

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 2018**

Prepared by Staff, June 15, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 486,597.00	429,930.27	\$ 38,879.40	38,879.40	56,666.73
Misc Inc - Oper & Admin	25,000.00	16,063.39	1,250.00	1,250.00	8,936.61
Interest Income	2.00	0.67	0.00	0.01	1.33
LIF Loan Principal	51,354.00	46,850.16	4,139.03	4,316.93	4,503.84
Leasehold Interest	12,186.00	11,197.66	958.18	978.15	988.34
Total Revenues	575,139.00	504,042.15	45,226.61	45,424.49	71,096.85
Expenses					
Marketing	12,500.00	8,174.98	0.00	907.00	4,325.02
Salaries	91,676.00	86,862.66	10,796.22	7,197.48	4,813.34
FICA-Medicare Tax Expense	6,907.00	6,427.78	811.86	429.08	479.22
Health Ins.	7,452.00	7,560.32	696.55	751.12	(108.32)
Dental Ins	374.00	1,051.30	211.86	(10.52)	(677.30)
Vision Ins.	185.00	195.62	53.79	(2.58)	(10.62)
Comp Ins.	4,196.00	3,938.07	425.62	282.22	257.93
Retirement Expense	8,328.00	6,188.37	503.82	503.82	2,139.63
NYS Unemployment	452.00	293.33	24.48	16.32	158.67
NYS Re-Emp Service	18.00	16.46	2.22	1.48	1.54
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	390.00	342.73	57.42	(13.88)	47.27
Paychex Processing	1,793.00	2,110.38	229.69	326.90	(317.38)
Life Ins.	0.00	102.00	25.50	0.00	(102.00)
Office Expenses	14,985.00	14,547.28	1,010.25	1,688.59	437.72
Depreciation	216,000.00	131,354.19	11,941.29	11,941.29	84,645.81
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	7,000.00
Insurance	51,448.00	46,362.12	4,074.28	4,083.60	5,085.88
Legal/Environmental	7,500.00	1,223.80	0.00	0.00	6,276.20
Legal General	0.00	1,998.00	292.50	382.50	(1,998.00)
Accounting and Auditing	4,214.00	4,215.00	0.00	0.00	(1.00)
Engineering/Design/Consulting	8,200.00	225.00	0.00	225.00	7,975.00
Maintenance - Improvements	21,100.00	6,253.04	0.00	0.00	14,846.96
Maintenance - Common Area	15,200.00	11,854.34	1,879.49	1,125.84	3,345.66
Maintenance - Building Repairs	13,000.00	27,427.87	1,781.15	1,053.66	(14,427.87)
Maintenance - Materials	4,000.00	10,517.25	533.75	668.47	(6,517.25)
Maintenance - Grounds	28,400.00	8,742.02	6,850.00	0.00	19,657.98
Maintenance - Equipment/Tools	13,700.00	11,592.70	1,159.35	1,186.50	2,107.30
Waste Removal	12,000.00	8,772.34	761.22	1,466.86	3,227.66
Property Taxes	29,000.00	26,662.31	0.00	0.00	2,337.69
Water	8,392.00	9,276.77	704.99	775.49	(884.77)
Electric	34,681.00	42,843.60	3,401.17	4,310.73	(8,162.60)
Gas	16,218.00	22,956.69	645.11	2,584.12	(6,738.69)
Interest Expense-Roof Project	8,655.00	7,954.35	704.38	708.16	700.65
Interest Expense-JCLDC Project	11,090.00	10,216.82	882.04	891.47	873.18
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	660,854.00	529,909.49	50,610.00	43,630.72	130,944.51
Total Revenue	575,139.00	504,042.15	45,226.61	45,424.49	71,096.85
Total Expenses	660,854.00	529,909.49	50,610.00	43,630.72	130,944.51
Net Income Over Expenditure	\$ (85,715.00)	(25,867.34)	\$ (5,383.39)	1,793.77	(59,847.66)

