

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 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	436,211.88	\$ 39,940.82	39,940.82	48,447.12
Misc Inc - Oper & Admin	23,500.00	16,107.79	3,504.09	1,251.49	7,392.21
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	87,042.30	6,139.01	9,362.72	26,591.70
Leasehold Interest	16,908.00	13,439.08	832.29	1,375.04	3,468.92
Total Revenues	638,702.00	552,801.05	50,416.21	51,930.07	85,900.95
Expenses					
Marketing	12,500.00	9,033.04	0.00	275.00	3,466.96
Salaries	96,393.00	83,503.92	10,793.58	7,195.72	12,889.08
FICA-Medicare Tax Expense	8,304.00	6,377.15	824.88	549.92	1,926.85
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	503.35	219.75	(5.26)	270.65
Vision Ins.	196.00	162.67	56.49	(1.94)	33.33
Comp Ins.	3,636.00	3,221.46	371.35	246.04	414.54
Retirement Expense	6,748.00	5,001.34	575.46	383.64	1,746.66
NYS Unemployment	457.00	238.01	13.50	14.14	218.99
NYS Re-Emp Service	19.00	28.51	1.92	1.28	(9.51)
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	615.00	311.41	49.65	(15.80)	303.59
Paychex Processing	2,697.00	2,948.38	252.15	366.46	(251.38)
Life Ins.	0.00	59.25	21.00	0.00	(59.25)
Office Expenses	17,233.00	18,580.68	1,143.67	1,323.55	(1,347.68)
Depreciation	222,615.00	145,963.18	13,269.38	13,269.38	76,651.82
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	48,102.24	4,227.17	4,227.17	4,818.76
Legal/Environmental	4,000.00	6,508.38	0.00	0.00	(2,508.38)
Legal General	0.00	1,305.00	0.00	0.00	(1,305.00)
Accounting and Auditing	4,325.00	4,450.00	0.00	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	0.00	8,738.51
Maintenance - Common Area	23,200.00	14,783.31	1,218.50	1,705.86	8,416.69
Maintenance - Building Repairs	22,000.00	29,495.08	4,331.32	258.65	(7,495.08)
Maintenance - Materials	4,000.00	4,381.03	384.98	78.47	(381.03)
Maintenance - Grounds	28,400.00	33,883.24	2,400.00	10,294.51	(5,483.24)
Maintenance - Equipment/Tools	5,500.00	13,887.47	0.00	236.84	(8,387.47)
Waste Removal	11,100.00	9,558.15	1,476.88	809.39	1,541.85
Property Taxes	27,000.00	29,346.24	0.00	0.00	(2,346.24)
Water	8,544.00	7,149.59	707.88	778.67	1,394.41
Electric	39,666.00	46,982.44	3,895.08	3,868.73	(7,316.44)
Gas	24,933.00	25,242.22	1,002.07	2,045.15	(309.22)
Interest Expense-Roof Project	8,108.00	7,454.05	658.33	662.22	653.95
Interest Expense-JCLDC Project	9,725.00	8,968.04	767.07	776.79	756.96
Interest Expense-JAIN PROJEC	6,283.00	3,701.79	0.00	528.20	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	580,647.80	48,812.06	50,022.78	107,119.20
Total Revenue	638,702.00	552,801.05	50,416.21	51,930.07	85,900.95
Total Expenses	687,767.00	580,647.80	48,812.06	50,022.78	107,119.20
Net Income Over Expenditure	\$ (49,065.00)	(27,846.75)	\$ 1,604.15	1,907.29	(21,218.25)

