

Watertown Industrial Center LDC**Income Statement for the Three Month Period Ending September 30, 2019**

Prepared by Staff, October 11, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 502,410.00	121,529.00	\$ 40,437.08	40,437.08	380,881.00
Misc Inc - Oper & Admin	20,000.00	3,756.49	1,252.72	1,252.21	16,243.51
Interest Income	5.00	0.00	0.00	0.00	5.00
LIF Loan Principal	113,020.00	30,263.19	11,398.30	9,442.52	82,756.81
Leasehold Interest	14,447.00	3,824.20	1,213.55	1,295.25	10,622.80
Total Revenues	649,882.00	159,372.88	54,301.65	52,427.06	490,509.12
Expenses					
Marketing	12,500.00	2,066.75	1,419.75	0.00	10,433.25
Salaries	94,479.00	21,587.16	7,195.72	7,195.72	72,891.84
FICA-Medicare Tax Expense	8,097.00	1,644.63	549.92	549.92	6,452.37
Health Ins.	8,976.00	0.00	0.00	0.00	8,976.00
Dental Ins	774.00	211.86	(5.26)	222.38	562.14
Vision Ins.	196.00	53.58	(1.94)	57.46	142.42
Comp Ins.	3,939.00	747.28	246.04	250.62	3,191.72
Retirement Expense	6,614.00	1,925.30	1,003.68	537.98	4,688.70
NYS Unemployment	457.00	1.51	0.00	0.00	455.49
NYS Re-Emp Service	19.00	0.22	0.00	0.00	18.78
Vehicle Allowance	1,800.00	450.00	150.00	150.00	1,350.00
Disability	640.00	25.95	(15.80)	57.55	614.05
Paychex Processing	3,245.00	966.45	264.15	438.15	2,278.55
Life Ins.	0.00	21.00	0.00	21.00	(21.00)
Office Expenses	18,269.00	5,720.59	2,640.73	1,063.82	12,548.41
Depreciation	159,233.00	38,404.68	12,801.56	12,801.56	120,828.32
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	9,000.00
Insurance	54,141.00	14,743.47	4,227.13	4,227.17	39,397.53
Legal/Environmental	1,700.00	462.50	0.00	462.50	1,237.50
Legal General	4,000.00	0.00	0.00	0.00	4,000.00
Accounting and Auditing	4,455.00	5,100.00	5,100.00	0.00	(645.00)
Engineering/Design/Consulting	3,500.00	900.00	900.00	0.00	2,600.00
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	0.00	13,103.21
Maintenance - Common Area	18,800.00	4,573.06	967.32	1,207.39	14,226.94
Maintenance - Building Repairs	25,000.00	12,618.58	2,728.18	4,775.70	12,381.42
Maintenance - Materials	4,000.00	2,315.60	527.51	0.00	1,684.40
Maintenance - Grounds	30,000.00	1,015.58	0.00	1,015.58	28,984.42
Maintenance - Equipment/Tools	9,500.00	4,596.09	1,327.19	1,507.49	4,903.91
Waste Removal	8,700.00	2,416.54	807.69	803.33	6,283.46
Property Taxes	30,000.00	11,490.74	0.00	0.00	18,509.26
Water	8,580.00	1,486.55	0.00	778.67	7,093.45
Electric	45,337.00	12,601.68	3,476.91	4,762.99	32,735.32
Gas	27,553.00	763.23	259.24	245.08	26,789.77
Interest Expense-Roof Project	7,545.00	1,939.80	642.68	646.60	5,605.20
Interest Expense-JCLDC Project	8,320.00	2,213.35	727.98	737.79	6,106.65
Interest Expense-JAIN PROJEC	5,422.00	1,477.68	483.60	492.57	3,944.32
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	152,638.20	48,423.98	45,009.02	483,352.80
Total Revenue	649,882.00	159,372.88	54,301.65	52,427.06	490,509.12
Total Expenses	635,991.00	152,638.20	48,423.98	45,009.02	483,352.80
Net Income Over Expenditure	\$ 13,891.00	6,734.68	\$ 5,877.67	7,418.04	7,156.32

