

**Watertown Industrial Center LDC****Income Statement for the Twelve Month Period Ending June 30, 2018**

Prepared by Staff, August 14, 2018

|                                    | Current Year<br>Budget | Year-to-Date<br>Total | Current<br>Month   | Previous<br>Month | Balance<br>Remaining |
|------------------------------------|------------------------|-----------------------|--------------------|-------------------|----------------------|
| <b>Revenues</b>                    |                        |                       |                    |                   |                      |
| Lease Revenue                      | \$ 486,597.00          | 468,809.67            | \$ 38,879.40       | 38,879.40         | 17,787.33            |
| Misc Inc - Oper & Admin            | 25,000.00              | 16,545.07             | 481.68             | 1,250.00          | 8,454.93             |
| Interest Income                    | 2.00                   | 0.67                  | 0.00               | 0.00              | 1.33                 |
| LIF Loan Principal                 | 51,354.00              | 51,188.23             | 4,338.07           | 4,139.03          | 165.77               |
| Leasehold Interest                 | 12,186.00              | 12,154.67             | 957.01             | 958.18            | 31.33                |
| <b>Total Revenues</b>              | <b>575,139.00</b>      | <b>548,698.31</b>     | <b>44,656.16</b>   | <b>45,226.61</b>  | <b>26,440.69</b>     |
| <b>Expenses</b>                    |                        |                       |                    |                   |                      |
| Marketing                          | 12,500.00              | 11,090.23             | 2,915.25           | 0.00              | 1,409.77             |
| Salaries                           | 91,676.00              | 94,060.14             | 7,197.48           | 10,796.22         | (2,384.14)           |
| FICA-Medicare Tax Expense          | 6,907.00               | 6,969.02              | 541.24             | 811.86            | (62.02)              |
| Health Ins.                        | 7,452.00               | 8,311.44              | 751.12             | 696.55            | (859.44)             |
| Dental Ins                         | 374.00                 | 1,040.78              | (10.52)            | 211.86            | (666.78)             |
| Vision Ins.                        | 185.00                 | 193.04                | (2.58)             | 53.79             | (8.04)               |
| Comp Ins.                          | 4,196.00               | 4,224.87              | 286.80             | 425.62            | (28.87)              |
| Retirement Expense                 | 8,328.00               | 6,944.10              | 755.73             | 503.82            | 1,383.90             |
| NYS Unemployment                   | 452.00                 | 295.33                | 2.00               | 24.48             | 156.67               |
| NYS Re-Emp Service                 | 18.00                  | 16.64                 | 0.18               | 2.22              | 1.36                 |
| Vehicle Allowance                  | 1,800.00               | 1,800.00              | 150.00             | 150.00            | 0.00                 |
| Disability                         | 390.00                 | 328.85                | (13.88)            | 57.42             | 61.15                |
| Paychex Processing                 | 1,793.00               | 2,340.13              | 229.75             | 229.69            | (547.13)             |
| Life Ins.                          | 0.00                   | 102.00                | 0.00               | 25.50             | (102.00)             |
| Office Expenses                    | 14,985.00              | 15,558.42             | 1,011.14           | 1,010.25          | (573.42)             |
| Depreciation                       | 216,000.00             | 143,295.48            | 11,941.29          | 11,941.29         | 72,704.52            |
| Dues/Publ/Training/Seminars        | 7,000.00               | 0.00                  | 0.00               | 0.00              | 7,000.00             |
| Insurance                          | 51,448.00              | 50,436.40             | 4,074.28           | 4,074.28          | 1,011.60             |
| Legal/Environmental                | 7,500.00               | 1,704.80              | 481.00             | 0.00              | 5,795.20             |
| Legal General                      | 0.00                   | 2,358.00              | 360.00             | 292.50            | (2,358.00)           |
| 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               | 0.00              | 7,975.00             |
| Maintenance - Improvements         | 21,100.00              | 7,079.04              | 826.00             | 0.00              | 14,020.96            |
| Maintenance - Common Area          | 15,200.00              | 13,136.10             | 1,281.76           | 1,879.49          | 2,063.90             |
| Maintenance - Building Repairs     | 13,000.00              | 28,886.92             | 413.05             | 2,827.15          | (15,886.92)          |
| Maintenance - Materials            | 4,000.00               | 10,680.94             | 163.69             | 533.75            | (6,680.94)           |
| Maintenance - Grounds              | 28,400.00              | 10,989.62             | 2,247.60           | 6,850.00          | 17,410.38            |
| Maintenance - Equipment/Tools      | 13,700.00              | 11,854.28             | 261.58             | 1,159.35          | 1,845.72             |
| Waste Removal                      | 12,000.00              | 9,514.09              | 741.75             | 761.22            | 2,485.91             |
| Property Taxes                     | 29,000.00              | 26,662.31             | 0.00               | 0.00              | 2,337.69             |
| Water                              | 8,392.00               | 10,055.15             | 707.88             | 775.49            | (1,663.15)           |
| Electric                           | 34,681.00              | 46,392.63             | 3,615.09           | 3,335.11          | (11,711.63)          |
| Gas                                | 16,218.00              | 23,163.57             | 228.28             | 623.71            | (6,945.57)           |
| Interest Expense-Roof Project      | 8,655.00               | 8,654.95              | 700.60             | 704.38            | 0.05                 |
| Interest Expense-JCLDC Project     | 11,090.00              | 11,089.41             | 872.59             | 882.04            | 0.59                 |
| 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>660,854.00</b>      | <b>573,668.68</b>     | <b>42,730.15</b>   | <b>51,639.04</b>  | <b>87,185.32</b>     |
| Total Revenue                      | 575,139.00             | 548,698.31            | 44,656.16          | 45,226.61         | 26,440.69            |
| Total Expenses                     | 660,854.00             | 573,668.68            | 42,730.15          | 51,639.04         | 87,185.32            |
| <b>Net Income Over Expenditure</b> | <b>\$ (85,715.00)</b>  | <b>(24,970.37)</b>    | <b>\$ 1,926.01</b> | <b>(6,412.43)</b> | <b>(60,744.63)</b>   |

