

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2016**

Prepared by Staff, January 20, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 526,631.00	221,217.99	\$ 34,691.01	36,466.25	305,413.01
Misc Inc - Oper & Admin	19,000.00	7,500.00	1,250.00	1,250.00	11,500.00
Interest Income	2.00	0.36	0.07	0.06	1.64
LIF Loan Principal	54,444.00	24,942.35	4,147.87	3,957.12	29,501.65
Leasehold Interest	14,148.00	7,076.22	1,147.21	1,140.09	7,071.78
Total Revenues	614,225.00	260,736.92	41,236.16	42,813.52	353,488.08
Expenses					
Marketing	10,500.00	5,790.05	934.95	940.40	4,709.95
Salaries	88,938.00	44,028.53	10,160.43	6,773.62	44,909.47
FICA-Medicare Tax Expense	6,804.00	3,314.22	764.82	509.88	3,489.78
Health Ins.	7,446.00	3,726.06	578.86	629.44	3,719.94
Dental Ins	361.00	188.11	(7.35)	105.08	172.89
Vision Ins.	179.00	92.80	(3.66)	51.89	86.20
Comp Ins.	5,119.00	2,340.33	537.61	361.46	2,778.67
Retirement Expense	6,226.00	3,081.91	711.21	474.14	3,144.09
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	900.00	150.00	150.00	900.00
Disability	390.00	205.28	72.80	73.44	184.72
Paychex Processing	2,505.00	1,058.40	0.00	283.20	1,446.60
Life Ins.	0.00	51.00	0.00	25.50	(51.00)
Office Expenses	13,360.00	10,445.54	397.58	1,365.05	2,914.46
Depreciation	262,938.00	106,622.16	17,770.36	17,770.36	156,315.84
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	50,311.00	25,268.74	3,905.08	3,905.08	25,042.26
Legal/Environmental	2,775.00	592.00	0.00	37.00	2,183.00
Legal General	6,000.00	987.00	0.00	567.00	5,013.00
Accounting and Auditing	4,131.00	4,130.00	0.00	0.00	1.00
Engineering/Design/Consulting	15,400.00	400.00	0.00	0.00	15,000.00
Maintenance - Improvements	18,300.00	844.07	0.00	0.00	17,455.93
Maintenance - Common Area	22,016.00	6,147.43	732.61	1,363.77	15,868.57
Maintenance - Building Repairs	17,850.00	15,628.02	4,855.75	3,354.01	2,221.98
Maintenance - Materials	4,000.00	2,014.47	54.69	300.99	1,985.53
Maintenance - Grounds	23,000.00	2,938.04	112.00	0.00	20,061.96
Maintenance - Equipment/Tools	2,000.00	6,482.75	0.00	1,504.75	(4,482.75)
Waste Removal	8,600.00	4,991.02	753.34	738.82	3,608.98
Property Taxes	25,196.00	20,352.17	0.00	0.00	4,843.83
Water	8,392.00	4,182.22	685.61	685.61	4,209.78
Electric	29,761.00	14,912.19	2,956.27	2,445.74	14,848.81
Gas	12,445.00	5,619.16	2,595.37	1,717.67	6,825.84
Interest Expense-Roof Project	9,700.00	4,657.92	767.30	770.92	5,042.08
Interest Expense-JCLDC Project	12,414.00	6,369.82	1,039.13	1,048.16	6,044.18
Bad Debt Expense	0.00	12,000.02	12,000.02	0.00	(12,000.02)
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	681,327.00	320,361.43	62,524.78	47,952.98	360,965.57
Total Revenue	614,225.00	260,736.92	41,236.16	42,813.52	353,488.08
Total Expenses	681,327.00	320,361.43	62,524.78	47,952.98	360,965.57
Net Income Over Expenditure	\$ (67,102.00)	(59,624.51)	\$ (21,288.62)	(5,139.46)	(7,477.49)