Watertown Industrial Center LDC

Income Statement for the Three Month Period Ending September 30, 2019

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 502,410.00	121,529.00	\$ 40,437.08	40,437.08	24.19
Misc Inc - Oper & Admin	20,000.00	3,756.49	1,252.72	1,252.21	18.78
Interest Income	5.00	0.00	0.00	0.00	0.00
Total Revenues	522,415.00	125,285.49	41,689.80	41,689.29	23.98
Expenses					
Marketing	12,500.00	2,066.75	1,419.75	0.00	16.53
Salaries	94,479.00	21,587.16	7,195.72	7,195.72	22.85
Benefits	31,512.00	5,081.33	1,926.64	1,846.91	16.13
Paychex Processing	3,245.00	966.45	264.15	438.15	29.78
Office Expenses	18,269.00	5,720.59	2,640.73	1,063.82	31.31
Dues/Publ/Training/Seminars	9,000.00	0.00	0.00	0.00	0.00
Insurance	54,141.00	14,743.47	4,227.13	4,227.17	27.23
Professional Consultants	13,655.00	6,462.50	6,000.00	462.50	47.33
Maintenance Expenses	98,500.00	23,215.70	5,550.20	8,506.16	23.57
Utilities Taxes & Rent	120,170.00	28,758.74	4,543.84	6,590.07	23.93
Interest Expense-JCLDC Project	8,320.00	2,213.35	727.98	737.79	26.60
Interest Expense-JAIN PROJEC	5,422.00	1,477.68	483.60	492.57	27.25
Interest Exp Roof Project	7,545.00	1,939.80	642.68	646.60	25.71
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	114,233.52	35,622.42	32,207.46	23.96
Total Revenue	522,415.00	125,285.49	41,689.80	41,689.29	23.98
Total Expenses	476,758.00	114,233.52	35,622.42	32,207.46	23.96
Net Income Over Expenditure	\$ 45,657.00	11,051.97	\$ 6,067.38	9,481.83	24.21

Watertown Industrial Center Compative Balance Sheet for: 8/31/2019 - 9/30/2019

ASSETS	8/31/2019	9/30/2019	After Adjusting Entries 6/30/2019
Current Assets			
General Checking - Key Bank	\$ 106,496.86	\$ 90,862.08	\$ 95,869.28
Capital Reserve	16,424.87	20,107.98	9,053.35
Leasehold Improvement Fund	77,538.47	81,920.51	72,522.58
Accounts Receivable	281.33	281.33	478.53
Acc. Rec. LHI	570,661.76	559,324.96	589,526.65
Rents Receivable	<u>11,497.84</u>	<u>21,414.27</u>	23,289.82
Total Current Assets	782,901.13	773,911.13	790,740.21
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	4,318,129.58	4,318,129.58	4,318,129.58
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>(3,729,158.68)</u>	<u>(3,741,960.24)</u>	<u>(3,703,555.56)</u>
Total Property and Equipment	2,346,944.48	2,334,142.92	2,372,547.60
Other Assets			
Work In Process-Variou	<u>7,576.14</u>	<u>7,576.14</u>	<u>2,591.14</u>
Total Other Assets	7,576.14	7,576.14	2,591.14
Total Assets	<u>\$ 3,137,421.75</u>	<u>\$ 3,115,630.19</u>	<u>\$ 3,165,878.95</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 24,167.26	\$ 16,428.77	\$ 17,496.72
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	3.09	3.74	1.82
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	291,197.09	287,263.20	299,035.46
Deferred Liab.Back of A Project	165,804.90	162,719.91	171,948.00
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>113,660.49</u>	<u>109,342.57</u>	<u>118,543.91</u>
Total Current Liabilities	597,384.73	578,310.09	609,577.81
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	291,192.09	287,258.20	299,030.46
Back A Renovation Loan	165,804.73	162,719.74	171,947.83
Roof Replacement Loan	<u>257,070.12</u>	<u>255,494.41</u>	<u>260,209.78</u>
Total Long-Term Liabilities	714,066.94	705,472.35	731,188.07
Total Liabilities	1,311,451.67	1,283,782.44	1,340,765.88
Capital			
Fund Balance	92,805.18	92,805.18	104,289.16
Capital Improvement Reserve	53,355.82	53,355.82	53,355.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,686,391.83	1,686,391.83	1,686,391.83
Net Income	<u>857.01</u>	<u>6,734.68</u>	<u>(11,483.98)</u>
Total Capital	1,825,970.08	1,831,847.75	1,825,113.07
Total Liabilities & Capital	<u>\$ 3,137,421.75</u>	<u>\$ 3,115,630.19</u>	<u>\$ 3,165,878.95</u>

