

Watertown Industrial Center LDC**Income Statement for the Two Month Period Ending August 31, 2019**

Prepared by Staff, September 13, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 502,410.00	81,091.92	\$ 40,437.08	40,654.84	421,318.08
Misc Inc - Oper & Admin	20,000.00	2,501.56	1,250.00	1,251.56	17,498.44
Interest Income	5.00	0.00	0.00	0.00	5.00
LIF Loan Principal	113,020.00	18,864.89	9,442.52	9,422.37	94,155.11
Leasehold Interest	14,447.00	2,610.65	1,295.25	1,315.40	11,836.35
Total Revenues	649,882.00	105,069.02	52,424.85	52,644.17	544,812.98
Expenses					
Marketing	12,500.00	647.00	0.00	647.00	11,853.00
Salaries	94,479.00	14,391.44	7,195.72	7,195.72	80,087.56
FICA-Medicare Tax Expense	8,097.00	1,094.71	549.92	544.79	7,002.29
Health Ins.	8,976.00	0.00	0.00	0.00	8,976.00
Dental Ins	774.00	217.12	222.38	(5.26)	556.88
Vision Ins.	196.00	55.52	57.46	(1.94)	140.48
Comp Ins.	3,939.00	501.24	250.62	250.62	3,437.76
Retirement Expense	6,614.00	887.32	503.68	383.64	5,726.68
NYS Unemployment	457.00	1.51	0.00	1.51	455.49
NYS Re-Emp Service	19.00	0.22	0.00	0.22	18.78
Vehicle Allowance	1,800.00	300.00	150.00	150.00	1,500.00
Disability	640.00	41.75	57.55	(15.80)	598.25
Paychex Processing	3,245.00	702.30	438.15	264.15	2,542.70
Life Ins.	0.00	21.00	21.00	0.00	(21.00)
Office Expenses	18,269.00	2,949.87	933.83	2,016.04	15,319.13
Depreciation	159,233.00	25,603.12	12,801.56	12,801.56	133,629.88
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	54,141.00	10,516.34	4,227.17	6,289.17	43,624.66
Legal/Environmental	1,700.00	462.50	462.50	0.00	1,237.50
Legal General	4,000.00	0.00	0.00	0.00	4,000.00
Accounting and Auditing	4,455.00	0.00	0.00	0.00	4,455.00
Engineering/Design/Consulting	3,500.00	0.00	0.00	0.00	3,500.00
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	(1,903.21)	13,103.21
Maintenance - Common Area	18,800.00	3,605.74	1,207.39	2,398.35	15,194.26
Maintenance - Building Repairs	25,000.00	6,925.70	4,775.70	2,150.00	18,074.30
Maintenance - Materials	4,000.00	1,788.09	0.00	1,788.09	2,211.91
Maintenance - Grounds	30,000.00	1,015.58	1,015.58	0.00	28,984.42
Maintenance - Equipment/Tools	9,500.00	3,268.90	1,507.49	1,761.41	6,231.10
Waste Removal	8,700.00	1,608.85	803.33	805.52	7,091.15
Property Taxes	30,000.00	11,490.74	0.00	11,490.74	18,509.26
Water	8,580.00	1,486.55	778.67	707.88	7,093.45
Electric	45,337.00	9,198.47	4,752.77	4,445.70	36,138.53
Gas	27,553.00	532.12	258.69	273.43	27,020.88
Interest Expense-Roof Project	7,545.00	1,297.12	646.60	650.52	6,247.88
Interest Expense-JCLDC Project	8,320.00	1,485.37	737.79	747.58	6,834.63
Interest Expense-JAIN PROJEC	5,422.00	994.08	492.57	501.51	4,427.92
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	635,991.00	101,187.06	44,848.12	56,338.94	534,803.94
Total Revenue	649,882.00	105,069.02	52,424.85	52,644.17	544,812.98
Total Expenses	635,991.00	101,187.06	44,848.12	56,338.94	534,803.94
Net Income Over Expenditure	\$ 13,891.00	3,881.96	\$ 7,576.73	(3,694.77)	10,009.04

