

Watertown Industrial Center LDC**Income Statement for the Four Month Period Ending October 31, 2016**

Prepared by Staff, November 11, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 526,631.00	150,060.73	\$ 35,883.86	35,874.69	376,570.27
Misc Inc - Oper & Admin	19,000.00	5,000.00	1,250.00	1,250.00	14,000.00
Interest Income	2.00	0.23	0.06	0.06	1.77
LIF Loan Principal	54,444.00	16,837.36	3,947.25	4,491.76	37,606.64
Leasehold Interest	14,148.00	4,788.92	1,149.96	1,224.17	9,359.08
Total Revenues	614,225.00	176,687.24	42,231.13	42,840.68	437,537.76
Expenses					
Marketing	10,500.00	3,914.70	798.95	400.45	6,585.30
Salaries	88,938.00	27,094.48	6,773.62	6,773.62	61,843.52
FICA-Medicare Tax Expense	6,804.00	2,039.52	509.88	509.88	4,764.48
Health Ins.	7,446.00	2,517.76	629.44	629.44	4,928.24
Dental Ins	361.00	90.38	(4.90)	(4.90)	270.62
Vision Ins.	179.00	44.57	(2.44)	(2.44)	134.43
Comp Ins.	5,119.00	1,441.26	356.88	361.46	3,677.74
Retirement Expense	6,226.00	1,896.56	474.14	474.14	4,329.44
NYS Unemployment	452.00	0.00	0.00	0.00	452.00
NYS Re-Emp Service	18.00	0.00	0.00	0.00	18.00
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	390.00	59.04	(4.80)	(4.80)	330.96
Paychex Processing	2,505.00	775.20	198.80	188.80	1,729.80
Life Ins.	0.00	25.50	0.00	0.00	(25.50)
Office Expenses	13,360.00	8,682.91	2,543.18	2,990.96	4,677.09
Depreciation	262,938.00	71,081.44	17,770.36	17,770.36	191,856.56
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	50,311.00	17,458.58	3,905.08	3,830.50	32,852.42
Legal/Environmental	2,775.00	333.00	0.00	0.00	2,442.00
Legal General	6,000.00	420.00	0.00	252.00	5,580.00
Accounting and Auditing	4,131.00	4,130.00	4,130.00	0.00	1.00
Engineering/Design/Consulting	15,400.00	400.00	0.00	400.00	15,000.00
Maintenance - Improvements	18,300.00	844.07	0.00	0.00	17,455.93
Maintenance - Common Area	22,016.00	4,051.05	1,156.52	313.82	17,964.95
Maintenance - Building Repairs	17,850.00	7,418.26	309.90	131.95	10,431.74
Maintenance - Materials	4,000.00	1,658.79	163.63	162.26	2,341.21
Maintenance - Grounds	23,000.00	2,826.04	0.00	0.00	20,173.96
Maintenance - Equipment/Tools	2,000.00	4,978.00	3,323.52	1,049.91	(2,978.00)
Waste Removal	8,600.00	3,498.86	743.13	687.58	5,101.14
Property Taxes	25,196.00	20,352.17	11,224.22	0.00	4,843.83
Water	8,392.00	2,811.00	685.61	685.61	5,581.00
Electric	29,761.00	9,556.27	2,251.11	2,371.13	20,204.73
Gas	12,445.00	1,078.87	318.83	273.18	11,366.13
Interest Expense-Roof Project	9,700.00	3,119.70	774.53	778.13	6,580.30
Interest Expense-JCLDC Project	12,414.00	4,282.53	1,057.17	1,066.16	8,131.47
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	681,327.00	209,480.51	60,236.36	42,239.20	471,846.49
Total Revenue	614,225.00	176,687.24	42,231.13	42,840.68	437,537.76
Total Expenses	681,327.00	209,480.51	60,236.36	42,239.20	471,846.49
Net Income Over Expenditure	\$ (67,102.00)	(32,793.27)	\$ (18,005.23)	601.48	(34,308.73)