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2018

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 486,597.00	429,930.27	\$ 38,879.40	38,879.40	88.35
Misc Inc - Oper & Admin	25,000.00	16,063.39	1,250.00	1,250.00	64.25
Interest Income	2.00	0.67	0.00	0.01	33.50
Total Revenues	511,599.00	445,994.33	40,129.40	40,129.41	87.18
Expenses					
Marketing	12,500.00	8,174.98	0.00	907.00	65.40
Salaries	91,676.00	86,862.66	10,796.22	7,197.48	94.75
Benefits	30,102.00	27,765.98	2,963.12	2,107.06	92.24
Paychex Processing	1,793.00	2,110.38	229.69	326.90	117.70
Office Expenses	14,985.00	14,547.28	1,010.25	1,688.59	97.08
Dues/Publ/Training/Seminars	7,000.00	0.00	0.00	0.00	0.00
Insurance	51,448.00	46,362.12	4,074.28	4,083.60	90.11
Professional Consultants	19,914.00	7,661.80	292.50	607.50	38.47
Maintenance Expenses	95,400.00	76,387.22	12,203.74	4,034.47	80.07
Utilities Taxes & Rent	100,291.00	110,511.71	5,512.49	9,137.20	110.19
Interest Expense JCLDC Project	11,090.00	10,216.82	882.04	891.47	92.13
Interest Exp Roof Project	8,655.00	7,954.35	704.38	708.16	91.90
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	444,854.00	398,555.30	38,668.71	31,689.43	89.59
Total Revenue	511,599.00	445,994.33	40,129.40	40,129.41	87.18
Total Expenses	444,854.00	398,555.30	38,668.71	31,689.43	89.59
Net Income Over Expenditure	\$ 66,745.00	47,439.03	\$ 1,460.69	8,439.98	71.08

Watertown Industrial Center LDC
Balance Sheet
May 31, 2018

ASSETS

Current Assets		
General Checking - Key Bank	\$	16,588.79
Capital Reserve		9,039.50
Leasehold Improvement Fund		43,681.97
Accounts Receivable		264.33
Acc. Rec. LHI		382,806.41
Rents Receivable		6,749.52
		459,130.52
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(51,167.87)
Capital Improvements - Cap Imp		3,884,082.58
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		(3,531,577.71)
		2,101,886.45
Total Property and Equipment		
Other Assets		
Work In Process-Variou		398,536.31
		398,536.31
Total Other Assets		
Total Assets	\$	2,959,553.28

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	107,532.44
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		7.95
ACCRUED PAYROLL		1,471.00
Retirement Withheld		111.10
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		349,041.80
Due WIC LHI		50.72
Deferred Revenue		33,764.61
		493,006.67
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		349,036.80
Roof Replacement Loan		280,239.77
		629,276.57
Total Long-Term Liabilities		
Total Liabilities		1,122,283.24
Capital		
Fund Balance		(166,966.51)
Capital Improvement Reserve		270,283.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,767,259.83
Net Income		(25,867.34)
		(25,867.34)

Watertown Industrial Center LDC
Balance Sheet
May 31, 2018

Total Capital	<u>1,837,270.04</u>
Total Liabilities & Capital	<u>\$ 2,959,553.28</u>