Watertown Industrial Center LDC
Balance Sheet
September 30, 2019

ASSETS

Current Assets		
General Checking - Key Bank	\$	90,862.08
Capital Reserve		20,107.98
Leasehold Improvement Fund		81,920.51
Accounts Receivable		281.33
Acc. Rec. LHI		559,324.96
Rents Receivable		21,414.27
		773,911.13
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		63,719.05
Allow. for Deprn. - FF&E		(51,723.87)
Capital Improvements - Cap Imp		4,318,129.58
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		(3,741,960.24)
		2,334,142.92
Total Property and Equipment		
Other Assets		
Work In Process-Variou		7,576.14
		7,576.14
Total Other Assets		
Total Assets	\$	3,115,630.19

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	16,428.77
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		3.74
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		287,263.20
DEFERRED LIAB. BACK OF A PROJ		162,719.91
Due WIC LHI		50.72
Deferred Revenue		109,342.57
		578,310.09
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		287,258.20
BACK A RENOVATION LOAN		162,719.74
Roof Replacement Loan		255,494.41
		705,472.35
Total Long-Term Liabilities		
Total Liabilities		1,283,782.44
Capital		
Fund Balance		92,805.18
Capital Improvement Reserve		53,355.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,686,391.83

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
September 30, 2019

Net Income	<u>6,734.68</u>	
Total Capital		<u>1,831,847.75</u>
Total Liabilities & Capital	\$	<u><u>3,115,630.19</u></u>

Watertown Industrial Center LDC
Tenant Receivables
As of Sep 30, 2019

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

Customer	Invoic	Date	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Acadia Energy Corporation	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
	6036	9/1/19	498.93				498.93
Acadia Energy Corporation			498.93	498.93	498.93	1,165.15	2,661.94
Erie Boulevard Hydropower L.P.	6039	9/1/19	11,574.21				11,574.21
Erie Boulevard Hydropower L.P.			11,574.21				11,574.21
FERGUSON ENTERPRISES, INC.	3332	8/1/09				-28.00	-28.00
	3438	12/1/09				-100.00	-100.00
	5034	10/1/15				-3,973.53	-3,973.53
FERGUSON ENTERPRISES, INC.						-4,101.53	-4,101.53
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
NEW YORK AIR BRAKE	6043	9/1/19	945.60				945.60
NEW YORK AIR BRAKE			945.60				945.60
PICK N GO PROPERTY WASTE S	6045	9/1/19	870.61				870.61
PICK N GO PROPERTY WASTE S			870.61				870.61
Pine Camp Services	13378	7/25/19		1,903.21			1,903.21
	6046	9/1/19	1,197.47				1,197.47
	2718	9/5/19	2,394.94				2,394.94
Pine Camp Services			3,592.41	1,903.21			5,495.62
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
			17,481.76	2,402.14	498.93	-2,942.09	17,440.74

Watertown Industrial Center LDC
Aged Receivables
As of Sep 30, 2019

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

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 day	Amount Due
PICNGO	6071	98.44				98.44
PICK N GO PROPERTY W	6072	98.58				98.58
3157834122						
PICNGO		197.02				197.02
PICK N GO PROPERTY W						
SERV-PRO	4268				84.32	84.32
SERV-PRO						
SERV-PRO					84.32	84.32
SERV-PRO						
SOLURI	3792				-0.01	-0.01
BILLY SOLURI						
SOLURI					-0.01	-0.01
BILLY SOLURI						
Report Total		197.02			84.31	281.33

