

**Watertown Industrial Center LDC****Income Statement for the Nine Month Period Ending March 31, 2019**

Prepared by Staff, April 25, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 484,659.00	356,330.24	\$ 40,455.84	39,755.84	128,328.76
Misc Inc - Oper & Admin	23,500.00	11,352.21	1,251.54	1,251.38	12,147.79
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	71,540.57	11,409.89	8,074.79	42,093.43
Leasehold Interest	16,908.00	11,231.75	1,399.85	1,422.09	5,676.25
<b>Total Revenues</b>	<b>638,702.00</b>	<b>450,454.77</b>	<b>54,517.12</b>	<b>50,504.10</b>	<b>188,247.23</b>
<b>Expenses</b>					
Marketing	12,500.00	8,758.04	247.99	0.00	3,741.96
Salaries	96,393.00	65,514.62	7,195.72	7,361.17	30,878.38
FICA-Medicare Tax Expense	8,304.00	5,002.35	549.92	562.58	3,301.65
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	288.86	(5.26)	108.56	485.14
Vision Ins.	196.00	108.12	(1.94)	40.21	87.88
Comp Ins.	3,636.00	2,604.07	286.74	288.33	1,031.93
Retirement Expense	6,748.00	4,042.24	383.64	383.64	2,705.76
NYS Unemployment	457.00	210.37	18.83	60.72	246.63
NYS Re-Emp Service	19.00	25.31	1.71	5.52	(6.31)
Vehicle Allowance	1,800.00	1,350.00	150.00	150.00	450.00
Disability	615.00	277.56	(15.80)	35.45	337.44
Paychex Processing	2,697.00	2,329.77	229.31	229.31	367.23
Life Ins.	0.00	38.25	0.00	12.75	(38.25)
Office Expenses	17,233.00	16,113.46	876.72	2,201.40	1,119.54
Depreciation	222,615.00	119,424.42	13,269.38	13,269.38	103,190.58
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	39,647.90	4,227.17	4,227.17	13,273.10
Legal/Environmental	4,000.00	6,508.38	166.50	0.00	(2,508.38)
Legal General	0.00	1,305.00	180.00	0.00	(1,305.00)
Accounting and Auditing	4,325.00	4,450.00	125.00	0.00	(125.00)
Engineering/Design/Consulting	4,500.00	0.00	0.00	0.00	4,500.00
Maintenance - Improvements	15,800.00	7,061.49	0.00	556.29	8,738.51
Maintenance - Common Area	23,200.00	11,858.95	264.05	982.48	11,341.05
Maintenance - Building Repairs	22,000.00	24,905.11	3,238.01	2,464.10	(2,905.11)
Maintenance - Materials	4,000.00	3,917.58	254.64	733.34	82.42
Maintenance - Grounds	28,400.00	21,188.73	729.99	10,309.53	7,211.27
Maintenance - Equipment/Tools	5,500.00	13,650.63	1,674.97	4,925.98	(8,150.63)
Waste Removal	11,100.00	7,271.88	804.87	800.46	3,828.12
Property Taxes	27,000.00	29,346.24	0.00	8,410.11	(2,346.24)
Water	8,544.00	5,663.04	707.88	707.88	2,880.96
Electric	39,666.00	39,275.78	4,746.33	4,910.53	390.22
Gas	24,933.00	22,403.74	3,647.43	5,385.21	2,529.26
Interest Expense-Roof Project	8,108.00	6,133.50	666.11	669.98	1,974.50
Interest Expense-JCLDC Project	9,725.00	7,424.18	786.47	796.14	2,300.82
Interest Expense-JAIN PROJEC	6,283.00	3,173.59	537.04	545.85	3,109.41
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>687,767.00</b>	<b>482,078.85</b>	<b>45,943.42</b>	<b>71,134.07</b>	<b>205,688.15</b>
Total Revenue	638,702.00	450,454.77	54,517.12	50,504.10	188,247.23
Total Expenses	687,767.00	482,078.85	45,943.42	71,134.07	205,688.15
<b>Net Income Over Expenditure</b>	<b>\$ (49,065.00)</b>	<b>(31,624.08)</b>	<b>\$ 8,573.70</b>	<b>(20,629.97)</b>	<b>(17,440.92)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Nine Month Period Ending March 31, 2019**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 484,659.00	356,330.24	\$ 40,455.84	39,755.84	73.52
Misc Inc - Oper & Admin	23,500.00	11,352.21	1,251.54	1,251.38	48.31
Interest Income	1.00	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>508,160.00</b>	<b>367,682.45</b>	<b>41,707.38</b>	<b>41,007.22</b>	<b>72.36</b>
<b>Expenses</b>					
Marketing	12,500.00	8,758.04	247.99	0.00	70.06
Salaries	96,393.00	65,514.62	7,195.72	7,361.17	67.97
Benefits	31,324.00	14,752.82	1,367.84	1,647.76	47.10
Paychex Processing	2,697.00	2,329.77	229.31	229.31	86.38
Office Expenses	17,233.00	16,113.46	876.72	2,201.40	93.50
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	39,647.90	4,227.17	4,227.17	74.92
Professional Consultants	12,825.00	12,263.38	471.50	0.00	95.62
Maintenance Expenses	98,900.00	82,582.49	6,161.66	19,971.72	83.50
Utilities Taxes & Rent	111,243.00	103,960.68	9,906.51	20,214.19	93.45
Interest Expense-JCLDC Project	9,725.00	7,424.18	786.47	796.14	76.34
Interest Expense-JAIN PROJEC	6,283.00	3,173.59	537.04	545.85	50.51
Interest Exp Roof Project	8,108.00	6,133.50	666.11	669.98	75.65
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>465,152.00</b>	<b>362,654.43</b>	<b>32,674.04</b>	<b>57,864.69</b>	<b>77.96</b>
Total Revenue	508,160.00	367,682.45	41,707.38	41,007.22	72.36
Total Expenses	465,152.00	362,654.43	32,674.04	57,864.69	77.96
<b>Net Income Over Expenditure</b>	<b>\$ 43,008.00</b>	<b>5,028.02</b>	<b>\$ 9,033.34</b>	<b>(16,857.47)</b>	<b>11.69</b>

