

Watertown Industrial Center LDC**Income Statement for the Five Month Period Ending November 30, 2015**

Prepared by Staff, May 8, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 531,146.00	205,756.03	\$ 38,941.60	40,861.98	325,389.97
Misc Inc - Oper & Admin	20,500.00	6,250.00	1,250.00	1,250.00	14,250.00
Interest Income	7.00	0.22	0.05	0.05	6.78
LIF Loan Principal	10,593.00	19,106.03	3,840.31	3,830.73	(8,513.03)
Leasehold Interest	2,056.00	6,708.34	1,338.98	1,348.56	(4,652.34)
Total Revenues	564,302.00	237,820.62	45,370.94	47,291.32	326,481.38
Expenses					
Marketing	8,700.00	3,079.75	985.95	730.95	5,620.25
Salaries	86,769.00	36,346.31	6,608.42	6,608.42	50,422.69
FICA-Medicare Tax Expense	7,857.00	2,744.06	498.92	498.92	5,112.94
Health Ins.	6,604.00	2,800.93	568.15	568.15	3,803.07
Dental Ins	351.00	186.34	101.50	(4.76)	164.66
Vision Ins.	174.00	92.50	50.38	(2.36)	81.50
Comp Ins.	5,722.00	2,143.76	386.86	391.44	3,578.24
Retirement Expense	6,474.00	3,044.30	462.60	462.60	3,429.70
FED Unemployment	494.00	0.00	0.00	0.00	494.00
NYS Unemployment	3,458.00	2.86	0.00	0.00	3,455.14
NYS Re-Emp Service	60.00	0.00	0.00	0.00	60.00
Vehicle Allowance	1,800.00	750.00	150.00	150.00	1,050.00
Disability	384.00	128.52	72.66	(4.80)	255.48
Paychex Processing	2,172.00	966.88	258.24	182.16	1,205.12
Life Ins.	0.00	45.00	22.50	0.00	(45.00)
Office Expenses	14,068.00	6,605.54	1,353.48	1,155.89	7,462.46
Depreciation	230,752.00	109,557.70	21,911.54	21,911.54	121,194.30
Dues/Publ/Training/Seminars	1,500.00	0.00	0.00	0.00	1,500.00
Insurance	48,276.00	20,725.22	3,830.50	3,830.50	27,550.78
Legal/Environmental	11,275.00	2,407.40	980.50	1,239.50	8,867.60
Legal General	0.00	5,704.00	2,407.00	1,491.00	(5,704.00)
Accounting and Auditing	4,050.00	4,050.00	0.00	4,050.00	0.00
Engineering/Design/Consulting	22,000.00	4,800.00	0.00	0.00	17,200.00
Maintenance - Improvements	25,100.00	0.00	0.00	0.00	25,100.00
Maintenance - Common Area	22,300.00	4,641.45	920.68	1,073.95	17,658.55
Maintenance - Building Repairs	20,500.00	7,276.70	556.52	3,139.04	13,223.30
Maintenance - Materials	4,000.00	1,899.66	217.66	37.96	2,100.34
Maintenance - Grounds	21,000.00	1,706.00	0.00	0.00	19,294.00
Maintenance - Equipment/Tools	3,500.00	2,797.36	693.28	988.33	702.64
Waste Removal	8,600.00	3,842.82	761.38	762.34	4,757.18
Property Taxes	28,600.00	19,464.88	0.00	10,956.92	9,135.12
Water	8,392.00	3,496.61	685.61	685.61	4,895.39
Electric	39,459.00	9,931.80	2,146.06	1,817.69	29,527.20
Gas	16,490.00	1,783.11	945.54	273.19	14,706.89
Interest Expense-Roof Project	9,700.00	4,103.19	813.65	817.15	5,596.81
Interest Expense-JCLDC Project	0.00	5,861.39	1,154.83	1,163.58	(5,861.39)
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	3,000.00
Total Operations	673,581.00	272,986.04	49,544.41	64,974.91	400,594.96
Total Revenue	564,302.00	237,820.62	45,370.94	47,291.32	326,481.38
Total Expenses	673,581.00	272,986.04	49,544.41	64,974.91	400,594.96
Net Income Over Expenditure	\$ (109,279.00)	(35,165.42)	\$ (4,173.47)	(17,683.59)	(74,113.58)