**Watertown Industrial Center LDC**  
**Income Statement for the Twelve Month Period Ending June 30, 2018**  
 Unrestricted Income

|                                    | Current Year<br>Budget | Year-to-Date<br>Total | Current<br>Month   | Previous<br>Month | % YTD Budget |
|------------------------------------|------------------------|-----------------------|--------------------|-------------------|--------------|
| <b>Revenues</b>                    |                        |                       |                    |                   |              |
| Lease Revenue                      | \$ 486,597.00          | 468,809.67            | \$ 38,879.40       | 38,879.40         | 96.34        |
| Misc Inc - Oper & Admin            | 25,000.00              | 16,545.07             | 481.68             | 1,250.00          | 66.18        |
| Interest Income                    | 2.00                   | 0.67                  | 0.00               | 0.00              | 33.50        |
| <b>Total Revenues</b>              | <b>511,599.00</b>      | <b>485,355.41</b>     | <b>39,361.08</b>   | <b>40,129.40</b>  | <b>94.87</b> |
| <b>Expenses</b>                    |                        |                       |                    |                   |              |
| Marketing                          | 12,500.00              | 11,090.23             | 2,915.25           | 0.00              | 88.72        |
| Salaries                           | 91,676.00              | 94,060.14             | 7,197.48           | 10,796.22         | 102.60       |
| Benefits                           | 30,102.00              | 30,226.07             | 2,460.09           | 2,963.12          | 100.41       |
| Paychex Processing                 | 1,793.00               | 2,340.13              | 229.75             | 229.69            | 130.51       |
| Office Expenses                    | 14,985.00              | 15,558.42             | 1,011.14           | 1,010.25          | 103.83       |
| Dues/Publ/Training/Seminars        | 7,000.00               | 0.00                  | 0.00               | 0.00              | 0.00         |
| Insurance                          | 51,448.00              | 50,436.40             | 4,074.28           | 4,074.28          | 98.03        |
| Professional Consultants           | 19,914.00              | 8,502.80              | 841.00             | 292.50            | 42.70        |
| Maintenance Expenses               | 95,400.00              | 82,626.90             | 5,193.68           | 13,249.74         | 86.61        |
| Utilities Taxes & Rent             | 100,291.00             | 115,787.75            | 5,293.00           | 5,495.53          | 115.45       |
| Interest Expense-JCLDC Project     | 11,090.00              | 11,089.41             | 872.59             | 882.04            | 99.99        |
| Interest Exp Roof Project          | 8,655.00               | 8,654.95              | 700.60             | 704.38            | 100.00       |
| 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>444,854.00</b>      | <b>430,373.20</b>     | <b>30,788.86</b>   | <b>39,697.75</b>  | <b>96.74</b> |
| Total Revenue                      | 511,599.00             | 485,355.41            | 39,361.08          | 40,129.40         | 94.87        |
| Total Expenses                     | 444,854.00             | 430,373.20            | 30,788.86          | 39,697.75         | 96.74        |
| <b>Net Income Over Expenditure</b> | <b>\$ 66,745.00</b>    | <b>54,982.21</b>      | <b>\$ 8,572.22</b> | <b>431.65</b>     | <b>82.38</b> |