Watertown Industrial Center Comparative Balance Sheet for: 4/30/2018 - 5/31/2018

ASSETS	4/30/2018	5/31/2018	After Adjusting Entries - Audit 6/30/2017
Current Assets			
General Checking - Key Bank	\$ 17,462.82	\$ 16,588.79	\$ 54,108.20
Capital Reserve	9,039.50	9,039.50	102,314.41
Leasehold Improvement Fund	43,246.26	43,681.97	149,362.31
Accounts Receivable	486.00	264.33	208.55
Acc. Rec. LHI	386,945.44	382,806.41	429,633.55
Rents Receivable	<u>20,556.64</u>	<u>6,749.52</u>	<u>12,959.19</u>
Total Current Assets	477,736.66	459,130.52	748,586.21
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(51,167.87)	(51,167.87)	(51,167.87)
Capital Improvements - Cap Imp	3,884,082.58	3,884,082.58	3,884,082.58
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>(3,519,636.42)</u>	<u>(3,531,577.71)</u>	<u>(3,400,223.52)</u>
Total Property and Equipment	2,113,827.74	2,101,886.45	2,233,240.64
Other Assets			
Work In Process-Variou	<u>301,419.55</u>	<u>398,536.31</u>	<u>13,257.84</u>
Total Other Assets	301,419.55	398,536.31	13,257.84
Total Assets	<u>\$ 2,892,983.95</u>	<u>\$ 2,959,553.28</u>	<u>\$ 2,995,084.69</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 26,255.19	\$ 107,532.44	\$ 12,963.18
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	7.58	7.95	10.62
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	111.10	3.13
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	352,821.63	349,041.80	390,105.35
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>34,123.81</u>	<u>33,764.61</u>	<u>39,528.20</u>
Total Current Liabilities	415,760.11	493,006.67	445,159.25
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	352,816.63	349,036.80	390,100.35
Roof Replacement Loan	<u>281,753.78</u>	<u>280,239.77</u>	<u>296,687.71</u>
Total Long-Term Liabilities	634,570.41	629,276.57	686,788.06
Total Liabilities	1,050,330.52	1,122,283.24	1,131,947.31
Capital			
Fund Balance	(166,966.51)	(166,966.51)	(37,279.48)
Capital Improvement Reserve	270,283.82	270,283.82	270,283.82
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>(20,483.95)</u>	<u>(25,867.34)</u>	<u>(129,687.03)</u>
Total Capital	1,842,653.43	1,837,270.04	1,863,137.38
Total Liabilities & Capital	<u>\$ 2,892,983.95</u>	<u>\$ 2,959,553.28</u>	<u>\$ 2,995,084.69</u>

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

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	5674	4/1/18		19.56			19.56
	5692	5/1/18	498.93				498.93
Acadia Energy Corporation			498.93	19.56			518.49
DEVELOPMENT AUTHORITY	5688	4/1/18		1,423.42			1,423.42
	5709	5/1/18	1,423.42				1,423.42
DEVELOPMENT AUTHORITY			1,423.42	1,423.42			2,846.84
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
MODERN MOVING AND STORAG	5699	5/1/18	3,517.90				3,517.90
MODERN MOVING AND STORAG			3,517.90				3,517.90
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
			5,440.25	1,442.98		-4,107.24	2,775.99

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

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

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
PICNGO PICK N GO PROPERTY W 3157834122	5722	180.02				180.02
PICNGO PICK N GO PROPERTY W		180.02				180.02
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO SERV-PRO					84.32	84.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		180.02			84.31	264.33

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

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
5/1/18	141000 100000	8775	Invoice: 5672 Nytric Electrical Contractors, LLC.	3,580.80	3,580.80
5/1/18	141000 100000	0024244999	Invoice: 5684 Ampersand New York Operations Co. LLC.	801.61	801.61
5/1/18	141000 100000	8590	Invoice: 5670 BROOKFIELD RENEWABLE POWER	11,347.06	11,347.06
5/1/18	141000 100000	1437	Invoice: 5704 WATERTOWN MODEL RAILROAD CLUB	324.73	324.73
5/14/18	141000 100000	032618	Invoice: 5686 MODERN MOVING AND STORAGE	3,517.90	3,517.90
5/14/18	141000 100000	4023	Invoice: 5698 JEFFERSON COUNTY LDC	1,400.19	1,400.19
5/14/18	125000 100000	6884	Invoice: 5697 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
5/14/18	141000 100000	1212	Invoice: 5693 LAURENCE WOLLUM	290.58	290.58
5/14/18	141000 100000	8698	Invoice: 5708 SERV-PRO	2,038.35	2,038.35
5/14/18	141000 100000	448804	Invoice: 5700 NEW YORK AIR BRAKE	883.20	883.20
5/14/18	141000 100000	501707	Invoice: 5705 W.B. Mason Co, Inc.	1,019.54	1,019.54
5/14/18	141000 100000	88365	Invoice: 5710 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
5/14/18	141000 100000	17794	Invoice: 5695 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
5/14/18	141000 100000	148267	Invoice: 5696 Jain Irrigation Inc.	6,213.00	6,213.00
5/14/18	141000 100000	1166	Invoice: 5706 STEVEN ELLIOT	692.60	692.60
5/21/18	141000 100000	8815	Invoice: 5701 Nytric Electrical Contractors, LLC.	3,580.80	3,580.80
5/21/18	141000 100000	8675	Invoice: 5690 BROOKFIELD RENEWABLE POWER	11,347.06	11,347.06
5/21/18	141000 100000	11237	Invoice: 5707 CONVERSE LABORATORIES INC.	1,637.78	1,637.78
5/21/18	141000 100000	24736995	Invoice: 5694 Ampersand New York Operations Co. LLC.	801.61	801.61
5/21/18	125000 141000 100000	11893	Invoice: 5703 Invoice: 5702 PICK N GO PROPERTY WASTE SERVICES	1,154.30	221.67 932.63

