

Watertown Industrial Center LDC**Income Statement for the Eight Month Period Ending February 28, 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	315,874.40	\$ 39,755.84	39,510.85	168,784.60
Misc Inc - Oper & Admin	23,500.00	10,100.67	1,251.38	1,251.54	13,399.33
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	60,130.68	8,074.79	8,744.13	53,503.32
Leasehold Interest	16,908.00	9,831.90	1,422.09	1,360.42	7,076.10
Total Revenues	638,702.00	395,937.65	50,504.10	50,866.94	242,764.35
Expenses					
Marketing	12,500.00	8,510.05	0.00	493.00	3,989.95
Salaries	96,393.00	58,318.90	7,361.17	6,864.74	38,074.10
FICA-Medicare Tax Expense	8,304.00	4,452.43	562.58	524.62	3,851.57
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	294.12	108.56	(5.26)	479.88
Vision Ins.	196.00	110.06	40.21	(1.88)	85.94
Comp Ins.	3,636.00	2,317.33	288.33	274.38	1,318.67
Retirement Expense	6,748.00	3,658.60	383.64	365.38	3,089.40
NYS Unemployment	457.00	191.54	60.72	56.64	265.46
NYS Re-Emp Service	19.00	23.60	5.52	5.16	(4.60)
Vehicle Allowance	1,800.00	1,200.00	150.00	150.00	600.00
Disability	615.00	293.36	35.45	201.19	321.64
Paychex Processing	2,697.00	2,100.46	229.31	355.98	596.54
Life Ins.	0.00	38.25	12.75	0.00	(38.25)
Office Expenses	17,233.00	15,236.74	2,201.40	2,097.91	1,996.26
Depreciation	222,615.00	106,155.04	13,269.38	13,269.38	116,459.96
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	35,420.73	4,227.17	4,227.17	17,500.27
Legal/Environmental	4,000.00	6,341.88	0.00	0.00	(2,341.88)
Legal General	0.00	1,125.00	0.00	67.50	(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	7,061.49	556.29	1,518.24	8,738.51
Maintenance - Common Area	23,200.00	11,594.90	982.48	3,462.39	11,605.10
Maintenance - Building Repairs	22,000.00	21,470.95	2,464.10	841.00	529.05
Maintenance - Materials	4,000.00	3,529.98	733.34	574.93	470.02
Maintenance - Grounds	28,400.00	20,458.74	10,309.53	1,273.02	7,941.26
Maintenance - Equipment/Tools	5,500.00	11,975.66	4,925.98	2,308.07	(6,475.66)
Waste Removal	11,100.00	6,467.01	800.46	798.62	4,632.99
Property Taxes	27,000.00	29,346.24	8,410.11	0.00	(2,346.24)
Water	8,544.00	4,955.16	707.88	707.88	3,588.84
Electric	39,666.00	34,529.45	4,910.53	4,306.17	5,136.55
Gas	24,933.00	18,756.31	5,385.21	5,246.77	6,176.69
Interest Expense-Roof Project	8,108.00	5,467.39	669.98	673.84	2,640.61
Interest Expense-JCLDC Project	9,725.00	6,637.71	796.14	805.78	3,087.29
Interest Expense-JAIN PROJEC	6,283.00	2,636.55	545.85	554.64	3,646.45
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	435,806.32	71,134.07	52,017.26	251,960.68
Total Revenue	638,702.00	395,937.65	50,504.10	50,866.94	242,764.35
Total Expenses	687,767.00	435,806.32	71,134.07	52,017.26	251,960.68
Net Income Over Expenditure	\$ (49,065.00)	(39,868.67)	\$ (20,629.97)	(1,150.32)	(9,196.33)