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	436,211.88	\$ 39,940.82	39,940.82	90.00
Misc Inc - Oper & Admin	23,500.00	16,107.79	3,504.09	1,251.49	68.54
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	452,319.67	43,444.91	41,192.31	89.01
Expenses					
Marketing	12,500.00	9,033.04	0.00	275.00	72.26
Salaries	96,393.00	83,503.92	10,793.58	7,195.72	86.63
Benefits	31,324.00	18,358.84	2,284.00	1,322.02	58.61
Paychex Processing	2,697.00	2,948.38	252.15	366.46	109.32
Office Expenses	17,233.00	18,580.68	1,143.67	1,323.55	107.82
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	48,102.24	4,227.17	4,227.17	90.89
Professional Consultants	12,825.00	12,263.38	0.00	0.00	95.62
Maintenance Expenses	98,900.00	103,491.62	8,334.80	12,574.33	104.64
Utilities Taxes & Rent	111,243.00	118,278.64	7,081.91	7,501.94	106.32
Interest Expense-JCLDC Project	9,725.00	8,968.04	767.07	776.79	92.22
Interest Expense-JAIN PROJEC	6,283.00	3,701.79	0.00	528.20	58.92
Interest Exp Roof Project	8,108.00	7,454.05	658.33	662.22	91.93
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	434,684.62	35,542.68	36,753.40	93.45
Total Revenue	508,160.00	452,319.67	43,444.91	41,192.31	89.01
Total Expenses	465,152.00	434,684.62	35,542.68	36,753.40	93.45
Net Income Over Expenditure	\$ 43,008.00	17,635.05	\$ 7,902.23	4,438.91	41.00

Balance Sheet
May 31, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	90,954.68
Capital Reserve		9,050.33
Leasehold Improvement Fund		71,888.17
Accounts Receivable		735.24
Acc. Rec. LHI		599,913.09
Rents Receivable		17,052.74
		789,594.25
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		(3,690,286.18)
		2,366,991.98
Total Property and Equipment		
Other Assets		
Work In Process-Variou		0.14
		0.14
Total Other Assets		
		3,156,586.37
Total Assets		

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,598.25
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		302,939.99
DEFERRED LIAB. BACK OF A PROJ		170,203.42
Due WIC LHI		50.72
Deferred Revenue		119,109.40
		605,403.58
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		302,934.99
BACK A RENOVATION LOAN		178,055.25
Roof Replacement Loan		261,773.74
		742,763.98
Total Long-Term Liabilities		
Total Liabilities		
		1,348,167.56
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
May 31, 2019

Net Income	<u>(27,797.24)</u>	
Total Capital		<u>1,808,418.81</u>
Total Liabilities & Capital	\$	<u><u>3,156,586.37</u></u>

Watertown Industrial Center Compative Balance Sheet for: 4/30/2019 - 5/31/2019

ASSETS	4/30/2019	5/31/2019	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 96,575.39	\$ 90,954.68	\$ 13,467.56
Capital Reserve	9,050.33	9,050.33	9,039.51
Leasehold Improvement Fund	69,578.74	71,888.17	44,315.54
Accounts Receivable	735.24	735.24	242.72
Acc. Rec. LHI	606,052.10	599,913.09	378,468.34
Rents Receivable	<u>4,007.01</u>	<u>17,052.74</u>	15,423.94
Total Current Assets	785,998.81	789,594.25	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>(3,677,016.80)</u>	<u>(3,690,286.18)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,380,261.36	2,366,991.98	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>\$ 3,166,260.31</u>	<u>\$ 3,156,586.37</u>	<u>\$ 2,973,912.91</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 10,282.47	\$ 10,598.25	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	0.62	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	306,834.79	302,939.99	345,252.52
Deferred Liab.Back of A Project	170,203.42	170,203.42	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>121,353.61</u>	<u>119,109.40</u>	<u>33,215.82</u>
Total Current Liabilities	611,226.81	605,403.58	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	306,829.79	302,934.99	345,247.52
Back A Renovation Loan	178,055.25	178,055.25	0.00
Roof Replacement Loan	<u>263,333.80</u>	<u>261,773.74</u>	<u>278,721.98</u>
Total Long-Term Liabilities	748,218.84	742,763.98	623,969.50
Total Liabilities	1,359,445.65	1,348,167.56	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>(29,401.39)</u>	<u>(27,797.24)</u>	<u>(26,921.33)</u>
Total Capital	1,806,814.66	1,808,418.81	1,836,216.05
Total Liabilities & Capital	<u>\$ 3,166,260.31</u>	<u>\$ 3,156,586.37</u>	<u>\$ 2,973,912.91</u>