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2016

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 526,631.00	150,060.73	\$ 35,883.86	35,874.69	28.49
Misc Inc - Oper & Admin	19,000.00	5,000.00	1,250.00	1,250.00	26.32
Interest Income	2.00	0.23	0.06	0.06	11.50
Total Revenues	545,633.00	155,060.96	37,133.92	37,124.75	28.42
Expenses					
Marketing	10,500.00	3,914.70	798.95	400.45	37.28
Salaries	88,938.00	27,094.48	6,773.62	6,773.62	30.46
Benefits	28,795.00	8,714.59	2,108.20	2,112.78	30.26
Paychex Processing	2,505.00	775.20	198.80	188.80	30.95
Office Expenses	13,360.00	8,682.91	2,543.18	2,990.96	64.99
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	50,311.00	17,458.58	3,905.08	3,830.50	34.70
Professional Consultants	28,306.00	5,283.00	4,130.00	652.00	18.66
Maintenance Expenses	87,166.00	21,776.21	4,953.57	1,657.94	24.98
Utilities Taxes & Rent	84,394.00	37,297.17	15,222.90	4,017.50	44.19
Interest Expense JCLDC Project	12,414.00	4,282.53	1,057.17	1,066.16	34.50
Interest Exp Roof Project	9,700.00	3,119.70	774.53	778.13	32.16
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	418,389.00	138,399.07	42,466.00	24,468.84	33.08
Total Revenue	545,633.00	155,060.96	37,133.92	37,124.75	28.42
Total Expenses	418,389.00	138,399.07	42,466.00	24,468.84	33.08
Net Income Over Expenditure	\$ 127,244.00	16,661.89	\$ (5,332.08)	12,655.91	13.09

Watertown Industrial Center LDC
Balance Sheet
October 31, 2016

ASSETS

Current Assets		
General Checking - Key Bank	\$	118,757.43
Capital Reserve		76,695.14
Leasehold Improvement Fund		151,303.28
Accounts Receivable		146.43
Acc. Rec. LHI		485,561.29
Rents Receivable		12,386.53
		844,850.10
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(50,665.55)
Capital Improvements - Cap Imp		3,828,992.58
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		(3,257,725.96)
		2,321,150.52
Total Property and Equipment		
Other Assets		
Work In Process-Variou		28,631.77
		28,631.77
Total Other Assets		
Total Assets	\$	3,194,632.39

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	18,842.26
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		15.39
ACCRUED PAYROLL		1,471.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		419,264.26
Due WIC LHI		50.72
Deferred Revenue		66,297.03
		506,967.71
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		419,264.26
Roof Replacement Loan		308,369.28
		727,633.54
Total Long-Term Liabilities		
Total Liabilities		1,234,601.25
Capital		
Fund Balance		(37,279.48)
Capital Improvement Reserve		270,283.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,767,259.83
Net Income		(32,793.27)
		1,960,031.14
Total Capital		

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
October 31, 2016

Total Liabilities & Capital	<u>\$ 3,194,632.39</u>
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Watertown Industrial Center Comparative Balance Sheet for: 9/30/2016 - 10/31/2016

ASSETS	9/30/2016	10/31/2016	6/30/2016
Current Assets			
General Checking - Key Bank	\$ 123,995.38	\$ 118,757.43	\$ 121,658.76
Capital Reserve	73,483.84	76,695.14	63,240.05
Leasehold Improvement Fund	150,866.66	151,303.28	148,319.44
Accounts Receivable	146.43	146.43	333.04
Acc. Rec. LHI	489,508.54	485,561.29	502,398.65
Rents Receivable	<u>10,054.29</u>	<u>12,386.53</u>	<u>8,099.23</u>
Total Current Assets	848,055.14	844,850.10	844,049.17
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(50,602.76)	(50,665.55)	(50,414.39)
Capital Improvements - Cap Imp	3,828,992.58	3,828,992.58	3,828,992.58
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>(3,240,018.39)</u>	<u>(3,257,725.96)</u>	<u>(3,186,895.68)</u>
Total Property and Equipment	2,338,920.88	2,321,150.52	2,392,231.96
Other Assets			
Work In Process-Variou	<u>21,541.77</u>	<u>28,631.77</u>	<u>18,026.69</u>
Total Other Assets	21,541.77	28,631.77	18,026.69
Total Assets	<u>\$ 3,208,517.79</u>	<u>\$ 3,194,632.39</u>	<u>\$ 3,254,307.82</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 5,727.90	\$ 18,842.26	\$ 8,773.29
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	14.11	15.39	10.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	422,868.96	419,264.26	433,629.21
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>66,639.58</u>	<u>66,297.03</u>	<u>68,769.44</u>
Total Current Liabilities	497,799.32	506,967.71	513,731.06
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	422,868.96	419,264.26	433,629.21
Roof Replacement Loan	<u>309,813.14</u>	<u>308,369.28</u>	<u>314,123.14</u>
Total Long-Term Liabilities	732,682.10	727,633.54	747,752.35
Total Liabilities	1,230,481.42	1,234,601.25	1,261,483.41
Capital			
Fund Balance	(37,279.48)	(37,279.48)	40,418.64
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>(14,788.04)</u>	<u>(32,793.27)</u>	<u>(77,698.12)</u>
Total Capital	1,978,036.37	1,960,031.14	1,992,824.41
Total Liabilities & Capital	<u>\$ 3,208,517.79</u>	<u>\$ 3,194,632.39</u>	<u>\$ 3,254,307.82</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 31, 2016