Watertown Industrial Center LDC

Income Statement for the Five Month Period Ending November 30, 2015

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 531,146.00	205,756.03	\$ 38,941.60	40,861.98	38.74
Misc Inc - Oper & Admin	20,500.00	6,250.00	1,250.00	1,250.00	30.49
Interest Income	7.00	0.22	0.05	0.05	3.14
Total Revenues	551,653.00	212,006.25	40,191.65	42,112.03	38.43
Expenses					
Marketing	8,700.00	3,079.75	985.95	730.95	35.40
Salaries	86,769.00	36,346.31	6,608.42	6,608.42	41.89
Benefits	33,378.00	11,938.27	2,313.57	2,059.19	35.77
Paychex Processing	2,172.00	966.88	258.24	182.16	44.52
Office Expenses	14,068.00	6,605.54	1,353.48	1,155.89	46.95
Dues/Publ/Training/Seminars	1,500.00	0.00	0.00	0.00	0.00
Insurance	48,276.00	20,725.22	3,830.50	3,830.50	42.93
Professional Consultants	37,325.00	16,961.40	3,387.50	6,780.50	45.44
Maintenance Expenses	96,400.00	18,321.17	2,388.14	5,239.28	19.01
Utilities Taxes & Rent	101,541.00	38,519.22	4,538.59	14,495.75	37.93
Interest Expense JCLDC Project	0.00	5,861.39	1,154.83	1,163.58	0.00
Interest Exp Roof Project	9,700.00	4,103.19	813.65	817.15	42.30
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	0.00
Total Operations	442,829.00	163,428.34	27,632.87	43,063.37	36.91
Total Revenue	551,653.00	212,006.25	40,191.65	42,112.03	38.43
Total Expenses	442,829.00	163,428.34	27,632.87	43,063.37	36.91
Net Income Over Expenditure	\$ 108,824.00	48,577.91	\$ 12,558.78	(951.34)	44.64

Watertown Industrial Center LDC
Balance Sheet
November 30, 2015

ASSETS

Current Assets		
General Checking - Key Bank	\$	107,000.13
Capital Reserve		63,661.34
Leasehold Improvement Fund		142,721.55
Accounts Receivable		2,306.02
Acc. Rec. LHI		528,734.14
Prepaid Insurance		10,978.00
Rents Receivable		6,890.50
		862,291.68
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(49,700.24)
Capital Improvements - Cap Imp		3,782,543.58
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		(3,070,861.05)
		2,462,531.74
Total Property and Equipment		
Other Assets		
Work In Process-Variou		36,092.69
		36,092.69
Total Other Assets		
Total Assets	\$	3,360,916.11

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	9,305.81
RETAINAGE PAYABLE		3,976.55
Due HUD - Leasehold Impr. Fund		1.91
ACCRUED PAYROLL		3,454.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		454,953.23
Due WIC LHI		50.72
Deferred Revenue		73,780.91
		546,550.63
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		454,953.23
Roof Replacement Loan		324,055.14
		779,008.37
Total Long-Term Liabilities		
Total Liabilities		1,325,559.00
Capital		
Fund Balance		40,418.64
Capital Improvement Reserve		227,036.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,810,506.83
Net Income		(35,165.42)
		(35,165.42)

Watertown Industrial Center LDC
Balance Sheet
November 30, 2015

Total Capital	<u>2,035,357.11</u>
Total Liabilities & Capital	\$ <u><u>3,360,916.11</u></u>