Watertown Industrial Center LDC

Income Statement for the Six Month Period Ending December 31, 2016

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 526,631.00	221,217.99	\$ 34,691.01	36,466.25	42.01
Misc Inc - Oper & Admin	19,000.00	7,500.00	1,250.00	1,250.00	39.47
Interest Income	2.00	0.36	0.07	0.06	18.00
Total Revenues	545,633.00	228,718.35	35,941.08	37,716.31	41.92
Expenses					
Marketing	10,500.00	5,790.05	934.95	940.40	55.14
Salaries	88,938.00	44,028.53	10,160.43	6,773.62	49.50
Benefits	28,795.00	13,899.71	2,804.29	2,380.83	48.27
Paychex Processing	2,505.00	1,058.40	0.00	283.20	42.25
Office Expenses	13,360.00	10,445.54	397.58	1,365.05	78.19
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	50,311.00	25,268.74	3,905.08	3,905.08	50.23
Professional Consultants	28,306.00	6,109.00	0.00	604.00	21.58
Maintenance Expenses	87,166.00	34,054.78	5,755.05	6,523.52	39.07
Utilities Taxes & Rent	84,394.00	50,056.76	6,990.59	5,587.84	59.31
Interest Expense JCLDC Project	12,414.00	6,369.82	1,039.13	1,048.16	51.31
Interest Exp Roof Project	9,700.00	4,657.92	767.30	770.92	48.02
Bad Debt Expense	0.00	12,000.02	12,000.02	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	418,389.00	213,739.27	44,754.42	30,182.62	51.09
Total Revenue	545,633.00	228,718.35	35,941.08	37,716.31	41.92
Total Expenses	418,389.00	213,739.27	44,754.42	30,182.62	51.09
Net Income Over Expenditure	\$ 127,244.00	14,979.08	\$ (8,813.34)	7,533.69	11.77

Note: December Rent Not Collected:

NYAB	\$1,583.20
ServPro	\$2,014.00

Watertown Industrial Center LDC
Balance Sheet
December 31, 2016

ASSETS

Current Assets		
General Checking - Key Bank	\$	105,042.75
Capital Reserve		83,066.70
Leasehold Improvement Fund		145,555.75
Accounts Receivable		168.62
Acc. Rec. LHI		454,734.45
Rents Receivable		8,428.15
		796,996.42
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(50,791.13)
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		(3,293,141.10)
		2,285,609.80
Total Property and Equipment		
Other Assets		
Work In Process-Variou		35,435.77
		35,435.77
Total Other Assets		
Total Assets	\$	3,118,041.99

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,057.03
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		3.31
ACCRUED PAYROLL		1,471.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		412,027.81
Due WIC LHI		50.72
Deferred Revenue		42,706.64
		467,343.56
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		412,027.81
Roof Replacement Loan		305,470.72
		717,498.53
Total Long-Term Liabilities		
Total Liabilities		1,184,842.09
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		(59,624.51)
		1,933,199.90
Total Capital		

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
December 31, 2016

Total Liabilities & Capital	<u>\$ 3,118,041.99</u>
-----------------------------	------------------------