Watertown Industrial Center LDC  
Balance Sheet  
June 30, 2018

ASSETS

|                                |    |                            |
|--------------------------------|----|----------------------------|
| Current Assets                 |    |                            |
| General Checking - Key Bank    | \$ | 13,467.56                  |
| Capital Reserve                |    | 9,039.51                   |
| Leasehold Improvement Fund     |    | 44,315.54                  |
| Accounts Receivable            |    | 242.72                     |
| Acc. Rec. LHI                  |    | 378,468.34                 |
| Rents Receivable               |    | 15,423.94                  |
|                                |    | <hr/>                      |
| Total Current Assets           |    | 460,957.61                 |
| 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  |    | (3,543,519.00)             |
|                                |    | <hr/>                      |
| Total Property and Equipment   |    | 2,089,945.16               |
| Other Assets                   |    |                            |
| Work In Process-Variou         |    | 409,175.14                 |
|                                |    | <hr/>                      |
| Total Other Assets             |    | 409,175.14                 |
|                                |    | <hr/>                      |
| Total Assets                   | \$ | <u><u>2,960,077.91</u></u> |

LIABILITIES AND CAPITAL

|                                |    |              |
|--------------------------------|----|--------------|
| Current Liabilities            |    |              |
| Accounts Payable               | \$ | 116,912.85   |
| RETAINAGE PAYABLE              |    | (0.45)       |
| Due HUD - Leasehold Impr. Fund |    | 8.31         |
| ACCRUED PAYROLL                |    | 1,471.00     |
| Retirement Withheld            |    | 3.13         |
| Due WIC Rent                   |    | 1,027.50     |
| Deferred Liab. Bldg. B Project |    | 345,252.52   |
| Due WIC LHI                    |    | 50.72        |
| Deferred Revenue               |    | 33,215.82    |
|                                |    | <hr/>        |
| Total Current Liabilities      |    | 497,941.40   |
| Long-Term Liabilities          |    |              |
| Bldg. B Renovation Loan-WLDC   |    | 345,247.52   |
| Roof Replacement Loan          |    | 278,721.98   |
|                                |    | <hr/>        |
| Total Long-Term Liabilities    |    | 623,969.50   |
|                                |    | <hr/>        |
| Total Liabilities              |    | 1,121,910.90 |
| 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                     |    | (24,970.37)  |
|                                |    | <hr/>        |

Watertown Industrial Center LDC  
Balance Sheet  
June 30, 2018

|                             |                        |
|-----------------------------|------------------------|
| Total Capital               | <u>1,838,167.01</u>    |
| Total Liabilities & Capital | <u>\$ 2,960,077.91</u> |

Watertown Industrial Center Compative Balance Sheet for: 5/31/2018 - 6/30/2018

| <b>ASSETS</b>                          | 5/31/2018                     | 6/30/2018                     | After Adjusting Entries - Audit<br>6/30/2017 |
|--|-------------------------------|-------------------------------|--|
| <b>Current Assets</b>                  |                               |                               |  |
| General Checking - Key Bank            | \$ 16,588.79                  | \$ 13,467.56                  | \$ 54,108.20                                 |
| Capital Reserve                        | 9,039.50                      | 9,039.51                      | 102,314.41                                   |
| Leasehold Improvement Fund             | 43,681.97                     | 44,315.54                     | 149,362.31                                   |
| Accounts Receivable                    | 351.79                        | 242.72                        | 208.55                                       |
| Acc. Rec. LHI                          | 382,806.41                    | 378,468.34                    | 429,633.55                                   |
| Rents Receivable                       | <u>6,749.52</u>               | <u>15,423.94</u>              | <u>12,959.19</u>                             |
| <b>Total Current Assets</b>            | <b>459,217.98</b>             | <b>460,957.61</b>             | <b>748,586.21</b>                            |
| <b>Property and Equipment</b>          |                               |                               |  |
| 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>(3,531,577.71)</u>         | <u>(3,543,519.00)</u>         | <u>(3,400,223.52)</u>                        |
| <b>Total Property and Equipment</b>    | <b>2,101,886.45</b>           | <b>2,089,945.16</b>           | <b>2,233,240.64</b>                          |
| <b>Other Assets</b>                    |                               |                               |  |
| Work In Process-Variou                 | <u>398,536.31</u>             | <u>409,175.14</u>             | <u>13,257.84</u>                             |
| <b>Total Other Assets</b>              | <b>398,536.31</b>             | <b>409,175.14</b>             | <b>13,257.84</b>                             |
| <b>Total Assets</b>                    | <b><u>\$ 2,959,640.74</u></b> | <b><u>\$ 2,960,077.91</u></b> | <b><u>\$ 2,995,084.69</u></b>                |
| <b>LIABILITIES AND CAPITAL</b>         |                               |                               |  |
| <b>Current Liabilities</b>             |                               |                               |  |
| Accounts Payable                       | \$ 108,648.94                 | \$ 116,912.85                 | \$ 12,963.18                                 |
| RETAINAGE PAYABLE                      | (0.45)                        | (0.45)                        | (0.45)                                       |
| Due HUD - Leasehold Impr. Fund         | 7.95                          | 8.31                          | 10.62  |
| Accrued Payroll                        | 1,471.00                      | 1,471.00                      | 1,471.00                                     |
| Retirement Withheld                    | 111.10                        | 3.13                          | 3.13   |
| Due WIC Rent                           | 1,027.50                      | 1,027.50                      | 1,027.50                                     |
| Deferred Liab. Bldg. B Project         | 349,041.80                    | 345,252.52                    | 390,105.35                                   |
| Due WIC LHI                            | 50.72                         | 50.72                         | 50.72  |
| Deferred Revenue                       | <u>33,764.61</u>              | <u>33,215.82</u>              | <u>39,528.20</u>                             |
| <b>Total Current Liabilities</b>       | <b>494,123.17</b>             | <b>497,941.40</b>             | <b>445,159.25</b>                            |
| <b>Long-Term Liabilities</b>           |                               |                               |  |
| Bldg. B Renovation Loan-WLDC           | 349,036.80                    | 345,247.52                    | 390,100.35                                   |
| Roof Replacement Loan                  | <u>280,239.77</u>             | <u>278,721.98</u>             | <u>296,687.71</u>                            |
| <b>Total Long-Term Liabilities</b>     | <b>629,276.57</b>             | <b>623,969.50</b>             | <b>686,788.06</b>                            |
| <b>Total Liabilities</b>               | <b>1,123,399.74</b>           | <b>1,121,910.90</b>           | <b>1,131,947.31</b>                          |
| <b>Capital</b>                         |                               |                               |  |
| 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>(26,896.38)</u>            | <u>(24,970.37)</u>            | <u>(129,687.03)</u>                          |
| <b>Total Capital</b>                   | <b>1,836,241.00</b>           | <b>1,838,167.01</b>           | <b>1,863,137.38</b>                          |
| <b>Total Liabilities &amp; Capital</b> | <b><u>\$ 2,959,640.74</u></b> | <b><u>\$ 2,960,077.91</u></b> | <b><u>\$ 2,995,084.69</u></b>                |