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
WATERTOWN AIRSOFT	5061	11/1/15				0.02	0.02
	5090	12/1/15				2,000.00	2,000.00
	5110	1/1/16				2,000.00	2,000.00
	5132	2/1/16				2,000.00	2,000.00
	5284	9/1/16		2,000.00			2,000.00
	5303	10/1/16	2,000.00				2,000.00
WATERTOWN AIRSOFT			2,000.00	2,000.00		6,000.02	10,000.02
Brenons Coin Machines	5256	8/1/16			150.00		150.00
	5273	9/1/16		150.00			150.00
	5287	10/1/16	150.00				150.00
Brenons Coin Machines			150.00	150.00	150.00		450.00
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
	5299	10/1/16	290.58				290.58
LAURENCE WOLLUM			290.58			-5.70	284.88
NEW YORK AIR BRAKE	5300	10/1/16	1,075.00				1,075.00
NEW YORK AIR BRAKE			1,075.00				1,075.00
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
SWEET OCCASIONS STUDIO LLC	5239	7/1/16				157.92	157.92
	5257	8/1/16			182.24		182.24
	5276	9/1/16		182.24			182.24
	5295	10/1/16	182.24				182.24
SWEET OCCASIONS STUDIO LLC			182.24	182.24	182.24	157.92	704.64
			3,697.82	2,332.24	332.24	2,050.70	8,413.00

Watertown Industrial Center LDC
Aged Receivables
As of Oct 31, 2016

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	5305	62.12				62.12
PICNGO PICK N GO PROPERTY W		62.12				62.12
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		62.12			84.31	146.43

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2016 to Oct 31, 2016

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
10/14/16	141000 100000	86688	Invoice: 5302 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
10/14/16	141000 100000	1359	Invoice: 5294 WATERTOWN MODEL RAILROAD CLUB	312.12	312.12
10/14/16	141000 100000	139733	Invoice: 5288 Jain Irrigation Inc.	6,213.00	6,213.00
10/14/16	141000 100000	7545	Invoice: 5301 SERV-PRO	1,940.75	1,940.75
10/14/16	141000 100000	1177	Invoice: 5281 LAURENCE WOLLUM	290.58	290.58
10/14/16	141000 100000	15620	Invoice: 5224 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
10/14/16	141000 100000	0014023498	Invoice: 5286 Ampersand New York Operations Co. LLC.	785.90	785.90
10/14/16	141000 100000	3176	Invoice: 5290 JEFFERSON COUNTY LDC	1,375.37	1,375.37
10/14/16	125000 100000	6688	Invoice: 5289 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
10/14/16	141000 100000	1139	Invoice: 5298 STEVEN ELLIOT	684.57	684.57
10/14/16	141000 100000	11430	Invoice: 5293 PICK N GO PROPERTY WASTE SERVICES	690.34	690.34
10/14/16	141000 100000	032267	Invoice: 5291 MODERN MOVING AND STORAGE	649.21	649.21
10/26/16	141000 100000	390832	Invoice: 5296 W.B. Mason Co, Inc.	1,019.54	1,019.54
10/26/16	141000 100000	10418	Invoice: 5297 CONVERSE LABORATORIES INC.	1,593.64	1,593.64
10/26/16	141000 100000	7817	Invoice: 5292 Nytric Electrical Contractors, LLC.	3,517.99	3,517.99
10/26/16	141000 100000	4160	Invoice: 5218 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
10/26/16	141000 100000	442311	Invoice: 5285 NEW YORK AIR BRAKE	1,075.00	1,075.00
				34,801.62	34,801.62

