

Watertown Industrial Center LDC**Income Statement for the Ten Month Period Ending April 30, 2019**

Prepared by Staff, June 13, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 484,659.00	396,271.06	\$ 39,940.82	40,455.84	88,387.94
Misc Inc - Oper & Admin	23,500.00	12,603.70	1,251.49	1,251.54	10,896.30
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	80,903.29	9,362.72	11,409.89	32,730.71
Leasehold Interest	16,908.00	12,606.79	1,375.04	1,399.85	4,301.21
Total Revenues	638,702.00	502,384.84	51,930.07	54,517.12	136,317.16
Expenses					
Marketing	12,500.00	9,033.04	275.00	247.99	3,466.96
Salaries	96,393.00	72,710.34	7,195.72	7,195.72	23,682.66
FICA-Medicare Tax Expense	8,304.00	5,552.27	549.92	549.92	2,751.73
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	283.60	(5.26)	(5.26)	490.40
Vision Ins.	196.00	106.18	(1.94)	(1.94)	89.82
Comp Ins.	3,636.00	2,850.11	246.04	286.74	785.89
Retirement Expense	6,748.00	4,425.88	383.64	383.64	2,322.12
NYS Unemployment	457.00	224.51	14.14	18.83	232.49
NYS Re-Emp Service	19.00	26.59	1.28	1.71	(7.59)
Vehicle Allowance	1,800.00	1,500.00	150.00	150.00	300.00
Disability	615.00	261.76	(15.80)	(15.80)	353.24
Paychex Processing	2,697.00	2,696.23	366.46	229.31	0.77
Life Ins.	0.00	38.25	0.00	0.00	(38.25)
Office Expenses	17,233.00	17,437.01	1,323.55	876.72	(204.01)
Depreciation	222,615.00	132,693.80	13,269.38	13,269.38	89,921.20
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	43,875.07	4,227.17	4,227.17	9,045.93
Legal/Environmental	4,000.00	6,508.38	0.00	166.50	(2,508.38)
Legal General	0.00	1,305.00	0.00	180.00	(1,305.00)
Accounting and Auditing	4,325.00	4,450.00	0.00	125.00	(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	0.00	8,738.51
Maintenance - Common Area	23,200.00	13,564.81	1,705.86	264.05	9,635.19
Maintenance - Building Repairs	22,000.00	25,163.76	258.65	3,238.01	(3,163.76)
Maintenance - Materials	4,000.00	3,996.05	78.47	254.64	3.95
Maintenance - Grounds	28,400.00	31,483.24	10,294.51	729.99	(3,083.24)
Maintenance - Equipment/Tools	5,500.00	13,887.47	236.84	1,674.97	(8,387.47)
Waste Removal	11,100.00	8,081.27	809.39	804.87	3,018.73
Property Taxes	27,000.00	29,346.24	0.00	0.00	(2,346.24)
Water	8,544.00	6,441.71	778.67	707.88	2,102.29
Electric	39,666.00	43,087.36	3,868.73	4,746.33	(3,421.36)
Gas	24,933.00	24,240.15	2,045.15	3,647.43	692.85
Interest Expense-Roof Project	8,108.00	6,795.72	662.22	666.11	1,312.28
Interest Expense-JCLDC Project	9,725.00	8,200.97	776.79	786.47	1,524.03
Interest Expense-JAIN PROJEC	6,283.00	3,701.79	528.20	537.04	2,581.21
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	531,835.74	50,022.78	45,943.42	155,931.26
Total Revenue	638,702.00	502,384.84	51,930.07	54,517.12	136,317.16
Total Expenses	687,767.00	531,835.74	50,022.78	45,943.42	155,931.26
Net Income Over Expenditure	\$ (49,065.00)	(29,450.90)	\$ 1,907.29	8,573.70	(19,614.10)