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Jun 30, 2018**

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         | 5674    | 4/1/18  |                  |               | 19.56        |                  | 19.56            |
|                                   | 5692    | 5/1/18  |                  | 498.93        |              |                  | 498.93           |
|                                   | 5714    | 6/1/18  | 498.93           |               |              |                  | 498.93           |
| <b>Acadia Energy Corporation</b>  |         |         | <b>498.93</b>    | <b>498.93</b> | <b>19.56</b> |                  | <b>1,017.42</b>  |
| BROOKFIELD RENEWABLE POW          | 5691    | 6/1/18  | 11,347.06        |               |              |                  | 11,347.06        |
| <b>BROOKFIELD RENEWABLE POW</b>   |         |         | <b>11,347.06</b> |               |              |                  | <b>11,347.06</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>     |
| MODERN MOVING AND STORAG          | 5712    | 6/1/18  | 3,517.90         |               |              |                  | 3,517.90         |
| <b>MODERN MOVING AND STORAG</b>   |         |         | <b>3,517.90</b>  |               |              |                  | <b>3,517.90</b>  |
| WATERTOWN MODEL RAILROAD          | 5745    | 7/1/18  | -324.73          |               |              |                  | -324.73          |
| <b>WATERTOWN MODEL RAILROAD</b>   |         |         | <b>-324.73</b>   |               |              |                  | <b>-324.73</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>15,039.16</b> | <b>498.93</b> | <b>19.56</b> | <b>-4,107.24</b> | <b>11,450.41</b> |

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Jun 30, 2018**

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

| Customer ID<br>Customer<br>Bill To Contact<br>Telephone 1 | Invoice/CM # | 0 - 30        | 31 - 60 | 61 - 90 | Over 90 day  | Amount Due    |
|---|--------------|---------------|---------|---------|--------------|---------------|
| PICNGO  | 5754         | 87.46         |         |         |              | 87.46         |
| PICK N GO PROPERTY W                                      | 5775         | 70.95         |         |         |              | 70.95         |
| 3157834122  |              |               |         |         |              |               |
| <b>PICNGO</b>   |              | <b>158.41</b> |         |         |              | <b>158.41</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>158.41</b> |         |         | <b>84.31</b> | <b>242.72</b> |