Watertown Industrial Center LDC
Tenant Receivables
As of May 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	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
	5962	5/1/19	498.93				498.93
Acadia Energy Corporation			498.93	498.93		2,004.36	3,002.22
Erie Boulevard Hydropower L.P.	5948	5/1/19	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
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
PICK N GO PROPERTY WASTE S	5954	5/1/19	1,100.53				1,100.53
PICK N GO PROPERTY WASTE S			1,100.53				1,100.53
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
Ampersand New York Operations C	5945	5/1/19	817.66				817.66
Ampersand New York Operations			817.66				817.66
			14,683.16	498.93		-2,102.88	13,079.21

Watertown Industrial Center LDC
Aged Receivables
As of May 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	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 May 1, 2019 to May 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
5/3/19	141000 100000	1470	Invoice: 5955 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
5/3/19	141000 100000	575795	Invoice: 5956 W.B. Mason Co, Inc.	1,019.54	1,019.54
5/3/19	141000 100000	90040	Invoice: 5960 UPSTATE CONSTRUCTION SERVICES, INC.	631.80	631.80
5/3/19	141000 100000	1612	Invoice: 5821 SGTRLLC	217.76	217.76
5/3/19	141000 100000	2674	Invoice: 5961 Pine Camp Services	1,197.47	1,197.47
5/3/19	125000 100000	7020	Invoice: 5949 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
5/3/19	141000 100000	4535	Invoice: 5950 JEFFERSON COUNTY LDC	1,420.24	1,420.24
5/3/19	141000 100000	9453	Invoice: 5959 SERV-PRO	2,116.28	2,116.28
5/3/19	141000 100000	452494	Invoice: 5952 NEW YORK AIR BRAKE	945.60	945.60
5/3/19	141000 100000	19344	Invoice: 5946 BLACK HORSE GROUP, LLC	1,183.27	1,183.27
5/17/19	141000 100000	452580	Invoice: 5933 NEW YORK AIR BRAKE	945.60	945.60
5/17/19	141000 100000	9279	Invoice: 5953 Nytric Electrical Contractors, LLC.	3,764.95	3,764.95
5/17/19	141000 100000	1232	Invoice: 5958 LAURENCE WOLLUM	290.58	290.58
5/17/19	141000 100000	152686	Invoice: 5768 Jain Irrigation Inc.	6,464.80	6,464.80
5/17/19	141000 100000	032869	Invoice: 5951 MODERN MOVING AND STORAGE	3,998.79	3,998.79
5/17/19	141000 100000	1180	Invoice: 5957 STEVEN ELLIOT	698.12	698.12
5/17/19	141000 100000	11767	Invoice: 5947 CONVERSE LABORATORIES INC.	1,650.29	1,650.29
5/17/19	405501 100000	644824	ELECTRICAL REIMBURSEMENT SVI SYSTEM 2018 Golder Associates	2,254.09	2,254.09
				30,399.18	30,399.18