Watertown Industrial Center LDC
Income Statement for the Two Month Period Ending August 31, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 502,410.00	81,091.92	\$ 40,437.08	40,654.84	16.14
Misc Inc - Oper & Admin	20,000.00	2,501.56	1,250.00	1,251.56	12.51
Interest Income	5.00	0.00	0.00	0.00	0.00
Total Revenues	522,415.00	83,593.48	41,687.08	41,906.40	16.00
Expenses					
Marketing	12,500.00	647.00	0.00	647.00	5.18
Salaries	94,479.00	14,391.44	7,195.72	7,195.72	15.23
Benefits	31,512.00	3,120.39	1,812.61	1,307.78	9.90
Paychex Processing	3,245.00	702.30	438.15	264.15	21.64
Office Expenses	18,269.00	2,949.87	933.83	2,016.04	16.15
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	54,141.00	10,516.34	4,227.17	6,289.17	19.42
Professional Consultants	13,655.00	462.50	462.50	0.00	3.39
Maintenance Expenses	98,500.00	14,700.80	8,506.16	6,194.64	14.92
Utilities Taxes & Rent	120,170.00	24,316.73	6,593.46	17,723.27	20.24
Interest Expense-JCLDC Project	8,320.00	1,485.37	737.79	747.58	17.85
Interest Expense-JAIN PROJEC	5,422.00	994.08	492.57	501.51	18.33
Interest Exp Roof Project	7,545.00	1,297.12	646.60	650.52	17.19
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	476,758.00	75,583.94	32,046.56	43,537.38	15.85
Total Revenue	522,415.00	83,593.48	41,687.08	41,906.40	16.00
Total Expenses	476,758.00	75,583.94	32,046.56	43,537.38	15.85
Net Income Over Expenditure	\$ 45,657.00	8,009.54	\$ 9,640.52	(1,630.98)	17.54

Watertown Industrial Center LDC
Balance Sheet
August 31, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	106,661.15
Capital Reserve		16,422.66
Leasehold Improvement Fund		77,537.82
Accounts Receivable		84.31
Acc. Rec. LHI		570,470.76
Rents Receivable		11,497.84
		782,674.54
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		(3,729,158.68)
		2,328,119.48
Total Property and Equipment		
Other Assets		
Work In Process-Variou		4,985.14
		4,985.14
Total Other Assets		
Total Assets	\$	3,115,779.16

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	21,107.37
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		2.44
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		291,197.09
DEFERRED LIAB. BACK OF A PROJ		157,952.90
Due WIC LHI		50.72
Deferred Revenue		113,660.49
		586,472.19
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		291,192.09
BACK A RENOVATION LOAN		165,804.73
Roof Replacement Loan		257,070.12
		714,066.94
Total Long-Term Liabilities		
Total Liabilities		1,300,539.13
Capital		
Fund Balance		79,050.18
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
August 31, 2019

Net Income	<u>3,881.96</u>	
Total Capital		<u>1,815,240.03</u>
Total Liabilities & Capital	\$	<u><u>3,115,779.16</u></u>

Watertown Industrial Center Compative Balance Sheet for: 7/31/2019 - 8/31/2019

ASSETS	7/31/2019	8/31/2019	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 95,684.44	\$ 106,661.15	\$ 13,467.56
Capital Reserve	12,742.27	16,422.66	9,039.51
Leasehold Improvement Fund	75,030.51	77,537.82	44,315.54
Accounts Receivable	314.23	84.31	242.72
Acc. Rec. LHI	579,913.28	570,470.76	378,468.34
Rents Receivable	<u>14,940.04</u>	<u>11,497.84</u>	15,423.94
Total Current Assets	778,624.77	782,674.54	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>(3,716,357.12)</u>	<u>(3,729,158.68)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,340,921.04	2,328,119.48	2,512,955.16
Other Assets			
Work In Process-Variou	<u>0.14</u>	<u>4,985.14</u>	<u>0.14</u>
Total Other Assets	0.14	4,985.14	0.14
Total Assets	<u>\$ 3,119,545.95</u>	<u>\$ 3,115,779.16</u>	<u>\$ 2,973,912.91</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 14,436.48	\$ 21,107.37	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	2.44	2.44	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	295,121.17	291,197.09	345,252.52
Deferred Liab.Back of A Project	161,028.92	157,952.90	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>116,102.91</u>	<u>113,660.49</u>	<u>33,215.82</u>
Total Current Liabilities	589,243.82	586,472.19	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	295,116.17	291,192.09	345,247.52
Back A Renovation Loan	168,880.75	165,804.73	0.00
Roof Replacement Loan	<u>258,641.91</u>	<u>257,070.12</u>	<u>278,721.98</u>
Total Long-Term Liabilities	722,638.83	714,066.94	623,969.50
Total Liabilities	1,311,882.65	1,300,539.13	1,137,696.86
Capital			
Fund Balance	79,050.18	79,050.18	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>(3,694.77)</u>	<u>3,881.96</u>	<u>(26,921.33)</u>
Total Capital	1,807,663.30	1,815,240.03	1,836,216.05
Total Liabilities & Capital	<u>\$ 3,119,545.95</u>	<u>\$ 3,115,779.16</u>	<u>\$ 2,973,912.91</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Aug 31, 2019