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Jun 1, 2018 to Jun 30, 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                      |
|---------|--------------------------------------|----------------|--|------------------|----------------------------------|
| 6/11/18 | 141000<br>100000                     | 1438           | Invoice: 5723<br>WATERTOWN MODEL RAILROAD<br>CLUB                        | 324.73           | 324.73                           |
| 6/11/18 | 141000<br>100000                     | 148712         | Invoice: 5716<br>Jain Irrigation Inc.                                    | 6,213.00         | 6,213.00                         |
| 6/11/18 | 141000<br>100000                     | 032636         | Invoice: 5699<br>MODERN MOVING AND STORAGE                               | 3,517.90         | 3,517.90                         |
| 6/11/18 | 141000<br>100000                     | 508464         | Invoice: 5713<br>W.B. Mason Co, Inc.                                     | 1,019.54         | 1,019.54                         |
| 6/11/18 | 141000<br>100000                     | 88451          | Invoice: 5728<br>UPSTATE CONSTRUCTION<br>SERVICES, INC.                  | 1,131.99         | 1,131.99                         |
| 6/11/18 | 141000<br>100000                     | 8753           | Invoice: 5727<br>SERV-PRO  | 2,038.35         | 2,038.35                         |
| 6/11/18 | 125000<br>100000                     | 6895           | Invoice: 5717<br>JEFFERSON COUNTY INDUSTRIAL                             | 1,250.00         | 1,250.00                         |
| 6/11/18 | 141000<br>100000                     | 8830           | Invoice: 5720<br>Nytric Electrical Contractors, LLC.                     | 3,580.80         | 3,580.80                         |
| 6/11/18 | 141000<br>100000                     | 1168           | Invoice: 5724<br>STEVEN ELLIOT   | 692.60           | 692.60                           |
| 6/22/18 | 141000<br>141000<br>141000<br>100000 | 69136          | Invoice: 5688<br>Invoice: 5709<br>Invoice: 5729<br>DEVELOPMENT AUTHORITY | 4,270.26         | 1,423.42<br>1,423.42<br>1,423.42 |
| 6/22/18 | 141000<br>100000                     | 4077           | Invoice: 5718<br>JEFFERSON COUNTY LDC                                    | 1,400.19         | 1,400.19                         |
| 6/22/18 | 141000<br>100000                     | 1214           | Invoice: 5726<br>LAURENCE WOLLUM   | 290.58           | 290.58                           |
| 6/22/18 | 141000<br>100000                     | 17904          | Invoice: 5715<br>BLACK HORSE GROUP, LLC                                  | 1,145.09         | 1,145.09                         |
| 6/22/18 | 141000<br>100000                     | 449190         | Invoice: 5719<br>NEW YORK AIR BRAKE                                      | 883.20           | 883.20                           |
| 6/22/18 | 125000<br>141000<br>100000           | 11923          | Invoice: 5722<br>Invoice: 5721<br>PICK N GO PROPERTY WASTE<br>SERVICES   | 1,112.65         | 180.02<br>932.63                 |
| 6/22/18 | 141000<br>100000                     | 11273          | Invoice: 5725<br>CONVERSE LABORATORIES INC.                              | 1,637.78         | 1,637.78                         |
| 6/29/18 | 141000<br>100000                     | 0025764821     | Invoice: 5711<br>Ampersand New York Operations Co.<br>LLC.               | 801.61           | 801.61                           |
| 6/29/18 | 141000<br>100000                     | 1440           | Invoice: 5745<br>WATERTOWN MODEL RAILROAD<br>CLUB                        | 324.73           | 324.73                           |
|         |                                      |                |  | <b>31,635.00</b> | <b>31,635.00</b>                 |