756,700.48

Balance Sheet  
March 31, 2019

ASSETS

Current Assets

General Checking - Key Bank	\$ 133,323.94
Capital Reserve	9,048.84
Leasehold Improvement Fund	26,411.22
Accounts Receivable	455.03
Acc. Rec. LHI	615,414.82
Rents Receivable	8,405.49

Total Current Assets 793,059.34

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	(3,663,747.42)

Total Property and Equipment 2,393,530.74

Other Assets

Work In Process-Variou	0.14
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Total Other Assets 0.14

Total Assets \$ 3,186,590.22

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	\$ 14,990.93
RETAINAGE PAYABLE	(0.45)
Due HUD - Leasehold Impr. Fund	0.40
ACCRUED PAYROLL	1,471.00
Retirement Withheld	3.13
Due WIC Rent	1,027.50
Deferred Liab. Bldg. B Project	310,719.87
DEFERRED LIAB. BACK OF A PROJ	173,243.81
Due WIC LHI	50.72
Deferred Revenue	123,790.86

Total Current Liabilities 625,297.77

Long-Term Liabilities

Bldg. B Renovation Loan-WLDC	310,714.87
BACK A RENOVATION LOAN	181,095.64
Roof Replacement Loan	264,889.97

Total Long-Term Liabilities 756,700.48

Total Liabilities 1,381,998.25

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  
March 31, 2019

Net Income	<u>(31,624.08)</u>	
Total Capital		<u>1,804,591.97</u>
Total Liabilities & Capital	\$	<u><u>3,186,590.22</u></u>