Watertown Industrial Center LDC
Tenant Receivables
As of Nov 30, 2015

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
WATERTOWN AIRSOFT	5016	9/1/15			600.00		600.00
	5037	10/1/15		2,000.00			2,000.00
	5061	11/1/15	2,000.00				2,000.00
WATERTOWN AIRSOFT			2,000.00	2,000.00	600.00		4,600.00
CONVERSE LABORATORIES INC							
BROOKFIELD RENEWABLE POW							
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.				-3,973.53		-128.00	-4,101.53
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	5024	10/1/15		649.21			649.21
	5048	11/1/15	649.21				649.21
MODERN MOVING AND STORAG			649.21	649.21			1,298.42
NEW YORK AIR BRAKE							
PICK N GO PROPERTY WASTE S							
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
UPSTATE CONSTRUCTION SERV	5042	11/1/15	1,125.79				1,125.79
UPSTATE CONSTRUCTION SERV			1,125.79				1,125.79
			3,775.00	-1,324.32	600.00	-133.71	2,916.97

Watertown Industrial Center LDC
Aged Receivables
As of Nov 30, 2015

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
NYAB	5094	1,004.50				1,004.50
NEW YORK AIR BRAKE Roger Andrus, Jr	5095	1,217.21				1,217.21
NYAB		2,221.71				2,221.71
NEW YORK AIR BRAKE						
SERV-PRO SERV-PRO	4268				84.32	84.32
SERV-PRO					84.32	84.32
SERV-PRO						
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI					-0.01	-0.01
BILLY SOLURI						
Report Total		2,221.71			84.31	2,306.02

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Nov 1, 2015 to Nov 30, 2015

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
11/12/15	141000 100000	2645	Invoice: 5046 JEFFERSON COUNTY LDC	1,366.20	1,366.20
11/12/15	141000 100000	14333	Invoice: 5043 BLACK HORSE GROUP, LLC	994.48	994.48
11/12/15	141000 100000	5026	Invoice: 5041 ALL STAR CONTRACTORS	704.17	704.17
11/12/15	125000 125000 141000 100000	437497	Invoice: 5038 Invoice: 5040 Invoice: 5036 NEW YORK AIR BRAKE	4,235.05	588.25 524.89 3,121.91
11/12/15	141000 100000	1164	Invoice: 5058 LAURENCE WOLLUM	290.58	290.58
11/12/15	125000 100000	6527	Invoice: 5047 JEFFERSON COUNTY INDUSTRIAL	140.00	140.00
11/12/15	125000 100000	6526	Invoice: 5045 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
11/12/15	141000 100000	133884	Invoice: 4967 Jain Irrigation Inc.	6,213.00	6,213.00
11/12/15	141000 100000	1122	Invoice: 5056 STEVEN ELLIOT	668.85	668.85
11/12/15	141000 100000	1143	Invoice: 5059 Ampersand New York Operations Co. LLC.	781.21	781.21
11/12/15	141000 100000	7109	Invoice: 5049 Nytric Electrical Contractors, LLC.	3,485.05	3,485.05
11/12/15	141000 100000	6955	Invoice: 5050 SERV-PRO	1,940.75	1,940.75
11/12/15	141000 100000	13878685	Invoice: 5051 SWEET OCCASIONS STUDIO LLC	182.24	182.24
11/12/15	141000 100000	16757	Invoice: 5053 WATERTOWN VENDING INC.	830.89	830.89
11/30/15	141000 100000	437550	Invoice: 5060 NEW YORK AIR BRAKE	3,121.91	3,121.91
11/30/15	141000 100000	11050	Invoice: 5055 PICK N GO PROPERTY WASTE SERVICES	690.34	690.34
11/30/15	141000 100000	9105	Invoice: 5057 CONVERSE LABORATORIES INC.	1,470.31	1,470.31
11/30/15	141000 100000	1170	Invoice: 5044 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
11/30/15	141000 141000 100000	1050	Invoice: 4996 Invoice: 5016 WATERTOWN AIRSOFT	2,000.00	600.00 1,400.00
				41,491.56	41,491.56