**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jun 30, 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       |
|----------------------------|----------------|------------------|------------------|---------|--------------|------------------|
| ABJ FIRE PROTECTION        | 000109360      | 710.00           |                  |         |              | 710.00           |
| <b>ABJ FIRE PROTECTION</b> |                | <b>710.00</b>    |                  |         |              | <b>710.00</b>    |
| NOBEL ACE HDWE             | 6/18 STMNT     | 163.69           |                  |         |              | 163.69           |
| <b>NOBEL ACE HDWE</b>      |                | <b>163.69</b>    |                  |         |              | <b>163.69</b>    |
| BARRETT PAVING MAT         | 1200778        | 4,440.88         |                  |         |              | 4,440.88         |
|                            | 1200907        | 6,197.95         |                  |         |              | 6,197.95         |
| <b>BARRETT PAVING MAT</b>  |                | <b>10,638.83</b> |                  |         |              | <b>10,638.83</b> |
| BLACK RIVER PAPER C        | 102732         | 281.67           |                  |         |              | 281.67           |
| <b>BLACK RIVER PAPER C</b> |                | <b>281.67</b>    |                  |         |              | <b>281.67</b>    |
| BROOKFIELD RENEWA          | BFP 2017 - SS  | 695.33           |                  |         |              | 695.33           |
| <b>BROOKFIELD RENEWA</b>   |                | <b>695.33</b>    |                  |         |              | <b>695.33</b>    |
| Jain Irrigation            | JAIN 2017 - SS | 73.00            |                  |         |              | 73.00            |
| <b>Jain Irrigation</b>     |                | <b>73.00</b>     |                  |         |              | <b>73.00</b>     |
| CINTAS                     | 6/18 STMNT     | 251.42           |                  |         |              | 251.42           |
| <b>CINTAS</b>              |                | <b>251.42</b>    |                  |         |              | <b>251.42</b>    |
| CITY COMPROLLER            | 0004614-62918  | 438.99           |                  |         |              | 438.99           |
|                            | 0002012-62918  | 268.89           |                  |         |              | 268.89           |
| <b>CITY COMPROLLER</b>     |                | <b>707.88</b>    |                  |         |              | <b>707.88</b>    |
| CONTINENTAL CONST          | CONT 4         |                  | 40,660.00        |         |              | 40,660.00        |
|                            | CONT 5 - FINA  |                  | 52,394.25        |         |              | 52,394.25        |
| <b>CONTINENTAL CONST</b>   |                |                  | <b>93,054.25</b> |         |              | <b>93,054.25</b> |
| CRYSTAL ROCK               | 17748568-0626  | 38.67            |                  |         |              | 38.67            |
| <b>CRYSTAL ROCK</b>        |                | <b>38.67</b>     |                  |         |              | <b>38.67</b>     |
| DIRECT ENERGY              | 181830035200   | 191.18           |                  |         |              | 191.18           |
|                            | 181830035200   | 80.55            |                  |         |              | 80.55            |
|                            | 181830035200   | 538.46           |                  |         |              | 538.46           |
|                            | 181830035200   | 232.24           |                  |         |              | 232.24           |
|                            | 181830035200   | 377.61           |                  |         |              | 377.61           |
|                            | 181830035200   | 59.93            |                  |         |              | 59.93            |
|                            | 181830035200   | 93.07            |                  |         |              | 93.07            |
|                            | 181860035229   | 39.65            |                  |         |              | 39.65            |
| <b>DIRECT ENERGY</b>       |                | <b>1,612.69</b>  |                  |         |              | <b>1,612.69</b>  |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jun 30, 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      |
|--------------------------------|---------------|-----------------|-----------------|---------|--------------|-----------------|
| Great America Financial        | 2293312       | 387.36          |                 |         |              | 387.36          |
| <b>Great America Financial</b> |               | <b>387.36</b>   |                 |         |              | <b>387.36</b>   |
| JEFFERSON COUNTY R             | 16126         | 447.60          |                 |         |              | 447.60          |
| <b>JEFFERSON COUNTY R</b>      |               | <b>447.60</b>   |                 |         |              | <b>447.60</b>   |
| MENTER RUDIN & TRIV            | 185817 TJF    | 481.00          |                 |         |              | 481.00          |
| <b>MENTER RUDIN &amp; TRIV</b> |               | <b>481.00</b>   |                 |         |              | <b>481.00</b>   |
| MITTAG'S LOCK & KEY            | 13505         | 229.50          |                 |         |              | 229.50          |
| <b>MITTAG'S LOCK &amp; KEY</b> |               | <b>229.50</b>   |                 |         |              | <b>229.50</b>   |
| NATIONAL GRID                  | 6900169035-62 | 25.76           |                 |         |              | 25.76           |
|                                | 4083010042-62 | 107.75          |                 |         |              | 107.75          |
|                                | 2853006034-62 | 137.88          |                 |         |              | 137.88          |
|                                | 1118719155-62 | 16.37           |                 |         |              | 16.37           |
|                                | 0958937132-62 | 186.46          |                 |         |              | 186.46          |
|                                | 0438937154-62 | 320.32          |                 |         |              | 320.32          |
|                                | 0498937125-62 | 20.17           |                 |         |              | 20.17           |
|                                | 0303101046-62 | 338.25          |                 |         |              | 338.25          |
|                                | 0038937135-62 | 265.18          |                 |         |              | 265.18          |
|                                | 0338937134-62 | 24.14           |                 |         |              | 24.14           |
|                                | 0898937150-62 | 18.20           |                 |         |              | 18.20           |
|                                | 5874117053-62 | 81.98           |                 |         |              | 81.98           |
|                                | 0918937121-62 | 22.53           |                 |         |              | 22.53           |
|                                | 1078719124-62 | 340.22          |                 |         |              | 340.22          |
|                                | 9678936125-62 | 22.15           |                 |         |              | 22.15           |
|                                | 0058937125-62 | 163.36          |                 |         |              | 163.36          |
|                                | 2017080029-62 | 67.95           |                 |         |              | 67.95           |
|                                | 0518786126-62 | 119.56          |                 |         |              | 119.56          |
|                                | 9303154019-62 | 21.23           |                 |         |              | 21.23           |
| <b>NATIONAL GRID</b>           |               | <b>2,299.46</b> |                 |         |              | <b>2,299.46</b> |
| NYTRIC ELECTRICAL C            | 12180         |                 | 1,046.00        |         |              | 1,046.00        |
| <b>NYTRIC ELECTRICAL C</b>     |               |                 | <b>1,046.00</b> |         |              | <b>1,046.00</b> |
| OUTDOOR POWER OF               | 16394-63018   | 261.58          |                 |         |              | 261.58          |
| <b>OUTDOOR POWER OF</b>        |               | <b>261.58</b>   |                 |         |              | <b>261.58</b>   |
| SCHWERZMANN & WIS              | 007572-63018  | 360.00          |                 |         |              | 360.00          |
| <b>SCHWERZMANN &amp; WIS</b>   |               | <b>360.00</b>   |                 |         |              | <b>360.00</b>   |
| SPRAGUE OPERATING              | 70583355      | 2.17            |                 |         |              | 2.17            |
| <b>SPRAGUE OPERATING</b>       |               | <b>2.17</b>     |                 |         |              | <b>2.17</b>     |
| VICTORY PROMOTION              | 3337-63018    | 2,432.25        |                 |         |              | 2,432.25        |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Jun 30, 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        |
|--------------------------|---------------|------------------|------------------|---------|--------------|-------------------|
| <b>VICTORY PROMOTION</b> |               | <b>2,432.25</b>  |                  |         |              | <b>2,432.25</b>   |
| WASTE MANAGEMENT         | 3311482-0448- | 741.75           |                  |         |              | 741.75            |
| <b>WASTE MANAGEMENT</b>  |               | <b>741.75</b>    |                  |         |              | <b>741.75</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>22,815.85</b> | <b>94,100.25</b> |         | <b>-3.00</b> | <b>116,913.10</b> |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Jun 1, 2018 to Jun 30, 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 |
|---------|-------|--|--|---|---------------|
| 6/1/18  | 10250 | 200000<br>100000   | Invoice: 6/18 INS<br>Central Insurance Companies   | 4,074.28  | 4,074.28      |
| 6/1/18  | 10251 | 200000<br>100000   | Invoice: 000018096065<br>EXCELLUS BLUE CROSS   | 860.26  | 860.26        |
| 6/22/18 | 10252 | 200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>100000 | Invoice: 0958937132-52518<br>Invoice: 0058937125-52518<br>Invoice: 0038937138-52518<br>Invoice: 0438937154-52518<br>Invoice: 9678936125-52518<br>Invoice: 1078719124-52518<br>Invoice: 9303154019-52518<br>Invoice: 5874117053-52518<br>Invoice: 0918937121-52518<br>Invoice: 2017080029-52518<br>Invoice: 0338937134-52518<br>Invoice: 0898937150-52518<br>Invoice: 0498937125-52518<br>Invoice: 1118719155-52518<br>Invoice: 2853006034-52518<br>Invoice: 4083010042-52518<br>Invoice: 0518786126-53018<br>NATIONAL GRID | 215.68<br>184.48<br>210.58<br>329.67<br>44.63<br>330.86<br>21.23<br>110.84<br>29.38<br>91.87<br>24.89<br>75.46<br>150.77<br>35.48<br>133.69<br>113.45<br>126.05 | 2,229.01      |
| 6/22/18 | 10253 | 100000   | VOID   |   |               |
| 6/22/18 | 10253 | 200000<br>100000   | Invoice: 10060<br>AUBERTINE AND CURRIER ARCHITECTS   | 1,748.25  | 1,748.25      |
| 6/22/18 | 10254 | 200000<br>100000   | Invoice: 000108059<br>ABJ FIRE PROTECTION CO.  | 628.25  | 628.25        |
| 6/22/18 | 10255 | 200000<br>100000   | Invoice: 5/18 STMNT<br>NOBEL ACE HDWE  | 307.78  | 307.78        |
| 6/22/18 | 10256 | 200000<br>100000   | Invoice: 060818-BFP<br>BELLOFFS FLOORING   | 826.00  | 826.00        |
| 6/22/18 | 10257 | 200000<br>100000   | Invoice: 12666550-5/18<br>CINTAS   | 181.96  | 181.96        |
| 6/22/18 | 10258 | 200000<br>200000<br>100000   | Invoice: 0004614-5/31/18<br>Invoice: 0002012-5/31/18<br>CITY COMPROLLER  | 480.88<br>294.61  | 775.49        |
| 6/22/18 | 10259 | 200000<br>100000   | Invoice: 1357023-00<br>CITY ELECTRIC   | 32.18   | 32.18         |
| 6/22/18 | 10260 | 200000<br>100000   | Invoice: 17748568-052918<br>CRYSTAL ROCK   | 21.43   | 21.43         |
| 6/22/18 | 10261 | 200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>200000<br>100000   | Invoice: 181560034913754<br>Invoice: 181560034913755<br>Invoice: 181560034913757<br>Invoice: 181560034913758<br>Invoice: 181560034913753<br>Invoice: 181560034913752<br>Invoice: 181560034913756<br>Invoice: 18157003493556<br>DIRECT ENERGY   | 294.03<br>210.27<br>273.61<br>200.61<br>64.09<br>91.62<br>503.15<br>43.07   | 1,680.45      |
| 6/22/18 | 10262 | 200000<br>100000   | Invoice: 3024<br>GLEASON'S SEPTIC DRAIN SERVICE  | 1,237.50  | 1,237.50      |
| 6/22/18 | 10263 | 200000   | Invoice: 22754683  | 387.36  |               |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Jun 1, 2018 to Jun 30, 2018**