Watertown Industrial Center Compative Balance Sheet for: 2/28/2019 - 3/31/2019

ASSETS	2/28/2019	3/31/2019	After Adjusting Entries 6/30/2018
<b>Current Assets</b>			
General Checking - Key Bank	\$ 108,387.83	\$ 133,323.94	\$ 13,467.56
Capital Reserve	9,047.30	9,048.84	9,039.51
Leasehold Improvement Fund	21,831.74	26,411.22	44,315.54
Accounts Receivable	601.78	455.03	242.72
Acc. Rec. LHI	626,824.71	615,414.82	378,468.34
Rents Receivable	<u>30,807.73</u>	<u>8,405.49</u>	15,423.94
<b>Total Current Assets</b>	<b>797,501.09</b>	<b>793,059.34</b>	<b>460,957.61</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	4,299,304.58	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>(3,650,478.04)</u>	<u>(3,663,747.42)</u>	<u>(3,544,323.00)</u>
<b>Total Property and Equipment</b>	<b>2,406,800.12</b>	<b>2,393,530.74</b>	<b>2,512,955.16</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>0.14</u>	<u>0.14</u>	<u>0.14</u>
<b>Total Other Assets</b>	<b>0.14</b>	<b>0.14</b>	<b>0.14</b>
<b>Total Assets</b>	<b><u>\$ 3,204,301.35</u></b>	<b><u>\$ 3,186,590.22</u></b>	<b><u>\$ 2,973,912.91</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 21,406.84	\$ 14,990.93	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	0.20	0.40	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	314,595.27	310,719.87	345,252.52
Deferred Liab.Back of A Project	176,275.36	173,243.81	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>128,293.80</u>	<u>123,790.86</u>	<u>33,215.82</u>
<b>Total Current Liabilities</b>	<b>643,123.37</b>	<b>625,297.77</b>	<b>513,347.65</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	314,590.27	310,714.87	345,247.52
Back A Renovation Loan	184,127.19	181,095.64	0.00
Roof Replacement Loan	<u>266,442.25</u>	<u>264,889.97</u>	<u>278,721.98</u>
<b>Total Long-Term Liabilities</b>	<b><u>765,159.71</u></b>	<b><u>756,700.48</u></b>	<b><u>623,969.50</u></b>
<b>Total Liabilities</b>	<b>1,408,283.08</b>	<b>1,381,998.25</b>	<b>1,137,696.86</b>
<b>Capital</b>			
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>(40,197.78)</u>	<u>(31,624.08)</u>	<u>(26,921.33)</u>
<b>Total Capital</b>	<b><u>1,796,018.27</u></b>	<b><u>1,804,591.97</u></b>	<b><u>1,836,216.05</u></b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 3,204,301.35</u></b>	<b><u>\$ 3,186,590.22</u></b>	<b><u>\$ 2,973,912.91</u></b>

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

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

Customer	Invoic	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Acadia Energy Corporation	5739	7/1/18				178.78	178.78
	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
	5909	3/1/19	498.93				498.93
<b>Acadia Energy Corporation</b>			<b>498.93</b>			<b>2,673.43</b>	<b>3,172.36</b>
DEVELOPMENT AUTHORITY	5926	3/1/19	1,451.89				1,451.89
<b>DEVELOPMENT AUTHORITY</b>			<b>1,451.89</b>				<b>1,451.89</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>	
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
<b>LAURENCE WOLLUM</b>						<b>-5.70</b>	<b>-5.70</b>
Nytric Electrical Contractors, LLC.	5915	3/1/19	3,914.95				3,914.95
<b>Nytric Electrical Contractors, LLC</b>			<b>3,914.95</b>				<b>3,914.95</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>5,865.77</b>			<b>-1,433.81</b>	<b>4,431.96</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Mar 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	5919			149.98		149.98
PICK N GO PROPERTY W	5963	220.74				220.74
3157834122						
<b>PICNGO</b>		<b>220.74</b>		<b>149.98</b>		<b>370.72</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>220.74</b>		<b>149.98</b>	<b>84.31</b>	<b>455.03</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Mar 1, 2019 to Mar 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
3/4/19	141000 100000	10014	Invoice: 5891 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
3/4/19	141000 100000	9163	Invoice: 5896 Nytric Electrical Contractors, LLC.	3,614.95	3,614.95
3/4/19	141000 100000	89089	Invoice: 5903 UPSTATE CONSTRUCTION SERVICES, INC.	1,143.63	1,143.63
3/4/19	141000 100000	9279	Invoice: 5902 SERV-PRO	2,116.28	2,116.28
3/4/19	141000 100000	151197	Invoice: 5765 Jain Irrigation Inc.	6,464.80	6,464.80
3/4/19	141000 100000	1466	Invoice: 5907 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
3/13/19	141000 141000 100000	451990	Invoice: 5895 Invoice: 5914 NEW YORK AIR BRAKE	1,891.20	945.60 945.60
3/13/19	141000 100000	564173	Invoice: 5911 W.B. Mason Co, Inc.	1,019.54	1,019.54
3/13/19	141000 100000	1597	Invoice: 5819 SGTRLLC	217.76	217.76
3/13/19	141000 100000	032823	Invoice: 5913 MODERN MOVING AND STORAGE	3,617.90	3,617.90
3/13/19	141000 100000	19159	Invoice: 5908 BLACK HORSE GROUP, LLC	1,012.93	1,012.93
3/13/19	125000 100000	6991	Invoice: 5916 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
3/13/19	141000 100000	4465	Invoice: 5917 JEFFERSON COUNTY LDC	1,420.24	1,420.24
3/13/19	141000 100000	9339	Invoice: 5924 SERV-PRO	2,116.28	2,116.28
3/13/19	141000 100000	1227	Invoice: 5901 LAURENCE WOLLUM	290.58	290.58
3/13/19	141000 100000	1157	Invoice: 5872 Acadia Energy Corporation	498.93	498.93
3/13/19	141000 141000 100000	1139	Invoice: 5714 Invoice: 5739 Acadia Energy Corporation	668.50	348.35 320.15
3/13/19	141000 100000	11687	Invoice: 5922 CONVERSE LABORATORIES INC.	1,800.29	1,800.29
3/13/19	141000 100000	89143	Invoice: 5925 UPSTATE CONSTRUCTION SERVICES, INC.	1,143.63	1,143.63
3/13/19	141000 100000	1178	Invoice: 5921 STEVEN ELLIOT	698.12	698.12
3/22/19	141000	10092	Invoice: 5910		11,574.21