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

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

Date	Account ID	Transaction Re	Line Description	Debit Amnt	Credit Amnt
				<u>54,158.19</u>	<u>54,158.19</u>

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

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
AUBERTINE AND CURR	10060	1,748.25				1,748.25
AUBERTINE AND CURR		1,748.25				1,748.25
ABJ FIRE PROTECTION	000108059	628.25				628.25
ABJ FIRE PROTECTION		628.25				628.25
NOBEL ACE HDWE	5/18 STMNT	307.78				307.78
NOBEL ACE HDWE		307.78				307.78
CINTAS	12666550-5/18	181.96				181.96
CINTAS		181.96				181.96
CITY COMPROLLER	0004614-5/31/1 0002012-5/31/1	437.17 267.82				437.17 267.82
CITY COMPROLLER		704.99				704.99
CITY ELECTRIC	1357023-00	32.18				32.18
CITY ELECTRIC		32.18				32.18
CONTINENTAL CONST	CONT 4 CONT 5 - FINA	40,660.00 52,394.25				40,660.00 52,394.25
CONTINENTAL CONST		93,054.25				93,054.25
CRYSTAL ROCK	17748568-0529	21.43				21.43
CRYSTAL ROCK		21.43				21.43
DIRECT ENERGY	181560034913 181560034913 181560034913 181560034913 181560034913 181560034913 181560034913 181570034935	91.62 64.09 294.03 210.27 273.61 200.61 503.15 43.07				91.62 64.09 294.03 210.27 273.61 200.61 503.15 43.07
DIRECT ENERGY		1,680.45				1,680.45
GLEASON'S SEPTIC DR	3024	1,237.50				1,237.50
GLEASON'S SEPTIC DR		1,237.50				1,237.50
Great America Financial	22754683	387.36				387.36
Great America Financial		387.36				387.36
HANES SUPPLY, INC.	19793-5/18	25.48				25.48

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

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
HANES SUPPLY, INC.		25.48				25.48
NATIONAL GRID	9303154019-52	21.23				21.23
	5874117053-52	110.84				110.84
	1078719124-52	330.86				330.86
	0918937121-52	29.38				29.38
	9678936125-52	44.63				44.63
	2017080029-52	91.87				91.87
	0438937154-52	329.67				329.67
	0338937134-52	24.89				24.89
	0038937138-52	210.58				210.58
	0898937150-52	75.46				75.46
	0058937125-52	184.48				184.48
	0498937125-52	150.77				150.77
	0958937132-52	215.68				215.68
	1118719155-52	35.48				35.48
	2853006034-52	133.69				133.69
	4083010042-52	113.45				113.45
	0518786126-53	126.05				126.05
NATIONAL GRID		2,229.01				2,229.01
P&M CONSTRUCTION	2621	1,995.00				1,995.00
P&M CONSTRUCTION		1,995.00				1,995.00
SCHWERZMANN & WIS	007575-5/18	292.50				292.50
SCHWERZMANN & WIS		292.50				292.50
SEAWAY RENTAL COR	142819-5/18	1,008.25				1,008.25
SEAWAY RENTAL COR		1,008.25				1,008.25
SHERWIN WILLIAMS	1009-5458-5-5/	193.64				193.64
SHERWIN WILLIAMS		193.64				193.64
SPRAGUE OPERATING	70574286	136.82				136.82
SPRAGUE OPERATING		136.82				136.82
JOHN VESPA INC.	00046511	909.37				909.37
JOHN VESPA INC.		909.37				909.37
WASTE MANAGEMENT	3308844-0448-	761.22				761.22
WASTE MANAGEMENT		761.22				761.22
WATERTOWN INDUSTR	3/09 LHI SERV				-1.00	-1.00
	04/09-SERVPR				-1.00	-1.00
	5/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR					-3.00	-3.00