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> |
|-------------|--------------|------------------|---|---------------------|----------------------|
|             |              | 100000           | Great America Financial Services                        |                     | 387.36               |
| 6/22/18     | 10264        | 200000<br>100000 | Invoice: 19793-5/18<br>HANES SUPPLY, INC.               | 25.48               | 25.48                |
| 6/22/18     | 10265        | 200000<br>100000 | Invoice: 160299-18<br>OSWEGO COUNTY BUSINESS MAGAZINE   | 483.00              | 483.00               |
| 6/22/18     | 10266        | 200000<br>100000 | Invoice: 2621<br>P&M CONSTRUCTION                       | 1,995.00            | 1,995.00             |
| 6/22/18     | 10267        | 200000<br>100000 | Invoice: 2018-094<br>P.S.G.                             | 183.55              | 183.55               |
| 6/22/18     | 10268        | 200000<br>100000 | Invoice: 007575-5/18<br>SCHWERZMANN & WISE, PC          | 292.50              | 292.50               |
| 6/22/18     | 10269        | 200000<br>100000 | Invoice: 142819-5/18<br>SEAWAY RENTAL CORP.             | 1,008.25            | 1,008.25             |
| 6/22/18     | 10270        | 200000<br>100000 | Invoice: 1009-5458-5-5/18<br>SHERWIN WILLIAMS           | 193.64              | 193.64               |
| 6/22/18     | 10271        | 200000<br>100000 | Invoice: 70574286<br>SPRAGUE OPERATING RESOURCES        | 136.82              | 136.82               |
| 6/22/18     | 10272        | 200000<br>100000 | Invoice: 852930501061118<br>Time Warner Cable           | 188.36              | 188.36               |
| 6/22/18     | 10273        | 200000<br>100000 | Invoice: 9808265088<br>VERIZON WIRELESS                 | 248.11              | 248.11               |
| 6/22/18     | 10274        | 200000<br>100000 | Invoice: 00046511<br>JOHN VESPA INC.                    | 909.37              | 909.37               |
| 6/22/18     | 10275        | 200000<br>100000 | Invoice: 3308844-0448-5<br>WASTE MANAGEMENT OF NEW YORK | 761.22              | 761.22               |
| 6/22/18     | 10276        | 200000<br>100000 | Invoice: 126421-6/18<br>WESTELCOM                       | 104.27              | 104.27               |
| 6/22/18     | 10277        | 200000<br>100000 | Invoice: 6/18 LOAN<br>WATERTOWN LOCAL DEVELOPMENT       | 2,218.39            | 2,218.39             |
| 6/29/18     | 10279        | 200000<br>100000 | Invoice: DEP - TIRES/PALLETS<br>DAN ZAURINI             | 1,800.00            | 1,800.00             |
|             | <b>Total</b> |                  |   | <b>25,538.16</b>    | <b>25,538.16</b>     |