Watertown Industrial Center LDC
Aged Payables
As of May 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
ABJ FIRE PROTECTION	92010089	640.75				640.75
ABJ FIRE PROTECTION		640.75				640.75
NOBEL ACE HDWE	5/19 STMNT	523.42				523.42
NOBEL ACE HDWE		523.42				523.42
CINTAS	12666550 - 531	422.07				422.07
CINTAS		422.07				422.07
CITY COMPROLLER	0002012-53119	268.89				268.89
	0004614-53119	438.99				438.99
CITY COMPROLLER		707.88				707.88
CRYSTAL ROCK	177485680528	17.24				17.24
CRYSTAL ROCK		17.24				17.24
DIRECT ENERGY	191560038597	432.40				432.40
	191560038597	224.69				224.69
	191560038959	607.35				607.35
	191560038597	196.40				196.40
	191560038597	248.62				248.62
	191550038587	107.08				107.08
	191550038587	92.57				92.57
DIRECT ENERGY		1,909.11				1,909.11
FP MAILING SOLUTION	RI104066522	141.64				141.64
FP MAILING SOLUTION		141.64				141.64
NATIONAL GRID	5874117053-52	151.16				151.16
	2017080029-52	100.11				100.11
	1078719124-52	310.19				310.19
	9678936125-52	85.73				85.73
	4083010042-52	121.68				121.68
	2853006034-52	257.76				257.76
	1118719155-52	45.28				45.28
	0498937125-52	140.75				140.75
	0438937154-52	373.42				373.42
	0058937125-52	193.01				193.01
	0338937134-52	24.89				24.89
	0038937138-52	270.40				270.40
	0958937132-52	214.43				214.43
	0898937150-52	105.03				105.03
	9303154019-52	21.23				21.23
	0918937121-52	31.54				31.54
	0518786126-53	127.45				127.45
NATIONAL GRID		2,574.06				2,574.06
NYTRIC ELECTRICAL C	13380	652.40				652.40

Watertown Industrial Center LDC
Aged Payables
As of May 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
NYTRIC ELECTRICAL C		652.40				652.40
SAMPSON GLASS	1134	716.92				716.92
SAMPSON GLASS		716.92				716.92
SPRAGUE OPERATING	70675926	413.98				413.98
SPRAGUE OPERATING		413.98				413.98
Time Warner Cable	852930501052	222.27				222.27
Time Warner Cable		222.27				222.27
WASTE MANAGEMENT	3328695-0448-	1,476.88				1,476.88
WASTE MANAGEMENT		1,476.88				1,476.88
W.B. MASON COMPANY	STMNT226460	182.88				182.88
W.B. MASON COMPAN		182.88				182.88
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
		10,601.50			-3.00	10,598.50