Watertown Industrial Center LDC

Aged Payables

As of May 31, 2018

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

Vendor	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
		107,535.69			-3.00	107,532.69

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

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
5/1/18	10218	200000 100000	Invoice: 5/18 INS Central Insurance Companies	4,074.28	4,074.28
5/1/18	10219	200000 100000	Invoice: 000017829983 EXCELLUS BLUE CROSS	860.26	860.26
5/1/18	10220	200000 100000	Invoice: 5/18 - 7/18 Guardian Life Ins Co	389.04	389.04
5/1/18	10221	200000 100000	Invoice: PLOW 17/18 1-2 SWBG WHOLESALE INC.	6,850.00	6,850.00
5/22/18	10222	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 9678936125-42518 Invoice: 0958937132-42518 Invoice: 2853006034-42518 Invoice: 1118719155-42518 Invoice: 2017080029-42518 Invoice: 1078719124-42518 Invoice: 0918937121-42518 Invoice: 4083010042-42518 Invoice: 0438937154-42518 Invoice: 0058937125-42518 Invoice: 0518786126-42718 Invoice: 0498937125-42518 Invoice: 0338937134-42518 Invoice: 0898937150-42518 Invoice: 0038937138-42518 Invoice: 5874117053-42518 NATIONAL GRID	93.74 230.96 170.14 210.03 167.07 261.38 143.71 142.19 414.30 223.47 126.87 119.77 24.52 197.75 249.60 271.80	3,047.30
5/22/18	10223	100000	VOID		
5/22/18	10223	200000 100000	Invoice: 10025 AUBERTINE AND CURRIER ARCHITECTS	225.00	225.00
5/22/18	10224	200000 100000	Invoice: 4/18 STMNT NOBEL ACE HDWE	271.57	271.57
5/22/18	10225	200000 200000 200000 100000	Invoice: 101855 Invoice: 101821 Invoice: 101822 BLACK RIVER PAPER COMPANY INC.	128.40 114.95 125.95	369.30
5/22/18	10226	200000 200000 200000 200000 100000	Invoice: 4004687943 Invoice: 4005006515 Invoice: 4005343453 Invoice: 4005696246 CINTAS	138.48 138.48 138.48 138.48	553.92
5/22/18	10227	200000 200000 100000	Invoice: 0004614-43018 Invoice: 0002012-43018 CITY COMPROLLER	480.88 294.61	775.49
5/22/18	10228	200000 200000 200000 100000	Invoice: 1321005-00 Invoice: 1329119-00 Invoice: 1337534-01 CITY ELECTRIC	274.92 297.20 227.32	799.44
5/22/18	10229	200000 200000 200000 200000 200000 200000 200000 200000 200000	Invoice: 181230034584933 Invoice: 181230034584932 Invoice: 181230034584934 Invoice: 181230034584276 Invoice: 181230034584277 Invoice: 181230034584930 Invoice: 181230034584929 Invoice: 181230034584931	415.69 858.82 268.19 134.37 467.29 88.24 48.33 236.80	