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Sep 1, 2019 to Sep 30, 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
9/5/19	141000	2718NSF	CHECK NUMBER 2718, \$2394.94 RETURNED NOT SUFFICIENT FUNDS	2,394.94	
	100000		Pine Camp Services		2,394.94
9/12/19	141000	032947	Invoice: 6042 MODERN MOVING AND STORAGE	3,998.79	3,998.79
	100000				
9/12/19	141000	90378	Invoice: 6053 UPSTATE CONSTRUCTION SERVICES, INC.	631.80	631.80
	100000				
9/12/19	141000	4711	Invoice: 6041 JEFFERSON COUNTY LDC	1,420.24	1,420.24
	100000				
9/12/19	141000	9476	Invoice: 6044 Nytric Electrical Contractors, LLC.	4,444.17	4,444.17
	100000				
9/12/19	141000	19743	Invoice: 6038 BLACK HORSE GROUP, LLC	1,183.27	1,183.27
	100000				
9/12/19	141000	1237	Invoice: 6051 LAURENCE WOLLUM	290.58	290.58
	100000				
9/12/19	141000	1506	Invoice: 6047 WATERTOWN MODEL RAILROAD CLUB	350.00	350.00
	100000				
9/12/19	141000	600637	Invoice: 6048 W.B. Mason Co, Inc.	1,019.54	1,019.54
	100000				
9/12/19	141000	153436	Invoice: 5985 Jain Irrigation Inc.	6,464.80	6,464.80
	100000				
9/12/19	125000	7080	Invoice: 6040 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
	100000				
9/12/19	141000	9724	Invoice: 6052 SERV-PRO	2,116.28	2,116.28
	100000				
9/24/19	141000	153592	Invoice: 5986 Jain Irrigation Inc.	6,464.80	6,464.80
	100000				
9/24/19	141000	1187	Invoice: 6049 STEVEN ELLIOT	698.12	698.12
	100000				
9/24/19	141000	1687	Invoice: 6035 Invoice: 6045 PICK N GO PROPERTY WASTE SERVICES	1,330.45	1,100.53 229.92
	141000				
	100000				
9/24/19	141000	11931	Invoice: 6050 CONVERSE LABORATORIES INC.	1,650.29	1,650.29
	100000				
9/24/19	141000	0036837307	Invoice: 6037 Ampersand New York Operations Co. LLC.	852.46	852.46
	100000				
				36,560.53	36,560.53
				36,560.53	36,560.53

Watertown Industrial Center LDC
Aged Payables
As of Sep 30, 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	11250	900.00				900.00
AUBERTINE AND CURR		900.00				900.00
NOBEL ACE HDWE	9/19 STMNT	94.30				94.30
NOBEL ACE HDWE		94.30				94.30
BLACK RIVER PAPER C	106739	494.26				494.26
BLACK RIVER PAPER C		494.26				494.26
BOWERS & COMPANY	190599	5,100.00				5,100.00
BOWERS & COMPANY		5,100.00				5,100.00
Central Insurance Compa	10/19 INS	-4,227.17				-4,227.17
Central Insurance Com		-4,227.17				-4,227.17
CINTAS	9/19 STMNT	487.95				487.95
CINTAS		487.95				487.95
CRYSTAL ROCK	177485680917	18.32				18.32
CRYSTAL ROCK		18.32				18.32
DIRECT ENERGY	192750039835	178.41				178.41
	192750039835	117.26				117.26
	192750039835	483.60				483.60
	192750039854	186.20				186.20
	192750039835	317.63				317.63
	192750039835	58.62				58.62
	192750039835	84.19				84.19
DIRECT ENERGY		1,425.91				1,425.91
Great America Financial	25635935	387.36				387.36
Great America Financial		387.36				387.36
NATIONAL GRID	9678936125-92	24.52				24.52
	4083010042-92	121.09				121.09
	2853006034-92	267.53				267.53
	0898937150-92	24.51				24.51
	0958937132-92	215.57				215.57
	1118719155-92	27.22				27.22
	0438937154-92	440.58				440.58
	0338937134-92	24.52				24.52
	0058937125-92	176.97				176.97
	0498937125-92	27.22				27.22
	0038937138-92	312.34				312.34
	0918937121-92	27.22				27.22
	5874117053-92	101.78				101.78
	1078719124-92	301.31				301.31