Watertown Industrial Center LDC
Income Statement for the Ten Month Period Ending April 30, 2019
 Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	396,271.06	\$ 39,940.82	40,455.84	81.76
Misc Inc - Oper & Admin	23,500.00	12,603.70	1,251.49	1,251.54	53.63
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	408,874.76	41,192.31	41,707.38	80.46
Expenses					
Marketing	12,500.00	9,033.04	275.00	247.99	72.26
Salaries	96,393.00	72,710.34	7,195.72	7,195.72	75.43
Benefits	31,324.00	16,074.84	1,322.02	1,367.84	51.32
Paychex Processing	2,697.00	2,696.23	366.46	229.31	99.97
Office Expenses	17,233.00	17,437.01	1,323.55	876.72	101.18
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	43,875.07	4,227.17	4,227.17	82.91
Professional Consultants	12,825.00	12,263.38	0.00	471.50	95.62
Maintenance Expenses	98,900.00	95,156.82	12,574.33	6,161.66	96.22
Utilities Taxes & Rent	111,243.00	111,196.73	7,501.94	9,906.51	99.96
Interest Expense-JCLDC Project	9,725.00	8,200.97	776.79	786.47	84.33
Interest Expense-JAIN PROJEC	6,283.00	3,701.79	528.20	537.04	58.92
Interest Exp Roof Project	8,108.00	6,795.72	662.22	666.11	83.81
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	399,141.94	36,753.40	32,674.04	85.81
Total Revenue	508,160.00	408,874.76	41,192.31	41,707.38	80.46
Total Expenses	465,152.00	399,141.94	36,753.40	32,674.04	85.81
Net Income Over Expenditure	\$ 43,008.00	9,732.82	\$ 4,438.91	9,033.34	22.63

Balance Sheet
April 30, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	96,575.39
Capital Reserve		9,050.33
Leasehold Improvement Fund		69,578.74
Accounts Receivable		735.24
Acc. Rec. LHI		606,052.10
Rents Receivable		4,007.01
		785,998.81
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		(3,677,016.80)
		2,380,261.36
Total Property and Equipment		
Other Assets		
Work In Process-Variou		0.14
		0.14
Total Other Assets		
		3,166,260.31
Total Assets		

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,282.47
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		0.62
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		306,834.79
DEFERRED LIAB. BACK OF A PROJ		170,203.42
Due WIC LHI		50.72
Deferred Revenue		121,353.61
		611,226.81
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		306,829.79
BACK A RENOVATION LOAN		178,055.25
Roof Replacement Loan		263,333.80
		748,218.84
Total Long-Term Liabilities		
		1,359,445.65
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

Watertown Industrial Center LDC
Balance Sheet
April 30, 2019

Net Income	<u>(29,401.39)</u>	
Total Capital		<u>1,806,814.66</u>
Total Liabilities & Capital	\$	<u><u>3,166,260.31</u></u>

Watertown Industrial Center Compative Balance Sheet for: 3/31/2019 - 4/30/2019

ASSETS	3/31/2019	4/30/2019	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 133,323.94	\$ 96,575.39	\$ 13,467.56
Capital Reserve	9,048.84	9,050.33	9,039.51
Leasehold Improvement Fund	26,411.22	69,578.74	44,315.54
Accounts Receivable	720.92	735.24	242.72
Acc. Rec. LHI	615,414.82	606,052.10	378,468.34
Rents Receivable	<u>8,405.49</u>	<u>4,007.01</u>	15,423.94
Total Current Assets	793,325.23	785,998.81	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>(3,663,747.42)</u>	<u>(3,677,016.80)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,393,530.74	2,380,261.36	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>\$ 3,186,856.11</u>	<u>\$ 3,166,260.31</u>	<u>\$ 2,973,912.91</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 14,990.93	\$ 10,282.47	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	0.40	0.62	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	310,719.87	306,834.79	345,252.52
Deferred Liab.Back of A Project	173,243.81	170,203.42	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>123,790.86</u>	<u>121,353.61</u>	<u>33,215.82</u>
Total Current Liabilities	625,297.77	611,226.81	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	310,714.87	306,829.79	345,247.52
Back A Renovation Loan	181,095.64	178,055.25	0.00
Roof Replacement Loan	<u>264,889.97</u>	<u>263,333.80</u>	<u>278,721.98</u>
Total Long-Term Liabilities	756,700.48	748,218.84	623,969.50
Total Liabilities	1,381,998.25	1,359,445.65	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>(31,358.19)</u>	<u>(29,401.39)</u>	<u>(26,921.33)</u>
Total Capital	1,804,857.86	1,806,814.66	1,836,216.05
Total Liabilities & Capital	<u>\$ 3,186,856.11</u>	<u>\$ 3,166,260.31</u>	<u>\$ 2,973,912.91</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Apr 30, 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	5756	8/1/18				8.64	8.64
	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
	5943	4/1/19		498.93			498.93
Acadia Energy Corporation			498.93			2,004.36	2,503.29
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	5933	4/1/19	945.60				945.60
NEW YORK AIR BRAKE			945.60				945.60
Pine Camp Services	41776	4/23/19	691.83				691.83
Pine Camp Services			691.83				691.83
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
			2,136.36			-2,102.88	33.48