Watertown Industrial Center Compative Balance Sheet for: 11/30/2016 - 12/31/2016

ASSETS	11/30/2016	12/31/2016	6/30/2016
Current Assets			
General Checking - Key Bank	\$ 101,718.66	\$ 105,042.75	\$ 121,658.76
Capital Reserve	79,971.33	83,066.70	63,240.05
Leasehold Improvement Fund	151,725.28	145,555.75	148,319.44
Accounts Receivable	289.38	168.62	333.04
Acc. Rec. LHI	481,604.17	454,734.45	502,398.65
Rents Receivable	<u>18,966.12</u>	<u>8,428.15</u>	<u>8,099.23</u>
Total Current Assets	834,274.94	796,996.42	844,049.17
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(50,728.34)	(50,791.13)	(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>(3,275,433.53)</u>	<u>(3,293,141.10)</u>	<u>(3,186,895.68)</u>
Total Property and Equipment	2,303,380.16	2,285,609.80	2,392,231.96
Other Assets			
Work In Process-Variou	<u>35,435.77</u>	<u>35,435.77</u>	<u>18,026.69</u>
Total Other Assets	<u>35,435.77</u>	<u>35,435.77</u>	<u>18,026.69</u>
Total Assets	<u>\$ 3,173,090.87</u>	<u>\$ 3,118,041.99</u>	<u>\$ 3,254,307.82</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 11,875.00	\$ 10,057.03	\$ 8,773.29
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	2.05	3.31	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	415,650.55	412,027.81	433,629.21
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>65,953.62</u>	<u>42,706.64</u>	<u>68,769.44</u>
Total Current Liabilities	496,029.99	467,343.56	513,731.06
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	415,650.55	412,027.81	433,629.21
Roof Replacement Loan	<u>306,921.81</u>	<u>305,470.72</u>	<u>314,123.14</u>
Total Long-Term Liabilities	<u>722,572.36</u>	<u>717,498.53</u>	<u>747,752.35</u>
Total Liabilities	1,218,602.35	1,184,842.09	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>(38,335.89)</u>	<u>(59,624.51)</u>	<u>(77,698.12)</u>
Total Capital	<u>1,954,488.52</u>	<u>1,933,199.90</u>	<u>1,992,824.41</u>
Total Liabilities & Capital	<u>\$ 3,173,090.87</u>	<u>\$ 3,118,041.99</u>	<u>\$ 3,254,307.82</u>

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

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
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
	5340	12/1/16	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
	5322	11/1/16		1,583.20			1,583.20
	5332	12/1/16	1,583.20				1,583.20
NEW YORK AIR BRAKE			1,583.20	1,583.20	1,075.00		4,241.40
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
	5316	11/1/16		2,014.94			2,014.94
	5341	12/1/16	2,014.94				2,014.94
SERV-PRO			2,014.94	2,014.94		-0.01	4,029.87
			3,888.72	3,598.14	1,075.00	-4,107.24	4,454.62

Watertown Industrial Center LDC
Aged Receivables
As of Dec 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	5354	84.31				84.31
PICNGO PICK N GO PROPERTY W		84.31				84.31
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	168.62

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2016 to Dec 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
12/9/16	141000 100000	1378	Invoice: 5338 WATERTOWN MODEL RAILROAD CLUB	312.12	312.12
12/9/16	141000 100000	15916	Invoice: 5226 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
12/9/16	141000 100000	032295	Invoice: 5311 MODERN MOVING AND STORAGE	649.21	649.21
12/9/16	141000 141000 141000 141000 141000 100000	3248	Invoice: 5256 Invoice: 5273 Invoice: 5287 Invoice: 5307 Invoice: 5330 Brenons Coin Machines	750.00	150.00 150.00 150.00 150.00 150.00
12/9/16	141000 100000	140742	Invoice: 5331 Jain Irrigation Inc.	6,213.00	6,213.00
12/9/16	141000 100000	1143	Invoice: 5333 STEVEN ELLIOT	684.57	684.57
12/9/16	141000 100000	3281	Invoice: 5326 JEFFERSON COUNTY LDC	1,375.37	1,375.37
12/9/16	125000 100000	6712	Invoice: 5328 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
12/9/16	125000 125000 100000	11478	Invoice: 5305 Invoice: 5336 PICK N GO PROPERTY WASTE SERVICES	120.76	62.12 58.64
12/9/16	141000 100000	11479	Invoice: 5337 PICK N GO PROPERTY WASTE SERVICES	915.10	915.10
12/9/16	141000 100000	1181	Invoice: 5318 LAURENCE WOLLUM	290.58	290.58
12/19/16	260000 100000	2011	REIMBURSE WICLDC FOR PICK N GO LHI LOAN 12/2016 WATERTOWN INDUSTRIAL CENTER	6,804.00	6,804.00
12/19/16	141000 100000	4589	Invoice: 5220 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
12/19/16	141000 100000	0015097287	Invoice: 5329 Ampersand New York Operations Co. LLC.	785.90	785.90
12/19/16	141000 100000	7949	Invoice: 5335 Nytric Electrical Contractors, LLC.	3,517.99	3,517.99
12/28/16	141000 141000 141000 141000 141000 141000 100000	17768029	Invoice: 5239 Invoice: 5257 Invoice: 5276 Invoice: 5295 Invoice: 5314 Invoice: 5339 SWEET OCCASIONS STUDIO LLC	1,069.12	157.92 182.24 182.24 182.24 182.24 182.24
12/28/16	141000 100000	10508	Invoice: 5343 CONVERSE LABORATORIES INC.	1,593.64	1,593.64