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

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
		100000	DIRECT ENERGY		2,517.73
5/22/18	10230	200000 100000	Invoice: 22576470 Great America Financial Services	387.36	387.36
5/22/18	10231	200000 100000	Invoice: 6153-2018 GREATER WATERTOWN CHAMBER OF COMMERCE	275.00	275.00
5/22/18	10232	200000 200000 200000 200000 100000	Invoice: 8008318-00 Invoice: 8008435-00 Invoice: 8008483-00 Invoice: 8008656-00 HANES SUPPLY, INC.	199.90 8.00 197.00 57.50	462.40
5/22/18	10233	200000 200000 200000 100000	Invoice: 11965 Invoice: 12038 Invoice: 12054 NYTRIC ELECTRICAL CONTRACTORS, LLC	2,932.84 82.00 213.00	3,227.84
5/22/18	10234	200000 100000	Invoice: 160209-18 OSWEGO COUNTY BUSINESS MAGAZINE	632.00	632.00
5/22/18	10235	200000 100000	Invoice: 36231 OVERHEAD DOOR CO	210.37	210.37
5/22/18	10236	200000 100000	Invoice: 2618 P&M CONSTRUCTION	2,520.00	2,520.00
5/22/18	10237	200000 100000	Invoice: 13674 PITCHER'S SEWER SERVICE, INC.	200.00	200.00
5/22/18	10238	200000 200000 200000 200000 100000	Invoice: 2018-070 Invoice: 2018-076 Invoice: 2018-075 Invoice: 2018-082 P.S.G.	262.50 85.00 183.84 210.00	741.34
5/22/18	10239	200000 100000	Invoice: 007572-4/18 SCHWERZMANN & WISE, PC	382.50	382.50
5/22/18	10240	200000 200000 200000 200000 200000 100000	Invoice: 142169-9/17 Invoice: 144465-3/21/18 Invoice: 144525-3/18 Invoice: 144542-4/17/18 Invoice: 144799-4/18 SEAWAY RENTAL CORP.	515.00 270.00 1,295.00 1,186.50 1,295.00	4,561.50
5/22/18	10241	200000 100000	Invoice: 70565111 SPRAGUE OPERATING RESOURCES	1,509.84	1,509.84
5/22/18	10242	200000 100000	Invoice: 3003785461 THYSSENKRUPP ELEVATOR CORPORATION	479.58	479.58
5/22/18	10243	200000 100000	Invoice: 852930501051118 Time Warner Cable	188.36	188.36
5/22/18	10244	200000 100000	Invoice: 9806409736 VERIZON WIRELESS	250.26	250.26
5/22/18	10245	200000 200000 100000	Invoice: 3305403-0448-3 Invoice: 3306694-0448-6 WASTE MANAGEMENT OF NEW YORK	730.09 736.77	1,466.86

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

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

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
5/22/18	10246	200000	Invoice: I54055577	205.91	
		200000	Invoice: I54085742	14.67	
		100000	W.B. MASON COMPANY, INC.		220.58
5/22/18	10247	200000	Invoice: 126421-41018	104.57	
		200000	Invoice: 126421-51018	104.57	
		100000	WESTELCOM		209.14
5/22/18	10248	200000	Invoice: 2039725	33.13	
		200000	Invoice: 2040343	889.80	
		200000	Invoice: 2049524	211.50	
		200000	Invoice: 2049107	107.76	
		200000	Invoice: 2057846	63.98	
		200000	Invoice: 2058556	137.94	
		100000	G.W. WHITE & SON INC.		1,444.11
5/22/18	10249	200000	Invoice: 5/18 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
	Total			42,320.76	42,320.76

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2018
 Prepared by WICLDC STAFF, June 15, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 116,872.00	92,348.33	\$ 8,474.88	8,474.88	79.02
Total Revenues	<u>116,872.00</u>	<u>92,348.33</u>	<u>8,474.88</u>	<u>8,474.88</u>	79.02
Expenses					
Maintenance - Improvements	21,100.00	6,253.04	0.00	0.00	29.64
Maintenance - Building Repairs	13,000.00	27,427.87	1,781.15	1,053.66	210.98
Maintenance - Common Area	15,200.00	11,854.34	1,879.49	1,125.84	77.99
Maintenance - Grounds	28,400.00	8,742.02	6,850.00	0.00	30.78
Maintenance - Equipment/Tools	13,700.00	11,592.70	1,159.35	1,186.50	84.62
Maintenance - Materials	4,000.00	10,517.25	533.75	668.47	262.93
Total Operations	<u>95,400.00</u>	<u>76,387.22</u>	<u>12,203.74</u>	<u>4,034.47</u>	80.07
Net Income Over Expenditure	\$ <u>21,472.00</u>	<u>15,961.11</u>	\$ <u>(3,728.86)</u>	<u>4,440.41</u>	74.33