Watertown Industrial Center LDC
Aged Receivables
As of Apr 30, 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	5964		265.89			265.89
PICK N GO PROPERTY W	5963	220.74				220.74
	5977	164.30				164.30
3157834122						
PICNGO		385.04	265.89			650.93
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		385.04	265.89		84.31	735.24

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Apr 1, 2019 to Apr 30, 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
4/5/19	141000 100000	4501	Invoice: 5931 JEFFERSON COUNTY LDC	1,420.24	1,420.24
4/5/19	141000 100000	9221	Invoice: 5915 Nytric Electrical Contractors, LLC.	3,914.95	3,914.95
4/5/19	125000 100000	7006	Invoice: 5930 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
4/5/19	141000 141000 141000 100000	1168	Invoice: 5739 Invoice: 5756 Invoice: 5909 Acadia Energy Corporation	1,168.00	178.78 490.29 498.93
4/5/19	141000 100000	2661	Invoice: 5944 Pine Camp Services	1,197.47	1,197.47
4/5/19	141000 100000	1469	Invoice: 5934 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
4/12/19	141000 100000	9402	Invoice: 5940 SERV-PRO	2,116.28	2,116.28
4/12/19	141000 100000	570933	Invoice: 5928 W.B. Mason Co, Inc.	1,019.54	1,019.54
4/12/19	141000 100000	0032500145	Invoice: 5932 Ampersand New York Operations Co. LLC.	817.66	817.66
4/12/19	141000 100000	71576	Invoice: 5926 DEVELOPMENT AUTHORITY	1,451.89	1,451.89
4/12/19	141000 100000	19254	Invoice: 5929 BLACK HORSE GROUP, LLC	1,183.27	1,183.27
4/12/19	141000 100000	1609	Invoice: 5820 SGTRLLC	217.76	217.76
4/12/19	141000 100000	1179	Invoice: 5937 STEVEN ELLIOT	698.12	698.12
4/12/19	141000 100000	89225	Invoice: 5941 UPSTATE CONSTRUCTION SERVICES, INC.	631.80	631.80
4/12/19	141000 100000	1231	Invoice: 5939 LAURENCE WOLLUM	290.58	290.58
4/12/19	141000 100000	032848	Invoice: 5936 MODERN MOVING AND STORAGE	380.89	380.89
4/12/19	141000 100000	032844	Invoice: 5936 MODERN MOVING AND STORAGE	3,617.90	3,617.90
4/12/19	141000 100000	3247	Invoice: 5935 Nytric Electrical Contractors, LLC.	3,764.95	3,764.95
4/23/19	141000 100000	152507	Invoice: 5767 Jain Irrigation Inc.	6,464.80	6,464.80
4/23/19	141000 100000	10251	Invoice: 5927 Erie Boulevard Hydropower L.P.	11,574.21	11,574.21
4/23/19	141000	7013	Invoice: I64413476-CONCENTRIX		729.99

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Apr 1, 2019 to Apr 30, 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
	100000		JEFFERSON COUNTY INDUSTRIAL	729.99	
4/24/19	125000	1514	Invoice: 5919		149.98
	141000		Invoice: 5942		1,100.53
	100000		PICK N GO PROPERTY WASTE SERVICES	1,250.51	
4/24/19	141000	11717	Invoice: 5938		1,650.29
	100000		CONVERSE LABORATORIES INC.	1,650.29	
				47,161.10	47,161.10
				47,161.10	47,161.10