Watertown Industrial Center LDC

Income Statement for the Eight Month Period Ending February 28, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	315,874.40	\$ 39,755.84	39,510.85	65.17
Misc Inc - Oper & Admin	23,500.00	10,100.67	1,251.38	1,251.54	42.98
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	325,975.07	41,007.22	40,762.39	64.15
Expenses					
Marketing	12,500.00	8,510.05	0.00	493.00	68.08
Salaries	96,393.00	58,318.90	7,361.17	6,864.74	60.50
Benefits	31,324.00	13,384.98	1,647.76	1,570.23	42.73
Paychex Processing	2,697.00	2,100.46	229.31	355.98	77.88
Office Expenses	17,233.00	15,236.74	2,201.40	2,097.91	88.42
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	35,420.73	4,227.17	4,227.17	66.93
Professional Consultants	12,825.00	11,791.88	0.00	67.50	91.94
Maintenance Expenses	98,900.00	76,091.72	19,971.72	9,977.65	76.94
Utilities Taxes & Rent	111,243.00	94,054.17	20,214.19	11,059.44	84.55
Interest Expense-JCLDC Project	9,725.00	6,637.71	796.14	805.78	68.25
Interest Expense-JAIN PROJEC	6,283.00	2,636.55	545.85	554.64	41.96
Interest Exp Roof Project	8,108.00	5,467.39	669.98	673.84	67.43
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	329,651.28	57,864.69	38,747.88	70.87
Total Revenue	508,160.00	325,975.07	41,007.22	40,762.39	64.15
Total Expenses	465,152.00	329,651.28	57,864.69	38,747.88	70.87
Net Income Over Expenditure	\$ 43,008.00	(3,676.21)	\$ (16,857.47)	2,014.51	(8.55)

Watertown Industrial Center LDC
Balance Sheet
February 28, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	108,387.83
Capital Reserve		9,047.30
Leasehold Improvement Fund		21,831.74
Accounts Receivable		601.78
Acc. Rec. LHI		626,824.71
Rents Receivable		30,807.73
		797,501.09
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		(3,650,478.04)
		2,406,800.12
Total Property and Equipment		
Other Assets		
Work In Process-Variou		0.14
		0.14
Total Other Assets		
		3,204,301.35
Total Assets		\$

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	21,077.73
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		0.20
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		314,595.27
DEFERRED LIAB. BACK OF A PROJ		176,275.36
Due WIC LHI		50.72
Deferred Revenue		128,293.80
		642,794.26
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		314,590.27
BACK A RENOVATION LOAN		184,127.19
Roof Replacement Loan		266,442.25
		765,159.71
Total Long-Term Liabilities		
Total Liabilities		1,407,953.97
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
February 28, 2019

Net Income	<u>(39,868.67)</u>	
Total Capital		<u>1,796,347.38</u>
Total Liabilities & Capital	\$	<u><u>3,204,301.35</u></u>

Watertown Industrial Center Compative Balance Sheet for: 1/31/2019 - 2/28/2019

ASSETS	1/31/2019	2/28/2019	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 149,913.00	\$ 108,387.83	\$ 13,467.56
Capital Reserve	9,045.92	9,047.30	9,039.51
Leasehold Improvement Fund	20,565.15	21,831.74	44,315.54
Accounts Receivable	781.21	601.78	242.72
Acc. Rec. LHI	634,831.52	626,824.71	378,468.34
Rents Receivable	<u>7,816.23</u>	<u>30,807.73</u>	15,423.94
Total Current Assets	822,953.03	797,501.09	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>(3,637,208.66)</u>	<u>(3,650,478.04)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,420,069.50	2,406,800.12	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	\$ 3,243,022.67	\$ 3,204,301.35	\$ 2,973,912.91
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 22,725.56	\$ 21,077.73	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	0.03	0.20	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	318,461.00	314,595.27	345,252.52
Deferred Liab.Back of A Project	179,298.10	176,275.36	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>129,412.14</u>	<u>128,293.80</u>	<u>33,215.82</u>
Total Current Liabilities	652,448.73	642,794.26	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	318,456.00	314,590.27	345,247.52
Back A Renovation Loan	187,149.93	184,127.19	0.00
Roof Replacement Loan	<u>267,990.66</u>	<u>266,442.25</u>	<u>278,721.98</u>
Total Long-Term Liabilities	773,596.59	765,159.71	623,969.50
Total Liabilities	1,426,045.32	1,407,953.97	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>(19,238.70)</u>	<u>(39,868.67)</u>	<u>(26,921.33)</u>
Total Capital	1,816,977.35	1,796,347.38	1,836,216.05
Total Liabilities & Capital	\$ 3,243,022.67	\$ 3,204,301.35	\$ 2,973,912.91

