19	10806	200000 100000	Invoice: 9843334712 VERIZON WIRELESS	279.93	279.93
12/19/19	10807	200000 100000	Invoice: 3337394-0448-6 WASTE MANAGEMENT OF NEW YORK	936.99	936.99
12/19/19	10808	200000 100000	Invoice: STMT26637938 W.B. MASON COMPANY, INC.	311.27	311.27
12/19/19	10809	200000 100000	Invoice: 126421 - 12/19 WESTELCOM	101.95	101.95

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Dec 1, 2019 to Dec 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
<b>Total</b>				<u><u>34,827.51</u></u>	<u><u>34,827.51</u></u>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Six Month Period Ending December 31, 2019**  
 Prepared by WICLDC STAFF, January 17, 2020

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 112,697.00	55,539.35	\$ 9,238.36	9,231.58	49.28
Total Revenues	<u>112,697.00</u>	<u>55,539.35</u>	<u>9,238.36</u>	<u>9,231.58</u>	49.28
<b>Expenses</b>					
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	0.00	(16.99)
Maintenance - Building Repairs	25,000.00	24,063.07	3,770.33	4,899.32	96.25
Maintenance - Common Area	18,800.00	8,128.15	1,291.97	557.16	43.23
Maintenance - Grounds	30,000.00	5,376.18	0.00	3,978.60	17.92
Maintenance - Equipment/Tools	9,500.00	14,496.27	2,703.46	3,002.55	152.59
Maintenance - Materials	4,000.00	4,844.64	2,105.98	0.00	121.12
Total Operations	<u>98,500.00</u>	<u>55,005.10</u>	<u>9,871.74</u>	<u>12,437.63</u>	55.84
<b>Net Income Over Expenditure</b>	<b>\$ <u>14,197.00</u></b>	<b><u>534.25</u></b>	<b>\$ <u>(633.38)</u></b>	<b><u>(3,206.05)</u></b>	<b>3.76</b>