Watertown Industrial Center LDC
Aged Payables
As of Sep 30, 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
	2017080029-92	72.83				72.83
	0518786126-92	144.47				144.47
NATIONAL GRID		2,309.68				2,309.68
NYTRIC ELECTRICAL C	13703			104.70		104.70
	13862			2,860.00		2,860.00
	13824	694.30				694.30
NYTRIC ELECTRICAL C		694.30		2,964.70		3,659.00
OMEGA, INC.	7/18 - 6/19	500.00				500.00
OMEGA, INC.		500.00				500.00
OUTDOOR POWER OF	9/19 STMNT	32.19				32.19
OUTDOOR POWER OF		32.19				32.19
OVERHEAD DOOR CO	40552	758.40				758.40
OVERHEAD DOOR CO		758.40				758.40
PITCHER'S SEWER SER	14421	125.00				125.00
PITCHER'S SEWER SE		125.00				125.00
RAYNOR OVERHEAD D	39862	786.00				786.00
RAYNOR OVERHEAD D		786.00				786.00
SAMPSON GLASS	1278	264.48				264.48
SAMPSON GLASS		264.48				264.48
SEAWAY RENTAL COR	152108-91819	1,295.00				1,295.00
SEAWAY RENTAL COR		1,295.00				1,295.00
SPRAGUE OPERATING	70707361	0.56				0.56
SPRAGUE OPERATING		0.56				0.56
VICTORY PROMOTION	9/19 STMNT	964.75				964.75
VICTORY PROMOTION		964.75				964.75
WASTE MANAGEMENT	3334748-0448-	807.69				807.69
WASTE MANAGEMENT		807.69				807.69
W.B. MASON COMPANY	203457200	248.34				248.34

Watertown Industrial Center LDC
Aged Payables
As of Sep 30, 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
W.B. MASON COMPAN		248.34				248.34
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
		13,467.32		2,964.70	-3.00	16,429.02

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2019 to Sep 30, 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
9/1/19	10682	200000 100000	Invoice: 8/19 STMNT AUBERTINE AND CURRIER ARCHITECTS	4,985.00	4,985.00
9/1/19	10683	200000 100000	Invoice: 92012564 ABJ FIRE PROTECTION CO.	4,300.00	4,300.00
9/1/19	10684	200000 100000	Invoice: 9053-82119 ALL PEST, INC.	1,015.58	1,015.58
9/1/19	10685	200000 100000	Invoice: 9/19 INS Central Insurance Companies	4,227.13	4,227.13
9/1/19	10686	200000 100000	Invoice: 17748568-082019 CRYSTAL ROCK	18.32	18.32
9/1/19	10687	200000 100000	Invoice: 192330039400542 DIRECT ENERGY	133.41	133.41
9/1/19	10688	200000 100000	Invoice: RI104175568 FP MAILING SOLUTIONS	146.29	146.29
9/1/19	10689	200000 100000	Invoice: 1250 SAMPSON GLASS	275.70	275.70
9/1/19	10690	200000 100000	Invoice: 151609-82119 SEAWAY RENTAL CORP.	1,415.00	1,415.00
9/1/19	10691	200000 100000	Invoice: 852930501082219 Time Warner Cable	222.27	222.27
9/1/19	10692	200000 100000	Invoice: 9/19 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
9/19/19	10693	200000 100000	Invoice: 1078719124-82719 Invoice: 0958937132-82719 Invoice: 0038937138-82719 Invoice: 2853006034-82719 Invoice: 0438937154-82719 Invoice: 9303154019-82719 Invoice: 0498937125-82819 Invoice: 2017080029-82819 Invoice: 0918937121-82819 Invoice: 5874117053-82819 Invoice: 0898937150-82819 Invoice: 0058937125-82819 Invoice: 9678936125-82819 Invoice: 0338937134-82819 Invoice: 1118719155-82819 Invoice: 4083010042-82819 Invoice: 0518786126-82919 NATIONAL GRID	367.43 228.36 338.22 268.96 561.42 23.57 27.22 78.10 27.22 117.49 24.52 188.52 24.51 24.52 27.22 137.83 139.07	2,604.18
9/19/19	10694	100000	VOID		
9/19/19	10694	200000 100000	Invoice: 92012964 ABJ FIRE PROTECTION CO.	640.75	640.75
9/19/19	10695	200000 100000	Invoice: 8/19 STMNT NOBEL ACE HDWE	117.71	117.71
9/19/19	10696	200000 100000	Invoice: 5038149-83119 BARCLAY DAMON LLP	462.50	462.50
9/19/19	10697	200000 100000	Invoice: 10/19 INS Central Insurance Companies	4,227.17	4,227.17