Watertown Industrial Center LDC
Tenant Receivables
As of Feb 28, 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	5714	6/1/18				348.35	348.35
	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
	5872	2/1/19	498.93				498.93
Acadia Energy Corporation			498.93		997.86	2,344.07	3,840.86
Erie Boulevard Hydropower L.P.	5891	2/1/19	11,574.21				11,574.21
Erie Boulevard Hydropower L.P.			11,574.21				11,574.21
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
Jain Irrigation Inc.	5765	2/1/19	6,464.80				6,464.80
Jain Irrigation Inc.			6,464.80				6,464.80
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	5901	2/1/19	290.58				290.58
LAURENCE WOLLUM			290.58			-5.70	284.88
NEW YORK AIR BRAKE	5895	2/1/19	945.60				945.60
NEW YORK AIR BRAKE			945.60				945.60
Nytric Electrical Contractors, LLC.	5896	2/1/19	3,614.95				3,614.95
Nytric Electrical Contractors, LLC			3,614.95				3,614.95
PICK N GO PROPERTY WASTE S	5906	2/1/19	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
	5902	2/1/19	2,116.28				2,116.28
SERV-PRO			2,116.28			-0.01	2,116.27
UPSTATE CONSTRUCTION SERV	5903	2/1/19	1,143.63				1,143.63
UPSTATE CONSTRUCTION SERV			1,143.63				1,143.63
			27,599.51		997.86	-1,763.17	26,834.20

Watertown Industrial Center LDC
Aged Receivables
As of Feb 28, 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	5919		245.08			245.08
PICK N GO PROPERTY W	5920	272.39				272.39
3157834122						
PICNGO		272.39	245.08			517.47
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		272.39	245.08		84.31	601.78

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Feb 1, 2019 to Feb 28, 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
2/5/19	141000 100000	19034	Invoice: 5890 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
2/5/19	141000 100000	4412	Invoice: 5898 JEFFERSON COUNTY LDC	1,420.24	1,420.24
2/5/19	125000 100000	6978	Invoice: 5897 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
2/5/19	141000 100000	557336	Invoice: 5892 W.B. Mason Co, Inc.	1,019.54	1,019.54
2/5/19	141000 100000	032806	Invoice: 5894 MODERN MOVING AND STORAGE	3,517.90	3,517.90
2/5/19	141000 100000	9208	Invoice: 5887 SERV-PRO	2,116.28	2,116.28
2/14/19	125000 141000 100000	1450	Invoice: 5882 Invoice: 5883 PICK N GO PROPERTY WASTE SERVICES	1,129.96	179.43 950.53
2/14/19	141000 141000 100000	451652	Invoice: 5859 Invoice: 5878 NEW YORK AIR BRAKE	1,891.20	945.60 945.60
2/14/19	141000 100000	1582	Invoice: 5818 SGTRLLC	217.76	217.76
2/14/19	141000 100000	71121	Invoice: 5905 DEVELOPMENT AUTHORITY	1,451.89	1,451.89
2/14/19	141000 100000	0030974322	Invoice: 5893 Ampersand New York Operations Co. LLC.	817.66	817.66
2/14/19	141000 100000	1177	Invoice: 5899 STEVEN ELLIOT	698.12	698.12
2/14/19	141000 100000	11645	Invoice: 5900 CONVERSE LABORATORIES INC.	1,650.29	1,650.29
				18,193.77	18,193.77

Watertown Industrial Center LDC
Aged Payables
As of Feb 28, 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	2/19 STMNT	587.29				587.29
NOBEL ACE HDWE		587.29				587.29
CINTAS	12666550-2281	341.73				341.73
CINTAS		341.73				341.73
CITY COMPROLLER	0002013-22819	268.89				268.89
	0004614-22819	438.99				438.99
CITY COMPROLLER		707.88				707.88
CITY ELECTRIC	S035877533.00	39.45				39.45
CITY ELECTRIC		39.45				39.45
DIRECT ENERGY	190640037644	211.30				211.30
	190640037644	924.75				924.75
	190640037644	237.72				237.72
	190640037644	685.49				685.49
	190640037641	197.23				197.23
	190660037666	0.31				0.31
	190640037644	228.06				228.06
	190650037651	114.31				114.31
	190650037651	42.48				42.48
DIRECT ENERGY		2,641.65				2,641.65
Great America Financial	24355561	387.36				387.36
Great America Financial		387.36				387.36
MITTAG'S LOCK & KEY	13611	113.50				113.50
MITTAG'S LOCK & KEY		113.50				113.50
NATIONAL GRID	2853006034-22	217.21				217.21
	0958937132-22	195.08				195.08
	0438937154-22	411.20				411.20
	0038937138-22	340.61				340.61
	1078719124-22	458.30				458.30
	9303154019-22	21.23				21.23
	9678936125-22	119.26				119.26
	0518786126-22	122.30				122.30
	4083010042-22	198.52				198.52
	1118719155-22	185.34				185.34
	0498937125-22	442.59				442.59
	0338937134-22	24.52				24.52
	0058937125-22	369.58				369.58
	0898937150-22	371.30				371.30
	5874117053-22	413.12				413.12
	0918937121-22	161.79				161.79
	2017080029-22	178.87				178.87
NATIONAL GRID		4,230.82				4,230.82