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2019 to May 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
5/1/19	10580	200000 100000	Invoice: 5/19 INS Central Insurance Companies	4,227.17	4,227.17
5/1/19	10581	200000 100000	Invoice: 41776 CREG SYSTEMS CORPORATION	691.83	691.83
5/1/19	10582	200000 100000	Invoice: 190980037993469 DIRECT ENERGY	0.50	0.50
5/1/19	10583	200000 100000	Invoice: 39296 OVERHEAD DOOR CO	163.65	163.65
5/1/19	10584	200000 100000	Invoice: 240064142 PROSHRED	37.00	37.00
5/1/19	10585	200000 100000	Invoice: 5001059323 THYSSENKRUPP ELEVATOR CORPORATION	830.00	830.00
5/1/19	10586	200000 100000	Invoice: 852930501041119 Time Warner Cable	222.39	222.39
5/1/19	10587	200000 100000	Invoice: 126421-41019 WESTELCOM	104.35	104.35
5/1/19	10588	200000 100000	Invoice: 5/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/23/19	10589	200000 100000	Invoice: 0038937138-42519 Invoice: 0338937134-42519 Invoice: 0438937154-42519 Invoice: 2017080029-42519 Invoice: 4083010042-42519 Invoice: 2853006034-42519 Invoice: 0918937121-42519 Invoice: 1078719124-42519 Invoice: 5874117053-42519 Invoice: 9678936125-42519 Invoice: 1118719155-42519 Invoice: 0898937150-42519 Invoice: 0058937125-42519 Invoice: 0498937125-42519 Invoice: 0958937132-42519 Invoice: 0518786126-42919 Invoice: 9303154019-42519 NATIONAL GRID	287.36 24.52 398.48 126.77 153.56 249.42 70.75 324.66 234.23 115.84 76.29 190.76 238.69 240.12 211.31 124.41 21.23	3,088.40
5/23/19	10590	100000	VOID		
5/23/19	10590	200000 100000	Invoice: 4/19 STMNT NOBEL ACE HDWE	70.79	70.79
5/23/19	10591	200000 100000	Invoice: 4/19 STMNT CINTAS	309.08	309.08
5/23/19	10592	200000 200000 100000	Invoice: 0002012-4/19 Invoice: 0004614-4/19 CITY COMPROLLER	295.78 482.89	778.67
5/23/19	10593	200000 100000	Invoice: 4/19 STMNT CITY ELECTRIC	7.68	7.68
5/23/19	10594	200000 100000	Invoice: 17748568043019 CRYSTAL ROCK	17.24	17.24
5/23/19	10595	200000	Invoice: 191210038240261	425.67	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2019 to May 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
		200000	Invoice: 191210038240262	222.17	
		200000	Invoice: 191210038240260	94.39	
		200000	Invoice: 191210038240259	117.51	
		200000	Invoice: 191210038240263	577.28	
		200000	Invoice: 191210038240265	213.10	
		200000	Invoice: 191210038240264	186.83	
		200000	Invoice: 191270038300193	0.72	
		200000	Invoice: 191220038250471	39.67	
		100000	DIRECT ENERGY		1,877.34
5/23/19	10596	200000	Invoice: 24720481	387.36	
		100000	Great America Financial Services		387.36
5/23/19	10597	200000	Invoice: 5/19 - 7/19	381.39	
		100000	Guardian Life Ins Co		381.39
5/23/19	10598	200000	Invoice: 13653	200.00	
		100000	MITTAG'S LOCK & KEY		200.00
5/23/19	10599	200000	Invoice: 39466	162.00	
		100000	OVERHEAD DOOR CO		162.00
5/23/19	10600	200000	Invoice: 2730	1,900.00	
		200000	Invoice: 2731	2,400.00	
		100000	P&M CONSTRUCTION		4,300.00
5/23/19	10601	200000	Invoice: 2019-036	700.00	
		100000	P.S.G.		700.00
5/23/19	10602	200000	Invoice: 70667789	1,112.44	
		100000	SPRAGUE OPERATING RESOURCES		1,112.44
5/23/19	10603	200000	Invoice: 9829278831	270.18	
		100000	VERIZON WIRELESS		270.18
5/23/19	10604	200000	Invoice: 3327409-0448-4	809.39	
		100000	WASTE MANAGEMENT OF NEW YORK		809.39
5/23/19	10605	200000	Invoice: 126421-5/19	104.31	
		100000	WESTELCOM		104.31
	Total			23,071.55	23,071.55

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 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	101,528.87	\$ 9,122.85	9,122.85	90.02
Total Revenues	<u>112,787.00</u>	<u>101,528.87</u>	<u>9,122.85</u>	<u>9,122.85</u>	90.02
Expenses					
Maintenance - Improvements	15,800.00	7,061.49	0.00	0.00	44.69
Maintenance - Building Repairs	22,000.00	29,495.08	4,331.32	258.65	134.07
Maintenance - Common Area	23,200.00	14,783.31	1,218.50	1,705.86	63.72
Maintenance - Grounds	28,400.00	33,883.24	2,400.00	10,294.51	119.31
Maintenance - Equipment/Tools	5,500.00	13,887.47	0.00	236.84	252.50
Maintenance - Materials	4,000.00	4,381.03	384.98	78.47	109.53
Total Operations	<u>98,900.00</u>	<u>103,491.62</u>	<u>8,334.80</u>	<u>12,574.33</u>	104.64
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>(1,962.75)</u>	\$ <u>788.05</u>	<u>(3,451.48)</u>	(14.13)