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

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

<b>Date</b>	<b>Account ID</b>	<b>Transaction Re</b>	<b>Line Description</b>	<b>Debit Amnt</b>	<b>Credit Amnt</b>
	100000		Erie Boulevard Hydropower L.P.	11,574.21	
3/22/19	141000 100000	0031855846	Invoice: 5912 Ampersand New York Operations Co. LLC.	817.66	817.66
3/22/19	141000 100000	1229	Invoice: 5923 LAURENCE WOLLUM	290.58	290.58
3/29/19	141000 100000	152192	Invoice: 5766 Jain Irrigation Inc.	6,464.80	6,464.80
3/29/19	125000 125000 141000 141000 100000	1488	Invoice: 5919 Invoice: 5920 Invoice: 5906 Invoice: 5918 PICK N GO PROPERTY WASTE SERVICES	2,418.55	95.10 272.39 950.53 1,100.53
				<b>64,475.57</b>	<b>64,475.57</b>
				<b>64,475.57</b>	<b>64,475.57</b>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Mar 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	63353-3/19	72.84				72.84
<b>NOBEL ACE HDWE</b>		<b>72.84</b>				<b>72.84</b>
BARCLAY DAMON LLP	5018957-3/19	166.50				166.50
<b>BARCLAY DAMON LLP</b>		<b>166.50</b>				<b>166.50</b>
BOWERS & COMPANY	186897	125.00				125.00
<b>BOWERS &amp; COMPANY</b>		<b>125.00</b>				<b>125.00</b>
CINTAS	12666550-0331	249.29				249.29
<b>CINTAS</b>		<b>249.29</b>				<b>249.29</b>
CITY COMPROLLER	0002012-32919	268.89				268.89
	0004614-32919	438.99				438.99
<b>CITY COMPROLLER</b>		<b>707.88</b>				<b>707.88</b>
CITY ELECTRIC	S036093254.00	181.80				181.80
	S036095068.00	297.20				297.20
<b>CITY ELECTRIC</b>		<b>479.00</b>				<b>479.00</b>
DIRECT ENERGY	190920037939	115.67				115.67
	190920037939	683.61				683.61
	190920037939	255.79				255.79
	190920037939	878.07				878.07
	190920037939	238.18				238.18
	190920037939	261.38				261.38
	190920037939	175.78				175.78
	190980037993	0.50				0.50
	190930037946	47.94				47.94
<b>DIRECT ENERGY</b>		<b>2,656.92</b>				<b>2,656.92</b>
DIVAL SAFETY & SUPP	2567204	174.47				174.47
<b>DIVAL SAFETY &amp; SUPP</b>		<b>174.47</b>				<b>174.47</b>
MITTAG'S LOCK & KEY	13630	107.50				107.50
<b>MITTAG'S LOCK &amp; KEY</b>		<b>107.50</b>				<b>107.50</b>
NATIONAL GRID	5874117053-32	325.84				325.84
	9678936125-32	104.35				104.35
	0898937150-32	254.11				254.11
	1118719155-32	117.97				117.97
	2853006034-32	231.84				231.84
	0498937125-32	316.29				316.29
	0958937132-32	199.45				199.45
	0438937154-32	411.86				411.86
	0038937138-32	330.30				330.30
	0058937125-32	321.93				321.93