Watertown Industrial Center LDC
Aged Payables
As of Feb 28, 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
NYTRIC ELECTRICAL C	12933			279.12		279.12
	13002			266.89		266.89
	13026		106.00			106.00
	13240	164.00				164.00
NYTRIC ELECTRICAL C		164.00	106.00	546.01		816.01
P&M CONSTRUCTION	2729	980.00				980.00
P&M CONSTRUCTION		980.00				980.00
SEAWAY RENTAL COR	149123-2419	1,969.00				1,969.00
	148957-2619	1,350.00				1,350.00
	149049	516.00				516.00
SEAWAY RENTAL COR		3,835.00				3,835.00
SPRAGUE OPERATING	70652741	3,423.27				3,423.27
SPRAGUE OPERATING		3,423.27				3,423.27
WASTE MANAGEMENT	3324689-0448-	800.46				800.46
WASTE MANAGEMENT		800.46				800.46
W.B. MASON COMPANY	I63822516	1,584.78				1,584.78
	I63910915	324.75				324.75
W.B. MASON COMPAN		1,909.53				1,909.53
G.W. WHITE & SON INC	105092-22819	267.03				267.03
G.W. WHITE & SON INC		267.03				267.03
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
		20,428.97	106.00	546.01	-3.00	21,077.98