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2015

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
ABJ ABJ FIRE PROTECTION	000084661	604.00				604.00
ABJ ABJ FIRE PROTECTION		604.00				604.00
ACE NOBEL ACE HDWE 315-782-5964	11/30 STMNT	187.39				187.39
ACE NOBEL ACE HDWE		187.39				187.39
CITYCOMP CITY COMPTRROLLER 315-785-7757	0004614-A/B 1 0002012-C-11/	425.14 260.47				425.14 260.47
CITYCOMP CITY COMPTRROLLER		685.61				685.61
CRYSTAL ROCK CRYSTAL ROCK	720101	32.90				32.90
CRYSTAL ROCK CRYSTAL ROCK		32.90				32.90
DE DIRECT ENERGY	153350026045 153350026047 153350026045 153350026045 153350026045 153350026045 153350026045 153350026047 153350026047	8.65 86.93 150.89 653.61 492.11 313.80 229.37 37.11 39.68				8.65 86.93 150.89 653.61 492.11 313.80 229.37 37.11 39.68
DE DIRECT ENERGY		2,012.15				2,012.15
Great America Great America Financial	17885239	306.70				306.70

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2015

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Matt Burlage 1-866-803-2665						
Great America Great America Financial		306.70				306.70
JCTREASURER JEFFERSON COUNTY T	LHIFYE093015I	14.89				14.89
JCTREASURER JEFFERSON COUNTY T		14.89				14.89
MENTER MENTER RUDIN & TRIV 315-474-7541	173103 TJF	980.50				980.50
MENTER MENTER RUDIN & TRIV		980.50				980.50
NG NATIONAL GRID	1078719124-11 0038937138-11 0338937134-11 0438937154-11 0958937132-11 9303154019-11 4083010042-11 0918937121-11 0898937150-11 0058937125-11 0498937125-11 1118719155-11 9678936125-11 0518786126-11	149.53 72.84 24.88 186.88 411.83 30.20 119.03 133.19 228.22 206.87 47.54 51.99 62.10 126.26				149.53 72.84 24.88 186.88 411.83 30.20 119.03 133.19 228.22 206.87 47.54 51.99 62.10 126.26
NG NATIONAL GRID		1,851.36				1,851.36
P&M P&M CONSTRUCTION	2298	225.00				225.00
P&M P&M CONSTRUCTION		225.00				225.00

Watertown Industrial Center LDC
Aged Payables
As of Nov 30, 2015

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-11/15	1,407.00				1,407.00
SCHWERZMANN SCHWERZMANN & WIS		1,407.00				1,407.00
SPRAGUE SPRAGUE OPERATING 1-800-828-9427	70281050 70281050-2 70281050-3 70251050-4 70281050-5	58.49 104.23 226.33 20.82 35.43				58.49 104.23 226.33 20.82 35.43
SPRAGUE SPRAGUE OPERATING		445.30				445.30
VERIZON WIRELESS VERIZON WIRELESS 1-800-922-0204	4/30/16 11/15 - 12/15	221.82	230.84			230.84 221.82
VERIZON WIRELESS VERIZON WIRELESS		221.82	230.84			452.66
WATN VENDING WATERTOWN VENDING DAVE PFAFF	682510 682472	36.80 66.80				36.80 66.80
WATN VENDING WATERTOWN VENDING		103.60				103.60
WICLDC WATERTOWN INDUSTR BILLY GEBO 782-9277	3/09 LHI SERV 04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00 -1.00	-1.00 -1.00 -1.00
WICLDC WATERTOWN INDUSTR					-3.00	-3.00
Report Total		9,078.22	230.84		-3.00	9,306.06