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

Customer	Invoice	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Acadia Energy Corporation	5852	11/30/1				167.29	167.29
	5853	12/1/18				498.93	498.93
	5965	6/1/19			498.93		498.93
	5999	7/1/19		498.93			498.93
	6033	8/1/19	498.93				498.93
Acadia Energy Corporation			498.93	498.93	498.93	666.22	2,163.01
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
Jain Irrigation Inc.	5985	8/1/19	6,464.80				6,464.80
Jain Irrigation Inc.			6,464.80				6,464.80
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
PICK N GO PROPERTY WASTE S	6035	8/1/19	1,100.53				1,100.53
PICK N GO PROPERTY WASTE S			1,100.53				1,100.53
Pine Camp Services	13378	7/25/19	1,903.21				1,903.21
Pine Camp Services			1,903.21				1,903.21
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
			9,967.47	498.93	498.93	-3,441.02	7,524.31

Watertown Industrial Center LDC
Aged Receivables
As of Aug 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
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					84.31	84.31

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2019 to Aug 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
8/9/19	125000	1634	Invoice: 6015		129.11
	125000		Invoice: 6016		100.81
	141000		Invoice: 6013		1,100.53
	100000		PICK N GO PROPERTY WASTE SERVICES	1,330.45	
8/9/19	141000	153198	Invoice: 5984		6,464.80
	100000		Jain Irrigation Inc.	6,464.80	
8/9/19	141000	1504	Invoice: 6032		350.00
	100000		WATERTOWN MODEL RAILROAD CLUB	350.00	
8/9/19	141000	453437	Invoice: 5972		945.60
	141000		Invoice: 6005		945.60
	141000		Invoice: 6026		945.60
	100000		NEW YORK AIR BRAKE	2,836.80	
8/9/19	125000	7068	Invoice: 6022		1,250.00
	100000		JEFFERSON COUNTY INDUSTRIAL	1,250.00	
8/9/19	141000	4660	Invoice: 6023		1,420.24
	100000		JEFFERSON COUNTY LDC	1,420.24	
8/9/19	141000	19667	Invoice: 6021		1,183.27
	100000		BLACK HORSE GROUP, LLC	1,183.27	
8/9/19	141000	565398	Invoice: 6018		1,019.54
	100000		W.B. Mason Co, Inc.	1,019.54	
8/16/19	141000	9423	Invoice: 6024		4,444.17
	100000		Nytric Electrical Contractors, LLC.	4,444.17	
8/16/19	141000	1185	Invoice: 6027		698.12
	100000		STEVEN ELLIOT	698.12	
8/16/19	141000	90317	Invoice: 6031		631.80
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	631.80	
8/16/19	141000	11898	Invoice: 6028		1,650.29
	100000		CONVERSE LABORATORIES INC.	1,650.29	
8/16/19	141000	9669	Invoice: 6030		2,116.28
	100000		SERV-PRO	2,116.28	
8/30/19	141000	0036129516	Invoice: 6017		852.46
	141000		Invoice: 6025		852.46
	100000		Ampersand New York Operations Co. LLC.	1,704.92	
8/30/19	141000	10738	Invoice: 6019		11,574.21
	100000		Erie Boulevard Hydropower L.P.	11,574.21	
8/30/19	141000	032935	Invoice: 6020		3,998.79
	100000		MODERN MOVING AND STORAGE	3,998.79	
8/30/19	141000	2718	Invoice: 6014		1,197.47
	141000		Invoice: 6034		1,197.47
	100000		Pine Camp Services	2,394.94	
8/30/19	141000	1235	Invoice: 6029		290.58
	100000		LAURENCE WOLLUM	290.58	
				45,359.20	45,359.20