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2019 to Feb 28, 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
2/1/19	10496	200000 100000	Invoice: 2/19INS Central Insurance Companies	4,227.17	4,227.17
2/1/19	10497	200000 100000	Invoice: 2/19 - 4/19 Guardian Life Ins Co	220.23	220.23
2/1/19	10498	200000 100000	Invoice: 3376 JEFFERSON COUNTY INDUSTRIAL	7,375.09	7,375.09
2/1/19	10499	200000 100000	Invoice: 2019-005 P.S.G.	595.00	595.00
2/1/19	10500	200000 100000	Invoice: 852930501011119 Time Warner Cable	189.98	189.98
2/1/19	10501	200000 100000	Invoice: 126421-1/19 WESTELCOM	104.63	104.63
2/1/19	10502	200000 100000	Invoice: 2/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
2/16/19	10503	200000 100000	Invoice: 1078719124-12519 Invoice: 0038937138-12519 Invoice: 0438937154-12519 Invoice: 0958937132-12519 Invoice: 2853006034-12519 Invoice: 0498937125-12619 Invoice: 1118719155-12619 Invoice: 4083010042-12619 Invoice: 2017080029-12619 Invoice: 0898937150-12619 Invoice: 5874117053-12619 Invoice: 0918937121-12619 Invoice: 0338937134-12619 Invoice: 0058937125-12619 Invoice: 9678936125-12619 Invoice: 0518786126-12919 NATIONAL GRID	483.71 278.02 415.89 185.33 232.40 444.87 201.69 141.21 201.58 385.81 445.42 156.52 24.52 372.60 123.88 122.11	4,215.56
2/16/19	10504	100000	VOID		
2/16/19	10504	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 190310037302433 Invoice: 190310037302435 Invoice: 190310037302436 Invoice: 190310037302437 Invoice: 190310037302438 Invoice: 190310037302439 Invoice: 190380037375145 Invoice: 190310037302434 Invoice: 190320037313748 DIRECT ENERGY	123.38 537.51 226.07 848.69 162.91 212.67 0.05 99.36 42.20	2,252.84
2/16/19	10505	200000 100000	Invoice: 1/19 STMNT NOBEL ACE HDWE	717.39	717.39
2/16/19	10506	200000 100000	Invoice: 12666550-1/19 CINTAS	294.90	294.90
2/16/19	10507	200000 200000 100000	Invoice: 0004614-1/19AB Invoice: 0002012-1/19C CITY COMPTRROLLER	438.99 268.89	707.88
2/16/19	10508	200000 100000	Invoice: 24175408 Great America Financial Services	387.36	387.36
2/16/19	10509	200000	Invoice: 16666	744.66	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2019 to Feb 28, 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
		100000	NORTHERN COMPUTERS		744.66
2/16/19	10510	200000	Invoice: 13086	1,066.00	
		200000	Invoice: 13154	556.29	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		1,622.29
2/16/19	10511	200000	Invoice: 1/19 STMNT	115.95	
		100000	OUTDOOR POWER OF NNY		115.95
2/16/19	10512	200000	Invoice: 38725	140.00	
		100000	RAYNOR OVERHEAD DOOR SALES, IN		140.00
2/16/19	10513	200000	Invoice: 007572-1/19	67.50	
		100000	SCHWERZMANN & WISE, PC		67.50
2/16/19	10514	200000	Invoice: 148938-1/19	1,969.00	
		200000	Invoice: 148862-2/19	970.00	
		100000	SEAWAY RENTAL CORP.		2,939.00
2/16/19	10515	200000	Invoice: 70634888	2,604.95	
		200000	Invoice: 70643733	3,356.93	
		100000	SPRAGUE OPERATING RESOURCES		5,961.88
2/16/19	10516	200000	Invoice: 361085	384.00	
		100000	S.T.A.T. COMMUNICATIONS INC.		384.00
2/16/19	10517	200000	Invoice: 5001012615	1,037.50	
		100000	THYSSENKRUPP ELEVATOR CORPORATION		1,037.50
2/16/19	10518	200000	Invoice: 852930501021119	220.24	
		100000	Time Warner Cable		220.24
2/16/19	10519	200000	Invoice: 9823344067	270.19	
		100000	VERIZON WIRELESS		270.19
2/16/19	10520	200000	Invoice: 1/19 STMNT	130.08	
		100000	VICTORY PROMOTIONS, INC.		130.08
2/16/19	10521	200000	Invoice: 33234730448-4	798.62	
		100000	WASTE MANAGEMENT OF NEW YORK		798.62
2/16/19	10522	200000	Invoice: 1/19 STMNT	1,612.83	
		100000	W.B. MASON COMPANY, INC.		1,612.83
2/16/19	10523	200000	Invoice: 126421-21019	104.62	
		100000	WESTELCOM		104.62
2/26/19	10524	200000	Invoice: 92007719	640.75	
		100000	ABJ FIRE PROTECTION CO.		640.75
2/26/19	10525	200000	Invoice: RL103971095	139.32	
		100000	FP MAILING SOLUTIONS		139.32
2/26/19	10526	200000	Invoice: 2019-017	250.40	
		200000	Invoice: 2019-012	90.00	
		100000	P.S.G.		340.40
2/26/19	10527	200000	Invoice: 0513543	456.68	
		200000	Invoice: 0620000	370.07	
		100000	RSI ROOFING, INC.		826.75
2/26/19	10528	200000	Invoice: 9006	1,550.00	
		200000	Invoice: 9010	6,850.00	
		100000	SWBG WHOLESALE INC.		8,400.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Feb 1, 2019 to Feb 28, 2019

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Date	Check	Account I	Line Description	Debit Amount	Credit Amount
2/26/19	10529	200000 100000	Invoice: S0065963 VICTORY PROMOTIONS, INC.	362.92	362.92
	Total			50,365.92	50,365.92

Watertown Industrial Center LDC
Maintenance Report for the Eight Month Period Ending February 28, 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	74,001.66	\$ 9,281.51	9,276.96	65.61
Total Revenues	<u>112,787.00</u>	<u>74,001.66</u>	<u>9,281.51</u>	<u>9,276.96</u>	65.61
Expenses					
Maintenance - Improvements	15,800.00	7,061.49	556.29	1,518.24	44.69
Maintenance - Building Repairs	22,000.00	21,470.95	2,464.10	841.00	97.60
Maintenance - Common Area	23,200.00	11,594.90	982.48	3,462.39	49.98
Maintenance - Grounds	28,400.00	20,458.74	10,309.53	1,273.02	72.04
Maintenance - Equipment/Tools	5,500.00	11,975.66	4,925.98	2,308.07	217.74
Maintenance - Materials	4,000.00	3,529.98	733.34	574.93	88.25
Total Operations	<u>98,900.00</u>	<u>76,091.72</u>	<u>19,971.72</u>	<u>9,977.65</u>	76.94
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>(2,090.06)</u>	\$ <u>(10,690.21)</u>	<u>(700.69)</u>	(15.05)