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Sep 1, 2019 to Sep 30, 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
9/19/19	10698	200000 100000	Invoice: 8/31 STMNT CINTAS	430.61	430.61
9/19/19	10699	200000 200000 100000	Invoice: 0002012-83019 Invoice: 0004614-83019 CITY COMPROLLER	295.78 482.89	778.67
9/19/19	10700	200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 192470039544819 Invoice: 192470039544818 Invoice: 192470039544820 Invoice: 192470039544821 Invoice: 192470039544816 Invoice: 192470039544822 Invoice: 192470039544817 Invoice: 192540039621047 DIRECT ENERGY	221.69 496.82 966.36 179.87 107.96 221.49 79.68 95.19	2,369.06
9/19/19	10701	200000 100000	Invoice: 25462837 Great America Financial Services	387.36	387.36
9/19/19	10702	200000 200000 100000	Invoice: 13724 Invoice: 13729 MITTAG'S LOCK & KEY	200.00 100.00	300.00
9/19/19	10703	200000 100000	Invoice: 16394-83119 OUTDOOR POWER OF NNY	92.49	92.49
9/19/19	10704	200000 100000	Invoice: 20190905-5 SERV-PRO	400.00	400.00
9/19/19	10705	200000 100000	Invoice: 9837213172 VERIZON WIRELESS	271.94	271.94
9/19/19	10706	200000 100000	Invoice: s0068480 VICTORY PROMOTIONS, INC.	455.00	455.00
9/19/19	10707	200000 100000	Invoice: 3333051-0448-6 WASTE MANAGEMENT OF NEW YORK	803.33	803.33
9/19/19	10708	200000 100000	Invoice: STMNT24897893 W.B. MASON COMPANY, INC.	194.94	194.94
9/19/19	10709	200000 100000	Invoice: 126421-91019 WESTELCOM	99.72	99.72
	Total			33,592.52	33,592.52

Watertown Industrial Center LDC
Maintenance Report for the Three Month Period Ending September 30, 2019
 Prepared by WICLDC STAFF, October 11, 2019

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 112,697.00	27,953.50	\$ 9,309.95	9,309.95	24.80
Total Revenues	<u>112,697.00</u>	<u>27,953.50</u>	<u>9,309.95</u>	<u>9,309.95</u>	24.80
Expenses					
Maintenance - Improvements	11,200.00	(1,903.21)	0.00	0.00	(16.99)
Maintenance - Building Repairs	25,000.00	12,618.58	2,728.18	4,775.70	50.47
Maintenance - Common Area	18,800.00	4,573.06	967.32	1,207.39	24.32
Maintenance - Grounds	30,000.00	1,015.58	0.00	1,015.58	3.39
Maintenance - Equipment/Tools	9,500.00	4,596.09	1,327.19	1,507.49	48.38
Maintenance - Materials	4,000.00	2,315.60	527.51	0.00	57.89
Total Operations	<u>98,500.00</u>	<u>23,215.70</u>	<u>5,550.20</u>	<u>8,506.16</u>	23.57
Net Income Over Expenditure	\$ <u>14,197.00</u>	<u>4,737.80</u>	\$ <u>3,759.75</u>	<u>803.79</u>	33.37