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2016

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	10/16 STMNT	448.57				448.57
NOBEL ACE HDWE		448.57				448.57
BOWERS & COMPANY	172968	4,130.00				4,130.00
BOWERS & COMPANY		4,130.00				4,130.00
CITY COMPROLLER	0002012-10311 0004614-10311	260.47 425.14				260.47 425.14
CITY COMPROLLER		685.61				685.61
CREG SYSTEMS CORP	37935	120.25				120.25
CREG SYSTEMS CORP		120.25				120.25
DIRECT ENERGY	163050029139 163050029139 163050029139 163050029139 163050029139 163050029139 163050029390 163050029139 163050029139	123.17 8.31 102.08 356.92 259.58 209.88 35.89 67.79 39.68				123.17 8.31 102.08 356.92 259.58 209.88 35.89 67.79 39.68
DIRECT ENERGY		1,203.30				1,203.30
DIVAL SAFETY & SUPP	2139757 2141647	402.00 377.20				402.00 377.20
DIVAL SAFETY & SUPP		779.20				779.20
G&K SERVICES	1209660666	139.26				139.26
G&K SERVICES		139.26				139.26
Great America Financial	19571828	306.70				306.70
Great America Financial		306.70				306.70
LOOPNET, INC.	INV26623306		74.95			74.95
LOOPNET, INC.			74.95			74.95
NETTO FIRE EQUIPME	42178	283.36				283.36
NETTO FIRE EQUIPME		283.36				283.36
NATIONAL GRID	2017080029-10 9678936125-10 0303101046-10 0038937138-10 0498937125-10	118.37 26.22 243.43 80.88 33.51				118.37 26.22 243.43 80.88 33.51

Watertown Industrial Center LDC
Aged Payables
As of Oct 31, 2016

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
	0058937125-10	115.71				115.71
	0338937134-10	24.90				24.90
	0438937154-10	160.76				160.76
	1118719155-10	24.87				24.87
	0898937150-10	77.28				77.28
	2853006034-10	50.89				50.89
	4083010042-10	67.02				67.02
	1078719124-10	109.55				109.55
	5874117053-10	81.37				81.37
	0918937121-10	27.64				27.64
	0518786126-10	124.24				124.24
NATIONAL GRID		1,366.64				1,366.64
NORTHERN COMPUTE	14951	90.00				90.00
NORTHERN COMPUTE		90.00				90.00
OSWEGO COUNTY BUS	105435-16	682.00				682.00
OSWEGO COUNTY BUS		682.00				682.00
P&M CONSTRUCTION	2403	5,590.00				5,590.00
	2404	1,500.00				1,500.00
P&M CONSTRUCTION		7,090.00				7,090.00
SANICO	S061041	86.49				86.49
	S061042	30.18				30.18
SANICO		116.67				116.67
SEAWAY RENTAL COR	137314-101716	280.72				280.72
SEAWAY RENTAL COR		280.72				280.72
VERIZON WIRELESS	9774604865	230.82				230.82
VERIZON WIRELESS		230.82				230.82
WASTE MANAGEMENT	327911904487	743.13				743.13
WASTE MANAGEMENT		743.13				743.13
W.B. MASON COMPANY	I38667813	74.33				74.33
W.B. MASON COMPAN		74.33				74.33
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
		18,770.56	74.95		-3.00	18,842.51

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2016 to Oct 31, 2016

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
10/1/16	9226	200000 100000	Invoice: 10/16 INS Central Insurance Companies	3,905.08	3,905.08
10/1/16	9227	200000 100000	Invoice: 8/16 STMNT CRYSTAL ROCK	26.90	26.90
10/1/16	9228	200000 100000	Invoice: 000013040636 EXCELLUS BLUE CROSS	730.60	730.60
10/1/16	9229	200000 100000	Invoice: 1209650980 G&K SERVICES	139.26	139.26
10/1/16	9230	200000 100000	Invoice: 19417236 Great America Financial Services	306.70	306.70
10/1/16	9231	200000 100000	Invoice: 3111 JEFFERSON COUNTY INDUSTRIAL	9,849.25	9,849.25
10/1/16	9232	200000 100000	Invoice: 245695 LAWS LOCK AND KEY SERVICE	131.95	131.95
10/1/16	9233	200000 100000	Invoice: 10/16 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
10/19/16	9234	200000 100000	Invoice: 9678936125-92616 Invoice: 1078719124-92616 Invoice: 201708829-92616 Invoice: 9303154019-92616 Invoice: 0438937154-92616 Invoice: 0338937134-92616 Invoice: 1118719155-92616 Invoice: 4083010042-92616 Invoice: 2853006034-92616 Invoice: 0498937125-92616 Invoice: 0058937125-92616 Invoice: 0038937138-92616 Invoice: 0918937121-92616 Invoice: 5874117053-92616 Invoice: 0898937150-92616 Invoice: 0518786126-92816 NATIONAL GRID	24.89 119.25 130.50 29.90 148.75 24.89 24.89 67.14 54.04 24.89 109.12 139.45 27.63 86.11 24.89 190.03	1,226.37
10/19/16	9235	100000	VOID		
10/19/16	9235	200000 200000 100000	Invoice: 443637 Invoice: 444033 Advanced Business Systems	75.80 121.00	196.80
10/19/16	9236	200000 100000	Invoice: 9/16 STMNT NOBEL ACE HDWE	234.17	234.17
10/19/16	9237	200000 200000 100000	Invoice: 0004614-9/16 Invoice: 0002012-9/16 CITY COMPROLLER	425.14 260.47	685.61
10/19/16	9238	200000 100000	Invoice: 9/16 STMNT CRYSTAL ROCK	35.30	35.30
10/19/16	9239	200000 200000 200000 200000 200000 200000 200000 200000	Invoice: 162770028871687 Invoice: 162730028845789 Invoice: 162730028847704 Invoice: 162730028845787 Invoice: 162730028845786 Invoice: 162730028845785 Invoice: 162730028847703 Invoice: 162730028845788	39.68 9.06 38.12 136.15 438.05 284.18 74.22 162.71	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2016 to Oct 31, 2016