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Mar 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
	0338937134-32	24.52				24.52
	0918937121-32	110.00				110.00
	1078719124-32	424.96				424.96
	7083010042-32	170.41				170.41
	2017080029-32	148.90				148.90
	0518786126-32	125.03				125.03
<b>NATIONAL GRID</b>		<b>3,617.76</b>				<b>3,617.76</b>
OVERHEAD DOOR CO	39015	81.00				81.00
<b>OVERHEAD DOOR CO</b>		<b>81.00</b>				<b>81.00</b>
SCHWERZMANN & WIS	007572-33119	180.00				180.00
<b>SCHWERZMANN &amp; WIS</b>		<b>180.00</b>				<b>180.00</b>
SEAWAY RENTAL COR	149315-3419	984.50				984.50
	149191-031319	516.00				516.00
<b>SEAWAY RENTAL COR</b>		<b>1,500.50</b>				<b>1,500.50</b>
SPRAGUE OPERATING	70659972	2,339.82				2,339.82
<b>SPRAGUE OPERATING</b>		<b>2,339.82</b>				<b>2,339.82</b>
Time Warner Cable	852930501031	222.39				222.39
<b>Time Warner Cable</b>		<b>222.39</b>				<b>222.39</b>
VICTORY PROMOTION	S0066444	247.99				247.99
<b>VICTORY PROMOTION</b>		<b>247.99</b>				<b>247.99</b>
WASTE MANAGEMENT	33262210448-4	804.87				804.87
<b>WASTE MANAGEMENT</b>		<b>804.87</b>				<b>804.87</b>
W.B. MASON COMPANY	I64413476	729.99				729.99
	I64377445	136.36				136.36
	I64419555	64.99				64.99
<b>W.B. MASON COMPAN</b>		<b>931.34</b>				<b>931.34</b>
G.W. WHITE & SON INC	105092-3/19				329.11	329.11
<b>G.W. WHITE &amp; SON INC</b>					<b>329.11</b>	<b>329.11</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>14,665.07</b>			<b>326.11</b>	<b>14,991.18</b>

# Watertown Industrial Center LDC

## Aged Payables

As of Mar 31, 2019

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

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Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
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**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Mar 1, 2019 to Mar 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
3/1/19	10530	200000 100000	Invoice: 3/19 INS Central Insurance Companies	4,227.17	4,227.17
3/1/19	10531	200000 100000	Invoice: 3/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
3/19/19	10532	200000 100000	Invoice: 0038937138-22519 Invoice: 0958937132-22519 Invoice: 0438937154-22519 Invoice: 1078719124-22519 Invoice: 2853006034-22519 Invoice: 9303154019-22519 Invoice: 0898937150-22719 Invoice: 0058937125-22719 Invoice: 5874117053-22719 Invoice: 0918937121-22719 Invoice: 0338937134-22719 Invoice: 1118719155-22719 Invoice: 0518786126-22719 Invoice: 9678936125-22719 Invoice: 4083010042-22719 Invoice: 0498937125-22719 Invoice: 2017080029-22719 NATIONAL GRID	340.61 195.08 411.20 458.30 217.21 21.23 371.30 369.58 413.12 161.79 24.52 185.34 122.30 119.26 198.52 442.59 178.87	4,230.82
3/19/19	10533	100000	VOID		
3/19/19	10533	200000 100000	Invoice: 2/19 STMNT NOBEL ACE HDWE	587.29	587.29
3/19/19	10534	200000 100000	Invoice: 12666550-22819 CINTAS	341.73	341.73
3/19/19	10535	200000 200000 100000	Invoice: 0002013-22819 Invoice: 0004614-22819 CITY COMPROLLER	268.89 438.99	707.88
3/19/19	10536	200000 100000	Invoice: S035877533.001 CITY ELECTRIC	39.45	39.45
3/19/19	10537	200000 100000	Invoice: 17748568030519 CRYSTAL ROCK	14.76	14.76
3/19/19	10538	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 190640037644363 Invoice: 190640037644364 Invoice: 190640037644362 Invoice: 190640037644361 Invoice: 190640037641548 Invoice: 190660037666221 Invoice: 190640037644365 Invoice: 190650037651535 Invoice: 190650037651534 DIRECT ENERGY	924.75 211.30 237.72 685.49 197.23 0.31 228.06 114.31 42.48	2,641.65
3/19/19	10539	200000 100000	Invoice: 24355561 Great America Financial Services	387.36	387.36
3/19/19	10540	200000 200000 100000	Invoice: 13611 Invoice: 13626 MITTAG'S LOCK & KEY	113.50 345.00	458.50
3/19/19	10541	200000 200000 200000 200000 200000	Invoice: 12933 Invoice: 13002 Invoice: 13026 Invoice: 13240 Invoice: 13252	279.12 266.89 106.00 164.00 199.30	