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2016 to Dec 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
12/28/16	141000 100000	86932	Invoice: 5342 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
12/28/16	141000 100000	401747	Invoice: 5324 W.B. Mason Co, Inc.	1,019.54	1,019.54
12/28/16	141000 100000	032309	Invoice: 5334 MODERN MOVING AND STORAGE	649.21	649.21
				<u>41,403.72</u>	<u>41,403.72</u>

Watertown Industrial Center LDC
Aged Payables
As of Dec 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	12/16 STMNT	54.69				54.69
NOBEL ACE HDWE		54.69				54.69
CITY COMPTROLLER	0004614-12/16	425.14				425.14
	0002012-12/17	260.47				260.47
CITY COMPTROLLER		685.61				685.61
CRYSTAL ROCK	530874-11/16		36.85			36.85
CRYSTAL ROCK			36.85			36.85
DIRECT ENERGY	163640029677	122.84				122.84
	163640029676	8.58				8.58
	170030029701	48.12				48.12
	163640029676	152.16				152.16
	163640029676	145.68				145.68
	163640029676	621.91				621.91
	163400296765	338.81				338.81
	163640029676	312.30				312.30
	163650029688	39.68				39.68
DIRECT ENERGY		1,790.08				1,790.08
G&K SERVICES	1209679957	139.26				139.26
G&K SERVICES		139.26				139.26
HANES SUPPLY, INC.	8003151-00	71.82				71.82
	8003150-00	94.09				94.09
HANES SUPPLY, INC.		165.91				165.91
INKWELL GRAPHIX	122016	112.00				112.00
INKWELL GRAPHIX		112.00				112.00
NEWZUNKY, INC.	10/17 - 11/17 A	500.00				500.00
NEWZUNKY, INC.		500.00				500.00
NATIONAL GRID	1118719155-12	168.56				168.56
	2017080029-12	97.28				97.28
	5874117053-12	246.11				246.11
	0898937150-12	327.43				327.43
	2853006034-12	77.19				77.19
	4083010042-12	82.74				82.74
	9678936125-12	104.28				104.28
	9303154019-12	0.34				0.34
	0918937121-12	95.66				95.66
	0038937138-12	105.27				105.27
	0498937125 - 1	155.62				155.62
	0058937125-12	211.20				211.20
	0338937134-12	24.52				24.52
	0438937154-12	269.55				269.55
	1078719124-12	267.08				267.08

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
	0518786126-12	124.36				124.36
NATIONAL GRID		2,357.19				2,357.19
P&M CONSTRUCTION	2424	795.00				795.00
P&M CONSTRUCTION		795.00				795.00
SCHWERZMANN & WIS	007572-11/16		567.00			567.00
SCHWERZMANN & WIS			567.00			567.00
SPRAGUE OPERATING	70405962	1,404.37				1,404.37
SPRAGUE OPERATING		1,404.37				1,404.37
S.T.A.T. COMMUNICATI	306360	360.00				360.00
S.T.A.T. COMMUNICATI		360.00				360.00
Time Warner Cable	12/16 - 1/17	243.94				243.94
Time Warner Cable		243.94				243.94
WASTE MANAGEMENT	3282274-0448-	753.34				753.34
WASTE MANAGEMENT		753.34				753.34
WESTELCOM	126421-12/16	95.04				95.04
WESTELCOM		95.04				95.04
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
		9,456.43	603.85		-3.00	10,057.28