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
AUBERTINE AND CURR	8/19 STMNT	4,985.00				4,985.00
AUBERTINE AND CURR		4,985.00				4,985.00
ABJ FIRE PROTECTION	92012564	4,300.00				4,300.00
	92012964	640.75				640.75
ABJ FIRE PROTECTION		4,940.75				4,940.75
NOBEL ACE HDWE	8/19 STMNT	117.71				117.71
NOBEL ACE HDWE		117.71				117.71
ALL PEST, INC.	9053-82119	1,015.58				1,015.58
ALL PEST, INC.		1,015.58				1,015.58
BARCLAY DAMON LLP	5038149-83119	462.50				462.50
BARCLAY DAMON LLP		462.50				462.50
CINTAS	8/31 STMNT	430.61				430.61
CINTAS		430.61				430.61
CITY COMPTROLLER	0002012-83019	295.78				295.78
	0004614-83019	482.89				482.89
CITY COMPTROLLER		778.67				778.67
CRYSTAL ROCK	17748568-0820	18.32				18.32
CRYSTAL ROCK		18.32				18.32
DIRECT ENERGY	192330039400	133.41				133.41
	192470039544	107.96				107.96
	192470039544	496.82				496.82
	192470039544	221.69				221.69
	192470039544	966.36				966.36
	192470039544	179.87				179.87
	192470039544	221.49				221.49
	192470039544	79.68				79.68
DIRECT ENERGY		2,407.28				2,407.28
FP MAILING SOLUTION	RI104175568	146.29				146.29
FP MAILING SOLUTION		146.29				146.29
MITTAG'S LOCK & KEY	13724	200.00				200.00
MITTAG'S LOCK & KEY		200.00				200.00
NATIONAL GRID	1078719124-82	367.43				367.43

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
	0958937132-82	228.36				228.36
	0038937138-82	338.22				338.22
	0438937154-82	561.42				561.42
	2853006034-82	268.96				268.96
	9303154019-82	23.57				23.57
	0918937121-82	27.22				27.22
	5874117053-82	117.49				117.49
	2017080029-82	78.10				78.10
	0898937150-82	24.52				24.52
	0498937125-82	27.22				27.22
	0058937125-82	188.52				188.52
	0338937134-82	24.52				24.52
	1118719155-82	27.22				27.22
	9678936125-82	24.51				24.51
	4083010042-82	137.83				137.83
	0518786126-82	139.07				139.07
NATIONAL GRID		2,604.18				2,604.18
OUTDOOR POWER OF	16394-83119	92.49				92.49
OUTDOOR POWER OF		92.49				92.49
SAMPSON GLASS	1250	275.70				275.70
SAMPSON GLASS		275.70				275.70
SEAWAY RENTAL COR	151609-82119	1,415.00				1,415.00
SEAWAY RENTAL COR		1,415.00				1,415.00
Time Warner Cable	852930501082	222.27				222.27
Time Warner Cable		222.27				222.27
WASTE MANAGEMENT	3333051-0448-	803.33				803.33
WASTE MANAGEMENT		803.33				803.33
W.B. MASON COMPANY	STMNT248978	194.94				194.94
W.B. MASON COMPAN		194.94				194.94
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
		21,110.62			-3.00	21,107.62

**Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2019 to Aug 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
8/1/19	10656	200000 100000	Invoice: 8/19 INS Central Insurance Companies	4,227.17	4,227.17
8/1/19	10657	200000 100000	Invoice: 17748568-72319 CRYSTAL ROCK	18.32	18.32
8/1/19	10658	200000 100000	Invoice: 8/19 - 10/19 Guardian Life Ins Co	381.39	381.39
8/1/19	10659	200000 200000 100000	Invoice: 8013855-00 Invoice: 8013777-00 HANES SUPPLY, INC.	93.60 436.68	530.28
8/1/19	10660	200000 100000	Invoice: 13683 MITTAG'S LOCK & KEY	145.00	145.00
8/1/19	10661	200000 100000	Invoice: 47158 NETTO FIRE EQUIPMENT	796.80	796.80
8/1/19	10662	200000 200000 100000	Invoice: 71649 Invoice: 72406 OUTDOOR POWER OF NNY	23.76 27.54	51.30
8/1/19	10663	200000 100000	Invoice: 2019-050 P.S.G.	627.50	627.50
8/1/19	10664	200000 200000 200000 100000	Invoice: 19868-71619 Invoice: 19868-2-71619 Invoice: 19868-71819 SEAWAY RENTAL CORP.	309.60 1,620.00 340.00	2,269.60
8/1/19	10665	200000 100000	Invoice: 5001108467 THYSSENKRUPP ELEVATOR CORPORATION	1,452.50	1,452.50
8/1/19	10666	200000 100000	Invoice: 852930501072319 Time Warner Cable	222.27	222.27
8/1/19	10667	200000 100000	Invoice: S0068168 VICTORY PROMOTIONS, INC.	15.00	15.00
8/1/19	10668	200000 100000	Invoice: 200770875 W.B. MASON COMPANY, INC.	343.92	343.92
8/1/19	10669	200000 100000	Invoice: 8/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
8/20/19	10670	200000 200000	Invoice: 1078719124-72619 Invoice: 5874117053-72619 Invoice: 0038937138-72619 Invoice: 0438937154-72619 Invoice: 0498937125-72619 Invoice: 1118719155-72619 Invoice: 2853006034-72619 Invoice: 9678936125-72619 Invoice: 4083010042-72619 Invoice: 0958937132-72619 Invoice: 0338937134-72619 Invoice: 0058937125-72619 Invoice: 0898937150-72619 Invoice: 2017080029-72619 Invoice: 0918937121-72619 Invoice: 9303154019-72619 Invoice: 0518786126-73019 NATIONAL GRID	350.51 117.53 359.65 512.05 27.66 27.71 287.89 25.35 128.40 229.74 24.90 179.66 26.57 75.91 27.64 23.57 141.25	2,565.99

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2019 to Aug 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
8/20/19	10671	100000	VOID		
8/20/19	10671	200000 100000	Invoice: 7/19 STMNT NOBEL ACE HDWE	400.16	400.16
8/20/19	10672	200000 100000	Invoice: 12666550-7/19 CINTAS	672.93	672.93
8/20/19	10673	200000 200000 100000	Invoice: 0002012-7/19 Invoice: 0004614-7/19 CITY COMPROLLER	268.89 438.99	707.88
8/20/19	10674	200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 192170039228271 Invoice: 192170039228270 Invoice: 192170039231938 Invoice: 192170039231940 Invoice: 192120039189365 Invoice: 192170039231941 Invoice: 192170039231939 Invoice: 192170039231942 DIRECT ENERGY	79.37 96.90 519.66 756.86 85.85 170.63 203.48 237.57	2,150.32
8/20/19	10675	200000 100000	Invoice: 25270408 Great America Financial Services	387.36	387.36
8/20/19	10676	200000 100000	Invoice: 7/19 STMNT OUTDOOR POWER OF NNY	126.28	126.28
8/20/19	10677	200000 100000	Invoice: 70691889 SPRAGUE OPERATING RESOURCES	2.82	2.82
8/20/19	10678	200000 100000	Invoice: 9835215863 VERIZON WIRELESS	270.61	270.61
8/20/19	10679	200000 100000	Invoice: 3331719-0448-0 WASTE MANAGEMENT OF NEW YORK	805.52	805.52
8/20/19	10680	200000 100000	Invoice: 126421-8/19 WESTELCOM	99.72	99.72
8/20/19	10681	200000 100000	Invoice: 105092-7/19 G.W. WHITE & SON INC.	147.98	147.98
	Total			21,637.01	21,637.01

Watertown Industrial Center LDC
Maintenance Report for the Two Month Period Ending August 31, 2019
 Prepared by WICLDC STAFF, September 13, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,697.00	18,643.55	\$ 9,309.95	9,333.60	16.54
Total Revenues	<u>112,697.00</u>	<u>18,643.55</u>	<u>9,309.95</u>	<u>9,333.60</u>	16.54
Expenses					
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	(1,903.21)	(16.99)
Maintenance - Building Repairs	25,000.00	6,925.70	4,775.70	2,150.00	27.70
Maintenance - Common Area	18,800.00	3,605.74	1,207.39	2,398.35	19.18
Maintenance - Grounds	30,000.00	1,015.58	1,015.58	0.00	3.39
Maintenance - Equipment/Tools	9,500.00	3,268.90	1,507.49	1,761.41	34.41
Maintenance - Materials	4,000.00	1,788.09	0.00	1,788.09	44.70
Total Operations	<u>98,500.00</u>	<u>14,700.80</u>	<u>8,506.16</u>	<u>6,194.64</u>	14.92
Net Income Over Expenditure	\$ <u>14,197.00</u>	<u>3,942.75</u>	\$ <u>803.79</u>	<u>3,138.96</u>	27.77