

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 2018**

Prepared by Staff, October 15, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 484,659.00	118,003.28	\$ 39,439.27	39,405.12	366,655.72
Misc Inc - Oper & Admin	23,500.00	3,750.31	1,250.15	1,250.15	19,749.69
Interest Income	1.00	0.00	0.00	0.00	1.00
LIF Loan Principal	113,634.00	17,018.19	4,561.29	7,918.33	96,615.81
Leasehold Interest	16,908.00	2,813.10	931.66	927.06	14,094.90
Total Revenues	638,702.00	141,584.88	46,182.37	49,500.66	497,117.12
Expenses					
Marketing	12,500.00	556.20	0.00	353.70	11,943.80
Salaries	96,393.00	20,066.40	6,864.74	6,864.74	76,326.60
FICA-Medicare Tax Expense	8,304.00	1,529.06	524.62	524.62	6,774.94
Health Ins.	8,775.00	805.69	0.00	0.00	7,969.31
Dental Ins	774.00	95.41	(5.26)	108.56	678.59
Vision Ins.	196.00	36.16	(1.88)	40.27	159.84
Comp Ins.	3,636.00	798.87	269.80	274.38	2,837.13
Retirement Expense	6,748.00	1,630.75	365.38	865.38	5,117.25
NYS Unemployment	457.00	26.65	13.58	7.93	430.35
NYS Re-Emp Service	19.00	8.59	1.24	6.88	10.41
Vehicle Allowance	1,800.00	450.00	150.00	150.00	1,350.00
Disability	615.00	29.64	(6.88)	44.28	585.36
Paychex Processing	2,697.00	700.22	229.73	229.74	1,996.78
Life Ins.	0.00	12.75	0.00	12.75	(12.75)
Office Expenses	17,233.00	4,767.93	2,186.12	1,481.54	12,465.07
Depreciation	222,615.00	39,808.14	13,269.38	13,269.38	182,806.86
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	5,000.00
Insurance	52,921.00	14,284.88	4,074.32	4,074.28	38,636.12
Legal/Environmental	4,000.00	6,191.88	0.00	351.50	(2,191.88)
Legal General	0.00	652.50	0.00	652.50	(652.50)
Accounting and Auditing	4,325.00	0.00	0.00	0.00	4,325.00
Engineering/Design/Consulting	4,500.00	0.00	0.00	0.00	4,500.00
Maintenance - Improvements	15,800.00	3,098.96	0.00	448.00	12,701.04
Maintenance - Common Area	23,200.00	3,496.06	0.00	2,001.76	19,703.94
Maintenance - Building Repairs	22,000.00	7,223.74	584.77	4,282.99	14,776.26
Maintenance - Materials	4,000.00	910.01	435.45	383.34	3,089.99
Maintenance - Grounds	28,400.00	5,458.24	0.00	285.00	22,941.76
Maintenance - Equipment/Tools	5,500.00	2,070.82	1,280.44	264.60	3,429.18
Waste Removal	11,100.00	2,327.88	847.33	740.18	8,772.12
Property Taxes	27,000.00	9,548.37	0.00	8,373.26	17,451.63
Water	8,544.00	1,415.76	707.88	0.00	7,128.24
Electric	39,666.00	12,233.45	4,074.14	4,068.26	27,432.55
Gas	24,933.00	691.64	229.67	215.12	24,241.36
Interest Expense-Roof Project	8,108.00	2,078.99	689.19	693.00	6,029.01
Interest Expense-JCLDC Project	9,725.00	2,560.84	844.10	853.62	7,164.16
Interest Expense-JAIN PROJEC	6,283.00	0.00	0.00	0.00	6,283.00
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
Total Operations	687,767.00	145,566.48	37,627.86	51,921.56	542,200.52
Total Revenue	638,702.00	141,584.88	46,182.37	49,500.66	497,117.12
Total Expenses	687,767.00	145,566.48	37,627.86	51,921.56	542,200.52
Net Income Over Expenditure	\$ (49,065.00)	(3,981.60)	\$ 8,554.51	(2,420.90)	(45,083.40)

Watertown Industrial Center LDC
Income Statement for the Three Month Period Ending September 30, 2018