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

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

<b>Date</b>	<b>Check</b>	<b>Account I</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
		200000 100000	Invoice: 13280 NYTRIC ELECTRICAL CONTRACTORS, LLC	123.00	1,138.31
3/19/19	10542	200000 100000	Invoice: 2729 P&M CONSTRUCTION	980.00	980.00
3/19/19	10543	200000 200000 200000 100000	Invoice: 2019-020 Invoice: 2019-024 Invoice: 2019-027 P.S.G.	132.50 216.83 1,113.50	1,462.83
3/19/19	10544	200000 200000 100000	Invoice: 0863608 Invoice: 1003608 RSI ROOFING, INC.	311.93 310.25	622.18
3/19/19	10545	200000 200000 200000 100000	Invoice: 149123-2419 Invoice: 148957-2619 Invoice: 149049 SEAWAY RENTAL CORP.	1,969.00 1,350.00 516.00	3,835.00
3/19/19	10546	200000 100000	Invoice: 70652741 SPRAGUE OPERATING RESOURCES	3,423.27	3,423.27
3/19/19	10547	200000 100000	Invoice: 9825297570 VERIZON WIRELESS	270.25	270.25
3/19/19	10548	200000 100000	Invoice: 3324689-0448-4 WASTE MANAGEMENT OF NEW YORK	800.46	800.46
3/19/19	10549	200000 200000 100000	Invoice: I63822516 Invoice: I63910915 W.B. MASON COMPANY, INC.	1,584.78 324.75	1,909.53
3/19/19	10550	200000 100000	Invoice: 126421-31019 WESTELCOM	104.78	104.78
3/19/19	10551	200000 100000	Invoice: 105092-22819 G.W. WHITE & SON INC.	267.03	267.03
	<b>Total</b>			<b>30,668.64</b>	<b>30,668.64</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Nine Month Period Ending March 31, 2019**  
 Prepared by WICLDC STAFF, April 25, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 112,787.00	83,283.17	\$ 9,281.51	9,281.51	73.84
Total Revenues	<u>112,787.00</u>	<u>83,283.17</u>	<u>9,281.51</u>	<u>9,281.51</u>	73.84
<b>Expenses</b>					
Maintenance - Improvements	15,800.00	7,061.49	0.00	556.29	44.69
Maintenance - Building Repairs	22,000.00	24,905.11	3,238.01	2,464.10	113.21
Maintenance - Common Area	23,200.00	11,858.95	264.05	982.48	51.12
Maintenance - Grounds	28,400.00	21,188.73	729.99	10,309.53	74.61
Maintenance - Equipment/Tools	5,500.00	13,650.63	1,674.97	4,925.98	248.19
Maintenance - Materials	4,000.00	3,917.58	254.64	733.34	97.94
Total Operations	<u>98,900.00</u>	<u>82,582.49</u>	<u>6,161.66</u>	<u>19,971.72</u>	83.50
<b>Net Income Over Expenditure</b>	<b>\$ <u>13,887.00</u></b>	<b><u>700.68</u></b>	<b>\$ <u>3,119.85</u></b>	<b><u>(10,690.21)</u></b>	<b>5.05</b>