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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	4/19 STMNT	70.79				70.79
NOBEL ACE HDWE		70.79				70.79
CINTAS	4/19 STMNT	309.08				309.08
CINTAS		309.08				309.08
CITY COMPROLLER	0002012-4/19	295.78				295.78
	0004614-4/19	482.89				482.89
CITY COMPROLLER		778.67				778.67
CITY ELECTRIC	4/19 STMNT	7.68				7.68
CITY ELECTRIC		7.68				7.68
CREG SYSTEMS CORP	41776	691.83				691.83
CREG SYSTEMS CORP		691.83				691.83
CRYSTAL ROCK	177485680430	17.24				17.24
CRYSTAL ROCK		17.24				17.24
DIRECT ENERGY	190980037993		0.50			0.50
	191210038240	213.10				213.10
	191210038240	186.83				186.83
	191210038240	577.28				577.28
	191210038240	222.17				222.17
	191210038240	425.67				425.67
	191210038240	94.39				94.39
	191210038240	117.51				117.51
	191270038300	0.72				0.72
	191220038250	39.67				39.67
DIRECT ENERGY		1,877.34	0.50			1,877.84
Great America Financial	24720481	387.36				387.36
Great America Financial		387.36				387.36
NATIONAL GRID	0918937121-42	70.75				70.75
	1078719124-42	324.66				324.66
	2853006034-42	249.42				249.42
	5874117053-42	234.23				234.23
	4083010042-42	153.56				153.56
	9678936125-42	115.84				115.84
	2017080029-42	126.77				126.77
	1118719155-42	76.29				76.29
	0438937154-42	398.48				398.48
	0898937150-42	190.76				190.76
	0338937134-42	24.52				24.52
	0058937125-42	238.69				238.69
	0038937138-42	287.36				287.36
	0498937125-42	240.12				240.12
	0958937132-42	211.31				211.31

Watertown Industrial Center LDC
Aged Payables
As of Apr 30, 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
	0518786126-42	124.41				124.41
	9303154019-42	21.23				21.23
NATIONAL GRID		3,088.40				3,088.40
OVERHEAD DOOR CO	39296	163.65				163.65
OVERHEAD DOOR CO		163.65				163.65
PROSHRED	240064142	37.00				37.00
PROSHRED		37.00				37.00
SPRAGUE OPERATING	70667789	1,112.44				1,112.44
SPRAGUE OPERATING		1,112.44				1,112.44
THYSSENKRUPP ELEV	5001059323	830.00				830.00
THYSSENKRUPP ELEV		830.00				830.00
WASTE MANAGEMENT	3327409-0448-	809.39				809.39
WASTE MANAGEMENT		809.39				809.39
WESTELCOM	126421-41019	104.35				104.35
WESTELCOM		104.35				104.35
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
		10,285.22	0.50		-3.00	10,282.72