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 484,659.00	118,003.28	\$ 39,439.27	39,405.12	24.35
Misc Inc - Oper & Admin	23,500.00	3,750.31	1,250.15	1,250.15	15.96
Interest Income	1.00	0.00	0.00	0.00	0.00
Total Revenues	508,160.00	121,753.59	40,689.42	40,655.27	23.96
Expenses					
Marketing	12,500.00	556.20	0.00	353.70	4.45
Salaries	96,393.00	20,066.40	6,864.74	6,864.74	20.82
Benefits	31,324.00	5,423.57	1,310.60	2,035.05	17.31
Paychex Processing	2,697.00	700.22	229.73	229.74	25.96
Office Expenses	17,233.00	4,767.93	2,186.12	1,481.54	27.67
Dues/Publ/Training/Seminars	5,000.00	0.00	0.00	0.00	0.00
Insurance	52,921.00	14,284.88	4,074.32	4,074.28	26.99
Professional Consultants	12,825.00	6,844.38	0.00	1,004.00	53.37
Maintenance Expenses	98,900.00	22,257.83	2,300.66	7,665.69	22.51
Utilities Taxes & Rent	111,243.00	26,217.10	5,859.02	13,396.82	23.57
Interest Expense-JCLDC Project	9,725.00	2,560.84	844.10	853.62	26.33
Interest Expense-JAIN PROJEC	6,283.00	0.00	0.00	0.00	0.00
Interest Exp Roof Project	8,108.00	2,078.99	689.19	693.00	25.64
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	105,758.34	24,358.48	38,652.18	22.74
Total Revenue	508,160.00	121,753.59	40,689.42	40,655.27	23.96
Total Expenses	465,152.00	105,758.34	24,358.48	38,652.18	22.74
Net Income Over Expenditure	\$ 43,008.00	15,995.25	\$ 16,330.94	2,003.09	37.19

Watertown Industrial Center LDC
Balance Sheet
September 30, 2018

ASSETS

Current Assets		
General Checking - Key Bank	\$	130,333.78
Capital Reserve		9,039.82
Leasehold Improvement Fund		9,501.58
Accounts Receivable		160.38
Acc. Rec. LHI		670,060.77
Rents Receivable		18,722.54
		837,818.87
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		(3,584,131.14)
		2,473,147.02
Total Property and Equipment		
Other Assets		
Work In Process-Variou		0.14
		0.14
Total Other Assets		
Total Assets	\$	3,310,966.03

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	9,448.31
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		8.67
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		333,827.75
DEFERRED LIAB. BACK OF A PROJ		188,313.67
Due WIC LHI		50.72
Deferred Revenue		140,067.52
		674,217.82
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		287,605.75
BACK A RENOVATION LOAN		196,165.50
Roof Replacement Loan		320,362.80
		804,134.05
Total Long-Term Liabilities		
Total Liabilities		1,478,351.87
Capital		
Fund Balance		104,287.87
Capital Improvement Reserve		(27,512.18)
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,767,259.83

Watertown Industrial Center LDC
Balance Sheet
September 30, 2018

Net Income	<u>(3,981.60)</u>	
Total Capital		<u>1,832,614.16</u>
Total Liabilities & Capital	\$	<u><u>3,310,966.03</u></u>