Tenant	Staff	Expiration	Option	Main Square Ft.	Storage Square Ft.	Base Rent	Taxes	Maint.	Heat	Electric	CIR	Water	Storage /Trash/Other	Total
Black Horse Group	20	12/31/2020		2,233.00	897.00	528.15	61.96	222.32	-	-	67.76	27.74	85.00	\$ 1,012.92
Brookfield Power	45	1/31/2021	4/1/2021	2,135.00	-	7,728.71	569.49	2,135.60	-	-	1,014.61	56.00	-	\$ 11,574.21
John Ferguson	2	6/30/2023		35,710.00	-	2,350.91	1,011.78	1,930.29	-	-	1,130.62	37.00	-	\$ 6,464.80
Colonial Insurance	11	12/31/2019	None	783.00	-	441.05	23.51	88.17	55.11	55.11	25.72	33.45	-	\$ 698.12
Converse Labs	7	12/31/2020		3,700.00	-	1,012.24	107.98	412.28	-	-	117.79	-	150.00	\$ 1,800.29
All Ski Lifts - Larry Wolium	1	Monthly		288.00	-	153.00	7.83	29.38	-	61.20	8.57	30.60	-	\$ 290.58
W.A. Mason	6	4/30/2025		4,616.00	2,000.00	461.60	135.90	509.64	-	-	148.65	33.12	131.33	\$ 1,420.24
JLDC	7	10/31/2024		5,480.00	-	499.04	161.30	210.04	161.50	161.50	54.73	40.84	-	\$ 2,116.28
Service of Jefferson County	1	6/30/2019		1,900.00	-	452.27	45.27	206.40	-	-	60.80	-	-	\$ 817.66
Upstate Construction	2	10/31/2019	11/1/2019	1,920.00	-	624.00	54.40	206.40	-	-	60.80	-	-	\$ 945.60
New York Air Brake	0	10/31/2019		1,200.00	-	455.18	47.64	178.64	111.65	135.47	52.10	38.86	-	\$ 1,019.54
Waerstrom Model Railroad Club	3	Monthly		2,800.00	-	350.00	-	-	-	-	-	-	-	\$ 350.00
Modern Knitting	13	3/31/2019	4/1/2020	9,600.00	-	1,840.00	277.44	1,052.64	-	-	310.08	32.74	100.00	\$ 3,612.90
MYTRIC	23	8/31/2019		7,800.00	-	2,250.20	225.15	844.30	-	-	246.25	40.05	300.00	\$ 3,914.95
Pick N Go Waste Services	5	11/30/2019	12/1/2019	2,160.00	-	561.82	59.93	224.73	-	-	65.55	38.50	-	\$ 1,100.53
Development Authority	2	3/61/2019		3,100.00	-	922.25	88.59	339.92	-	-	100.13	-	-	\$ 1,451.80
Adair	3	2/28/2020	3/1/2019	774.00	-	328.95	22.32	84.82	-	-	25.00	37.74	-	\$ 498.92
SGTRLC	2	7/31/2019	8/1/2019	220.00	-	112.58	6.23	23.65	-	18.33	6.97	37.00	-	\$ 212.76
Total	413	-	-	87,640.00	2,897.00	\$ 22,394.46	\$ 2,960.51	\$ 9,281.51	\$ 328.26	\$ 431.61	\$ 3,670.57	\$ 532.59	\$ 916.33	\$ 40,455.84

Total Available Sq.Ft. 181,488.00  
 Total Leased Sq.Ft. 112,182.00  
 % Occupied 62%

Per Proposed Pilot	Office	Flex	Subpar	Sq.Ft. Leased
Leased Sq.Ft.	20,035.00	91,250.00	897.00	110,537.00
% Occupied	91%	95%	1%	1,645.00
				112,182.00

ID	Prospect	Length	Square Ft.	Estimated Move In Cost	# of Jobs
A	ROTH	24-48 months	5,500.00	TBD	TBD

Tenant	Employees	Length	Square Feet	Total Base Rent
4/1/2019 PineCamp	7	12 months	1,805	\$ 6,872.52
4/1/2019 Construction	1	24 months	1,080	\$ 7,636.60

Tenant	Employees	Length	Square Feet	Total Base Rent
4/1/2019 PineCamp	7	12 months	1,805	\$ 6,872.52
4/1/2019 Construction	1	24 months	1,080	\$ 7,636.60

Tenant	Employees	Length	Square Feet	Total Base Rent
4/1/2019 PineCamp	7	12 months	1,805	\$ 6,872.52
4/1/2019 Construction	1	24 months	1,080	\$ 7,636.60

Tenant	Employees	Length	Square Feet	Total Base Rent
4/1/2019 PineCamp	7	12 months	1,805	\$ 6,872.52
4/1/2019 Construction	1	24 months	1,080	\$ 7,636.60

Tenant	Additional	Total
Tenant Billing	40,455.84	40,455.84
Service Agreement	1,250.00	1,250.00
<b>Total Billing</b>	<b>\$ 41,705.84</b>	<b>\$ 41,705.84</b>