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2019 to Apr 30, 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
4/1/19	10552	200000 100000	Invoice: 186897 BOWERS & COMPANY CPA's	125.00	125.00
4/1/19	10553	200000 100000	Invoice: 4/19 INS Central Insurance Companies	4,227.17	4,227.17
4/1/19	10554	200000 100000	Invoice: 852930501031119 Time Warner Cable	222.39	222.39
4/1/19	10555	200000 100000	Invoice: 4/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
4/13/19	10556	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 0338937134-32619 Invoice: 0038937138-32619 Invoice: 0958937132-32619 Invoice: 2853006034-32619 Invoice: 0898937150-32619 Invoice: 5874117053-32619 Invoice: 9678936125-32619 Invoice: 1118719155-32619 Invoice: 0498937125-32619 Invoice: 0438937154-32619 Invoice: 0058937125-32619 Invoice: 0918937121-32619 Invoice: 1078719124-32615 Invoice: 7083010042-32619 Invoice: 2017080029-32619 Invoice: 0518786126-32819 NATIONAL GRID	24.52 330.30 199.45 231.84 254.11 325.84 104.35 117.97 316.29 411.86 321.93 110.00 424.96 170.41 148.90 125.03	3,617.76
4/13/19	10557	100000	VOID		
4/13/19	10557	200000 100000	Invoice: 63353-3/19 NOBEL ACE HDWE	72.84	72.84
4/13/19	10558	200000 100000	Invoice: 5018957-3/19 BARCLAY DAMON LLP	166.50	166.50
4/13/19	10559	200000 100000	Invoice: 12666550-033119 CINTAS	249.29	249.29
4/13/19	10560	200000 200000 100000	Invoice: 0002012-32919 Invoice: 0004614-32919 CITY COMPTRROLLER	268.89 438.99	707.88
4/13/19	10561	200000 200000 100000	Invoice: S036093254.001 Invoice: S036095068.001 CITY ELECTRIC	181.80 297.20	479.00
4/13/19	10562	200000 100000	Invoice: 17748568-040219 CRYSTAL ROCK	17.24	17.24
4/13/19	10563	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 190920037939356 Invoice: 190920037939355 Invoice: 190920037939351 Invoice: 190920037939352 Invoice: 190920037939353 Invoice: 190920037939354 Invoice: 190920037939350 Invoice: 190930037946584 DIRECT ENERGY	261.38 238.18 115.67 683.61 255.79 878.07 175.78 47.94	2,656.42
4/13/19	10564	200000 100000	Invoice: 2567204 DIVAL SAFETY & SUPPLIES	174.47	174.47
4/13/19	10565	200000	Invoice: 24537798	387.36	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Apr 1, 2019 to Apr 30, 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	Great America Financial Services		387.36
4/13/19	10566	200000 100000	Invoice: 6827 GREATER WATERTOWN CHAMBER OF COMMERCE	275.00	275.00
4/13/19	10567	200000 100000	Invoice: 2019-201 INKWELL GRAPHIX	274.50	274.50
4/13/19	10568	200000 200000 100000	Invoice: 13630 Invoice: 13633 MITTAG'S LOCK & KEY	107.50 95.00	202.50
4/13/19	10569	200000 100000	Invoice: 39015 OVERHEAD DOOR CO	81.00	81.00
4/13/19	10570	200000 100000	Invoice: 007572-33119 SCHWERZMANN & WISE, PC	180.00	180.00
4/13/19	10571	200000 200000 200000 100000	Invoice: 149315-3419 Invoice: 149191-031319 Invoice: 148544-040519 SEAWAY RENTAL CORP.	984.50 516.00 236.84	1,737.34
4/13/19	10572	200000 100000	Invoice: 70659972 SPRAGUE OPERATING RESOURCES	2,339.82	2,339.82
4/13/19	10573	200000 200000 100000	Invoice: 9010-2 Invoice: 9033 SWBG WHOLESALE INC.	6,850.00 3,900.00	10,750.00
4/13/19	10574	200000 100000	Invoice: 3004510142 THYSSENKRUPP ELEVATOR CORPORATION	495.30	495.30
4/13/19	10575	200000 100000	Invoice: 9827302486 VERIZON WIRELESS	270.18	270.18
4/13/19	10576	200000 100000	Invoice: S0066444 VICTORY PROMOTIONS, INC.	247.99	247.99
4/13/19	10577	200000 100000	Invoice: 33262210448-4 WASTE MANAGEMENT OF NEW YORK	804.87	804.87
4/13/19	10578	200000 200000 200000 200000 100000	Invoice: I64413476 Invoice: I64377445 Invoice: I64419555 Invoice: I65176486 W.B. MASON COMPANY, INC.	729.99 136.36 64.99 94.66	1,026.00
4/13/19	10579	200000 100000	Invoice: 105092-3/19 G.W. WHITE & SON INC.	329.11	329.11
	Total			34,335.32	34,335.32

Watertown Industrial Center LDC
Maintenance Report for the Ten Month Period Ending April 30, 2019
 Prepared by WICLDC STAFF, June 13, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,787.00	92,406.02	\$ 9,122.85	9,281.51	81.93
Total Revenues	<u>112,787.00</u>	<u>92,406.02</u>	<u>9,122.85</u>	<u>9,281.51</u>	81.93
Expenses					
Maintenance - Improvements	15,800.00	7,061.49	0.00	0.00	44.69
Maintenance - Building Repairs	22,000.00	25,163.76	258.65	3,238.01	114.38
Maintenance - Common Area	23,200.00	13,564.81	1,705.86	264.05	58.47
Maintenance - Grounds	28,400.00	31,483.24	10,294.51	729.99	110.86
Maintenance - Equipment/Tools	5,500.00	13,887.47	236.84	1,674.97	252.50
Maintenance - Materials	4,000.00	3,996.05	78.47	254.64	99.90
Total Operations	<u>98,900.00</u>	<u>95,156.82</u>	<u>12,574.33</u>	<u>6,161.66</u>	96.22
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>(2,750.80)</u>	\$ <u>(3,451.48)</u>	<u>3,119.85</u>	(19.81)