**Watertown Industrial Center LDC**  
**Maintenance Report for the Twelve Month Period Ending June 30, 2018**  
 Prepared by WICLDC STAFF, August 14, 2018

|                                    | Current Year<br>Budget     | Year-to-Date<br>Total   | Current<br>Month          | Previous<br>Month        | YTD % of<br>Budget |
|------------------------------------|----------------------------|-------------------------|---------------------------|--------------------------|--------------------|
| <b>Revenues</b>                    |                            |                         |                           |                          |                    |
| Add'l Rents - Maintenance          | \$ 116,872.00              | 100,823.21              | \$ 8,474.88               | 8,474.88                 | 86.27              |
| Total Revenues                     | <u>116,872.00</u>          | <u>100,823.21</u>       | <u>8,474.88</u>           | <u>8,474.88</u>          | 86.27              |
| <b>Expenses</b>                    |                            |                         |                           |                          |                    |
| Maintenance - Improvements         | 21,100.00                  | 7,079.04                | 826.00                    | 0.00                     | 33.55              |
| Maintenance - Building Repairs     | 13,000.00                  | 28,886.92               | 413.05                    | 2,827.15                 | 222.21             |
| Maintenance - Common Area          | 15,200.00                  | 13,136.10               | 1,281.76                  | 1,879.49                 | 86.42              |
| Maintenance - Grounds              | 28,400.00                  | 10,989.62               | 2,247.60                  | 6,850.00                 | 38.70              |
| Maintenance - Equipment/Tools      | 13,700.00                  | 11,854.28               | 261.58                    | 1,159.35                 | 86.53              |
| Maintenance - Materials            | 4,000.00                   | 10,680.94               | 163.69                    | 533.75                   | 267.02             |
| Total Operations                   | <u>95,400.00</u>           | <u>82,626.90</u>        | <u>5,193.68</u>           | <u>13,249.74</u>         | 86.61              |
| <b>Net Income Over Expenditure</b> | <b>\$ <u>21,472.00</u></b> | <b><u>18,196.31</u></b> | <b>\$ <u>3,281.20</u></b> | <b><u>(4,774.86)</u></b> | <b>84.74</b>       |