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2016 to Dec 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: 0002012-113016 CITY COMPROLLER	260.47	685.61
12/14/16	9301	200000 100000	Invoice: 1079104-00 CITY ELECTRIC	244.26	244.26
12/14/16	9302	200000 100000	Invoice: 2148753 DIVAL SAFETY & SUPPLIES	106.00	106.00
12/14/16	9303	200000 100000	Invoice: 1209675152 G&K SERVICES	139.26	139.26
12/14/16	9304	200000 100000	Invoice: INV27078635 LOOPNET, INC.	74.95	74.95
12/14/16	9305	200000 200000 100000	Invoice: 178116 Invoice: 178485 MENTER RUDIN & TRIVELPIECE PC	222.00 37.00	259.00
12/14/16	9306	200000 100000	Invoice: 170816-16 OSWEGO COUNTY BUSINESS MAGAZINE	865.45	865.45
12/14/16	9307	200000 100000	Invoice: 31015 OUTDOOR POWER OF NNY	8.32	8.32
12/14/16	9308	200000 100000	Invoice: 138276 SEAWAY RENTAL CORP.	996.00	996.00
12/14/16	9309	200000 200000 100000	Invoice: 70384841 Invoice: 70396127 SPRAGUE OPERATING RESOURCES	239.80 955.89	1,195.69
12/14/16	9310	200000 100000	Invoice: 11/16 - 12/16 Time Warner Cable	243.94	243.94
12/14/16	9311	200000 100000	Invoice: 113254 U.S. MATERIALS HANDLING	302.95	302.95
12/14/16	9312	200000 100000	Invoice: 9776275074 VERIZON WIRELESS	230.82	230.82
12/14/16	9313	200000 100000	Invoice: 56019 VICTORY PROMOTIONS, INC.	360.00	360.00
12/14/16	9314	200000 100000	Invoice: 3280497-0448-4 WASTE MANAGEMENT OF NEW YORK	738.82	738.82
12/14/16	9315	200000 200000 100000	Invoice: I39183294 Invoice: I39592122 W.B. MASON COMPANY, INC.	101.91 21.98	123.89
12/14/16	9316	200000 100000	Invoice: 0211272-2017 AMTRUST NORTH AMERICA	80.00	80.00
12/14/16	9317	200000 100000	Invoice: 126421-111016 WESTELCOM	94.99	94.99
12/14/16	9318	200000 200000 200000 200000 200000 100000	Invoice: BLDG. C HVAC Invoice: BLDG A - HVAC Invoice: BLDG. B HVAC Invoice: BLDG. D HVAC Invoice: REPAIRS HVAC P.S.G.	350.00 2,020.00 950.00 100.00 568.93	3,988.93
Total				22,771.61	22,771.61

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2016
 Prepared by WICLDC STAFF, January 20, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 107,039.00	46,836.34	\$ 7,103.12	7,723.12	43.76
Total Revenues	<u>107,039.00</u>	<u>46,836.34</u>	<u>7,103.12</u>	<u>7,723.12</u>	43.76
Expenses					
Maintenance - Improvements	18,300.00	844.07	0.00	0.00	4.61
Maintenance - Building Repairs	17,850.00	15,628.02	4,855.75	3,354.01	87.55
Maintenance - Common Area	22,016.00	6,147.43	732.61	1,363.77	27.92
Maintenance - Grounds	23,000.00	2,938.04	112.00	0.00	12.77
Maintenance - Equipment/Tools	2,000.00	6,482.75	0.00	1,504.75	324.14
Maintenance - Materials	4,000.00	2,014.47	54.69	300.99	50.36
Total Operations	<u>87,166.00</u>	<u>34,054.78</u>	<u>5,755.05</u>	<u>6,523.52</u>	39.07
Net Income Over Expenditure	\$ <u>19,873.00</u>	<u>12,781.56</u>	\$ <u>1,348.07</u>	<u>1,199.60</u>	64.32