Watertown Industrial Center Compative Balance Sheet for: 8/31/2018 - 9/30/2018

ASSETS	8/31/2018	9/30/2018	After Adjusting Entries 6/30/2018
Current Assets			
General Checking - Key Bank	\$ 24,446.92	\$ 130,333.78	\$ 13,467.56
Capital Reserve	9,039.67	9,039.82	9,039.51
Leasehold Improvement Fund	8,670.42	9,501.58	44,315.54
Accounts Receivable	240.49	160.38	242.72
Acc. Rec. LHI	674,622.06	670,060.77	378,468.34
Rents Receivable	<u>5,100.51</u>	<u>18,722.54</u>	15,423.94
Total Current Assets	722,120.07	837,818.87	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>(3,570,861.76)</u>	<u>(3,584,131.14)</u>	<u>(3,544,323.00)</u>
Total Property and Equipment	2,486,416.40	2,473,147.02	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>\$ 3,208,536.61</u>	<u>\$ 3,310,966.03</u>	<u>\$ 2,973,912.91</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 93,978.89	\$ 9,448.31	\$ 132,319.10
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	8.59	8.67	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	337,645.52	333,827.75	345,252.52
Deferred Liab.Back of A Project	0.00	188,313.67	0.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>140,811.04</u>	<u>140,067.52</u>	<u>33,215.82</u>
Total Current Liabilities	574,995.94	674,217.82	513,347.65
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	291,423.52	287,605.75	299,030.52
Back A Renovation Loan	196,165.50	196,165.50	0.00
Roof Replacement Loan	<u>321,892.00</u>	<u>320,362.80</u>	<u>324,938.98</u>
Total Long-Term Liabilities	809,481.02	804,134.05	623,969.50
Total Liabilities	1,384,476.96	1,478,351.87	1,137,317.15
Capital			
Fund Balance	104,287.87	104,287.87	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>(12,536.11)</u>	<u>(3,981.60)</u>	<u>(26,541.62)</u>
Total Capital	1,824,059.65	1,832,614.16	1,836,595.76
Total Liabilities & Capital	<u>\$ 3,208,536.61</u>	<u>\$ 3,310,966.03</u>	<u>\$ 2,973,912.91</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 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
	5739	7/1/18			498.93		498.93
	5756	8/1/18		498.93			498.93
	5786	9/1/18		498.93			498.93
Acadia Energy Corporation			498.93	498.93	498.93	1,017.42	2,514.21
BLACK HORSE GROUP, LLC	5807	10/1/18	-1,145.09				-1,145.09
BLACK HORSE GROUP, LLC			-1,145.09				-1,145.09
BROOKFIELD RENEWABLE POW	5732	9/1/18	11,347.06				11,347.06
BROOKFIELD RENEWABLE POW			11,347.06				11,347.06
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.	5760	9/1/18	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
WATERTOWN MODEL RAILROAD	5813	10/1/18	-324.73				-324.73
WATERTOWN MODEL RAILROAD			-324.73				-324.73
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
			16,840.97	498.93	498.93	-3,089.82	14,749.01

Watertown Industrial Center LDC
Aged Receivables
As of Sep 30, 2018

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

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
PICNGO PICK N GO PROPERTY W 3157834122	5832	76.07				76.07
PICNGO PICK N GO PROPERTY W		76.07				76.07
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		76.07			84.31	160.38

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2018 to Sep 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
9/11/18	240102	10841	BACK OF A RENOVATION LOAN JCLDC/WLDC		90,231.17
	100000		MENTER, RUDIN & TRIVELPIECE, P.C.	90,231.17	
9/11/18	240102	4168	BACK OF A RENOVATION LOAN JCLDC/WLDC		98,082.50
	100000		JEFFERSON COUNTY LDC	98,082.50	
9/11/18	141000	8931	Invoice: 5804		2,038.35
	100000		SERV-PRO	2,038.35	
9/11/18	141000	1442	Invoice: 5796		324.73
	100000		WATERTOWN MODEL RAILROAD CLUB	324.73	
9/11/18	141000	525895	Invoice: 5797		1,019.54
	100000		W.B. Mason Co, Inc.	1,019.54	
9/11/18	141000	4193	Invoice: 5790		1,400.19
	100000		JEFFERSON COUNTY LDC	1,400.19	
9/11/18	125000	6918	Invoice: 5789		1,250.00
	100000		JEFFERSON COUNTY INDUSTRIAL	1,250.00	
9/11/18	141000	032696	Invoice: 5772		3,517.90
	100000		MODERN MOVING AND STORAGE	3,517.90	
9/11/18	141000	450151	Invoice: 5793		883.20
	100000		NEW YORK AIR BRAKE	883.20	
9/11/18	141000	88688	Invoice: 5805		1,143.63
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,143.63	
9/17/18	141000	69865	Invoice: 5799		28.47
	141000		Invoice: 5798		1,451.89
	100000		DEVELOPMENT AUTHORITY	1,480.36	
9/17/18	141000	0027500444	Invoice: 5757		817.66
	141000		Invoice: 5787		817.66
	100000		Ampersand New York Operations Co. LLC.	1,635.32	
9/17/18	141000	1172	Invoice: 5801		692.60
	100000		STEVEN ELLIOT	692.60	
9/17/18	141000	11406	Invoice: 5802		1,637.78
	100000		CONVERSE LABORATORIES INC.	1,637.78	
9/17/18	141000	8961	Invoice: 5792		3,614.95
	100000		Nytric Electrical Contractors, LLC.	3,614.95	
9/17/18	125000	1312	Invoice: 5794		80.11
	141000		Invoice: 5795		932.63
	100000		PICK N GO PROPERTY WASTE SERVICES	1,012.74	
9/17/18	141000	1219	Invoice: 5803		290.58
	100000		LAURENCE WOLLUM	290.58	
9/28/18	141000	032712	Invoice: 5791		3,517.90
	100000		MODERN MOVING AND STORAGE	3,517.90	
9/28/18	141000	1457	Invoice: 5813		324.73
	100000		WATERTOWN MODEL RAILROAD CLUB	324.73	