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check	Account I	Line Description	Debit Amount	Credit Amount
		200000 100000	Invoice: 162730028845784 DIRECT ENERGY	271.62	1,453.79
10/19/16	9240	200000 100000	Invoice: 1209655834 G&K SERVICES	139.26	139.26
10/19/16	9241	200000 200000 100000	Invoice: 8002277-00 Invoice: 8002451-00 HANES SUPPLY, INC.	68.00 63.72	131.72
10/19/16	9242	200000 100000	Invoice: INV26774620 LOOPNET, INC.	74.95	74.95
10/19/16	9243	200000 100000	Invoice: 1177-FINAL NORTHERN COMPUTERS	945.00	945.00
10/19/16	9244	200000 100000	Invoice: 3220 RIVERSIDE MEDIA GROUP	97.50	97.50
10/19/16	9245	200000 100000	Invoice: S060885 SANICO	100.94	100.94
10/19/16	9246	200000 100000	Invoice: 007572-9/16 SCHWERZMANN & WISE, PC	252.00	252.00
10/19/16	9247	200000 100000	Invoice: 137874 SEAWAY RENTAL CORP.	2,085.00	2,085.00
10/19/16	9248	200000 100000	Invoice: 70378883 SPRAGUE OPERATING RESOURCES	26.27	26.27
10/19/16	9249	200000 100000	Invoice: 3002825493 THYSSENKRUPP ELEVATOR CORPORATION	448.87	448.87
10/19/16	9250	200000 100000	Invoice: 10/16 - 11/16 Time Warner Cable	243.94	243.94
10/19/16	9251	200000 100000	Invoice: 9772938077 VERIZON WIRELESS	230.82	230.82
10/19/16	9252	200000 100000	Invoice: MEDALS VICTORY PROMOTIONS, INC.	42.00	42.00
10/19/16	9253	200000 100000	Invoice: 3277403-0448-7 WASTE MANAGEMENT OF NEW YORK	687.58	687.58
10/19/16	9254	200000 100000	Invoice: I38087633 W.B. MASON COMPANY, INC.	121.98	121.98
10/19/16	9255	200000 100000	Invoice: 126421-10/16 WESTELCOM	94.90	94.90
10/19/16	9257	200000 100000	Invoice: 14919 NORTHERN COMPUTERS	180.00	180.00
10/19/16	9258	200000 100000	Invoice: 2016-03-0007202 WATERTOWN CITY SCHOOL DISTRICT	1,374.97	1,374.97
	Total			28,417.87	28,417.87

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2016
 Prepared by WICLDC STAFF, November 11, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 107,039.00	32,010.10	\$ 7,502.68	7,493.08	29.91
Total Revenues	<u>107,039.00</u>	<u>32,010.10</u>	<u>7,502.68</u>	<u>7,493.08</u>	29.91
Expenses					
Maintenance - Improvements	18,300.00	844.07	0.00	0.00	4.61
Maintenance - Building Repairs	17,850.00	7,418.26	309.90	131.95	41.56
Maintenance - Common Area	22,016.00	4,051.05	1,156.52	313.82	18.40
Maintenance - Grounds	23,000.00	2,826.04	0.00	0.00	12.29
Maintenance - Equipment/Tools	2,000.00	4,978.00	3,323.52	1,049.91	248.90
Maintenance - Materials	4,000.00	1,658.79	163.63	162.26	41.47
Total Operations	<u>87,166.00</u>	<u>21,776.21</u>	<u>4,953.57</u>	<u>1,657.94</u>	24.98
Net Income Over Expenditure	\$ <u>19,873.00</u>	<u>10,233.89</u>	\$ <u>2,549.11</u>	<u>5,835.14</u>	51.50