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2015 to Nov 30, 2015

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		200000	153030025780596 Invoice:	70.08	
		200000	153030025780595 Invoice:	212.54	
		200000	153030025780597 Invoice:	539.91	
		200000	153030025780600 Invoice:	266.08	
		200000	153030025780598 Invoice:	117.22	
		200000	153030025780601 Invoice:	8.09	
		200000	153030025780602 Invoice:	39.59	
		100000	153030025780594 DIRECT ENERGY		1,700.22
11/23/15	8885	200000	Invoice: 8101	3,480.00	
		100000	AUBERTINE AND CURRIER ARCHITECTS		3,480.00
11/23/15	8886	200000	Invoice: 10/15 STMNT	353.84	
		100000	NOBEL ACE HDWE		353.84
11/23/15	8887	200000	Invoice: W611511102015	129.60	
		100000	ANSWER WATERTOWN		129.60
11/23/15	8888	200000	Invoice: 91448	93.00	
		100000	BLACK RIVER PAPER COMPANY INC.		93.00
11/23/15	8889	200000	Invoice: 166801	4,050.00	
		100000	BOWERS & COMPANY CPA's		4,050.00
11/23/15	8890	200000	Invoice: 1528835	187.10	
		200000	Invoice: 1512511	36.60	
		200000	Invoice: 1528810	181.54	
		100000	CHENEY TIRE		405.24
11/23/15	8891	200000	Invoice: 0002012-102815-C	260.47	
		200000	Invoice: 0004614-102815-A/B	425.14	
		100000	CITY COMPTRROLLER		685.61
11/23/15	8892	200000	Invoice: 1593615-00	331.52	
		100000	CITY ELECTRIC		331.52
11/23/15	8893	200000	Invoice: 10/15 STMNT	32.90	
		100000	CRYSTAL ROCK		32.90
11/23/15	8894	200000	Invoice: 1979032	161.20	
		100000	DIVAL SAFETY & SUPPLIES		161.20
11/23/15	8895	200000	Invoice: 1209528919	132.65	
		200000	Invoice: 1209534620	132.65	
		100000	G&K SERVICES		265.30

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Nov 1, 2015 to Nov 30, 2015

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
11/23/15	8896	200000 100000	Invoice: 702010 HANES SUPPLY, INC.	275.83	275.83
11/23/15	8897	200000 200000 100000	Invoice: INV24862545 Invoice: INV25032362 LOOPNET	74.95 74.95	149.90
11/23/15	8898	200000 100000	Invoice: BG170703-15 OSWEGO COUNTY BUSINESS MAGAZINE	911.00	911.00
11/23/15	8899	200000 100000	Invoice: 20464 OVERHEAD DOOR CO	487.50	487.50
11/23/15	8900	200000 100000	Invoice: 32659 RAYNOR OVERHEAD DOOR SALES, IN	97.00	97.00
11/23/15	8901	200000 100000	Invoice: 007572-10/15 SCHWERZMANN & WISE, PC	1,491.00	1,491.00
11/23/15	8902	200000 200000 200000 200000 100000	Invoice: 70274062-2 Invoice: 70274062 Invoice: 70274062-3 Invoice: 70274062-4 SPRAGUE OPERATING RESOURCES	24.08 6.56 41.75 1.36	73.75
11/23/15	8903	200000 100000	Invoice: 11/15 - 12/15 Time Warner Cable	163.56	163.56
11/23/15	8904	200000 100000	Invoice: 9754863313 VERIZON	215.87	215.87
11/23/15	8905	200000 100000	Invoice: 3259365-0448-0 WASTE MANAGEMENT OF NEW YORK	761.38	761.38
11/23/15	8906	200000 100000	Invoice: 11/15-12/15 WESTELCOM	96.55	96.55
11/23/15	8907	200000 100000	Invoice: 1516939 G.W. WHITE & SON INC.	107.96	107.96
	Total			30,045.31	30,045.31

Watertown Industrial Center LDC
Maintenance Report for the Five Month Period Ending November 30, 2015
 Prepared by WICLDC STAFF, May 8, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 114,740.00	45,773.95	\$ 8,568.43	8,955.08	39.89
Total Revenues	<u>114,740.00</u>	<u>45,773.95</u>	<u>8,568.43</u>	<u>8,955.08</u>	39.89
Expenses					
Maintenance - Improvements	25,100.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,500.00	7,276.70	556.52	3,139.04	35.50
Maintenance - Common Area	22,300.00	4,641.45	920.68	1,073.95	20.81
Maintenance - Grounds	21,000.00	1,706.00	0.00	0.00	8.12
Maintenance - Equipment/Tools	3,500.00	2,797.36	693.28	988.33	79.92
Maintenance - Materials	4,000.00	1,899.66	217.66	37.96	47.49
Total Operations	<u>96,400.00</u>	<u>18,321.17</u>	<u>2,388.14</u>	<u>5,239.28</u>	19.01
Net Income Over Expenditure	\$ <u>18,340.00</u>	<u>27,452.78</u>	\$ <u>6,180.29</u>	<u>3,715.80</u>	149.69