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2018 to Sep 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
9/28/18	141000 100000	1540	Invoice: 5800 SGTRLLC	217.76	217.76
9/28/18	141000 100000	18422	Invoice: 5807 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
				<u>215,461.02</u>	<u>215,461.02</u>

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
NOBEL ACE HDWE	9/18 STMNT	705.56				705.56
NOBEL ACE HDWE		705.56				705.56
BARCLAY DAMON LLP	4609584	351.50				351.50
BARCLAY DAMON LLP		351.50				351.50
CITY COMPROLLER	0004614-93018	438.99				438.99
	0002012-93018	268.89				268.89
CITY COMPROLLER		707.88				707.88
DIRECT ENERGY	182740036109	176.46				176.46
	182740036109	273.70				273.70
	182740036109	466.14				466.14
	182740036108	67.93				67.93
	182740036108	104.83				104.83
	182740036109	231.06				231.06
	182760036132	45.51				45.51
	182740036109	826.45				826.45
DIRECT ENERGY		2,192.08				2,192.08
Great America Financial	23458148	387.36				387.36
Great America Financial		387.36				387.36
HANES SUPPLY, INC.	8009754-00	305.00				305.00
HANES SUPPLY, INC.		305.00				305.00
NATIONAL GRID	9303154019-92	21.23				21.23
	1078719124-92	324.20				324.20
	0918937121-92	27.22				27.22
	5874117053-92	87.41				87.41
	0058937125-92	181.84				181.84
	0438937154-92	423.81				423.81
	0038937138-92	300.09				300.09
	0338937134-92	24.52				24.52
	1118719155-92	24.52				24.52
	0958937132-92	176.46				176.46
	0898937150-92	24.47				24.47
	2017080029-92	73.23				73.23
	2853006034-92	170.51				170.51
	4083010042-92	104.61				104.61
	9678936125-92	24.47				24.47
	0518786126-92	122.10				122.10
NATIONAL GRID		2,110.69				2,110.69
NYTRIC ELECTRICAL C	12461		999.00			999.00
	12525		369.00			369.00
NYTRIC ELECTRICAL C			1,368.00			1,368.00
P&M CONSTRUCTION	2679	145.00				145.00

Watertown Industrial Center LDC
Aged Payables
As of Sep 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
P&M CONSTRUCTION		145.00				145.00
SHERWIN WILLIAMS	9/18 STMNT	26.87				26.87
SHERWIN WILLIAMS		26.87				26.87
SPRAGUE OPERATING	70609804	1.04				1.04
SPRAGUE OPERATING		1.04				1.04
WASTE MANAGEMENT	3317826-0448-	847.33				847.33
WASTE MANAGEMENT		847.33				847.33
G.W. WHITE & SON INC	105092-93018	303.25				303.25
G.W. WHITE & SON INC		303.25				303.25
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
		8,083.56	1,368.00		-3.00	9,448.56

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2018 to Sep 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	
9/1/18	10345	200000 100000	Invoice: 9/18 INS Central Insurance Companies	4,074.32	4,074.32	
9/12/18	10346	200000 100000	Invoice: 1200907 BARRETT PAVING MATERIALS	6,197.95	6,197.95	
9/12/18	10347	200000 100000	Invoice: CONT 5 - FINAL CONTINENTAL CONSTRUCTION, LLC	52,394.25	52,394.25	
9/12/18	10348	200000 100000	Invoice: 16260 JEFFERSON COUNTY RECYCLING	3,673.24	3,673.24	
9/12/18	10349	200000 100000	Invoice: 186316-TJF-73118 MENTER RUDIN & TRIVELPIECE PC	2,867.50	2,867.50	
9/12/18	10350	200000 100000	Invoice: 13545 - 13538 MITTAG'S LOCK & KEY	318.10	318.10	
9/12/18	10351	200000 100000	Invoice: 007572-73118 SCHWERZMANN & WISE, PC	2,972.88	2,972.88	
9/20/18	10352	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 4083010042-82418 Invoice: 9678936125-82418 Invoice: 0918937121-82418 Invoice: 2853006034-82418 Invoice: 0958937132-82418 Invoice: 0338937134-82418 Invoice: 0038937138-82418 Invoice: 5874117053-82418 Invoice: 2017080029-82418 Invoice: 0898937150-82418 Invoice: 0058937125-82418 Invoice: 0438937154-82418 Invoice: 1118719155-82418 Invoice: 1078719124-82418 Invoice: 0518786126-82718 NATIONAL GRID	101.17 24.47 27.22 153.57 175.84 24.52 305.00 86.12 71.42 24.52 166.30 390.25 24.52 348.00 121.43		2,044.35
9/20/18	10353	100000	VOID			
9/20/18	10353	200000 100000	Invoice: 000110407 ABJ FIRE PROTECTION CO.	628.25	628.25	
9/20/18	10354	200000 100000	Invoice: 8/31/18 STMNT NOBEL ACE HDWE	353.71	353.71	
9/20/18	10355	200000 100000	Invoice: 12666550-83118 CINTAS	388.56	388.56	
9/20/18	10357	200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 182420035808226 Invoice: 182420035805587 Invoice: 182420035808228 Invoice: 182420035808227 Invoice: 182420035808225 Invoice: 182420035805588 Invoice: 182420035808229 Invoice: 182420035805586 DIRECT ENERGY	257.80 100.23 179.07 931.56 494.28 66.02 192.86 93.28	2,315.10	
9/20/18	10358	200000 100000	Invoice: 23279651 Great America Financial Services	387.36	387.36	
9/20/18	10359	200000 100000	Invoice: 8010113-00 HANES SUPPLY, INC.	39.67	39.67	
9/20/18	10360	200000	Invoice: 8/17 - 6/18	500.00		

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2018 to Sep 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
		100000	OMEGA, INC.		500.00
9/20/18	10361	200000 100000	Invoice: 58860 OUTDOOR POWER OF NNY	362.41	362.41
9/20/18	10362	200000 200000 100000	Invoice: 2018-151 Invoice: 2018-156 P.S.G.	1,804.89 412.90	2,217.79
9/20/18	10363	200000 100000	Invoice: 007572-83118 SCHWERZMANN & WISE, PC	652.50	652.50
9/20/18	10364	200000 100000	Invoice: 8/18 STMNT SHERWIN WILLIAMS	73.82	73.82
9/20/18	10365	200000 100000	Invoice: 2723 SWBG WHOLESALE INC.	13,950.00	13,950.00
9/20/18	10366	200000 100000	Invoice: 852930501091118 Time Warner Cable	188.34	188.34
9/20/18	10367	200000 100000	Invoice: 9813825676 VERIZON WIRELESS	253.11	253.11
9/20/18	10368	200000 100000	Invoice: 3315937-0448-8 WASTE MANAGEMENT OF NEW YORK	740.18	740.18
9/20/18	10369	200000 100000	Invoice: 126421-91018 WESTELCOM	104.26	104.26
9/20/18	10370	200000 100000	Invoice: 9/18 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
	Total			99,916.04	99,916.04

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 2018
 Prepared by WICLDC STAFF, October 15, 2018

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,787.00	27,650.56	\$ 9,238.00	9,221.44	24.52
Total Revenues	<u>112,787.00</u>	<u>27,650.56</u>	<u>9,238.00</u>	<u>9,221.44</u>	24.52
Expenses					
Maintenance - Improvements	15,800.00	3,098.96	0.00	448.00	19.61
Maintenance - Building Repairs	22,000.00	7,223.74	584.77	4,282.99	32.84
Maintenance - Common Area	23,200.00	3,496.06	0.00	2,001.76	15.07
Maintenance - Grounds	28,400.00	5,458.24	0.00	285.00	19.22
Maintenance - Equipment/Tools	5,500.00	2,070.82	1,280.44	264.60	37.65
Maintenance - Materials	4,000.00	910.01	435.45	383.34	22.75
Total Operations	<u>98,900.00</u>	<u>22,257.83</u>	<u>2,300.66</u>	<u>7,665.69</u>	22.51
Net Income Over Expenditure	\$ <u>13,887.00</u>	<u>5,392.73</u>	\$ <u>6,937.34</u>	<u>1,555.75</u>	38.83