

**Watertown Industrial Center LDC****Income Statement for the Eight Month Period Ending February 28, 2017**

Prepared by Staff, March 24, 2017

|                                    | Current<br>Year<br>Budget | Year-to-Date<br>Total | Current<br>Month      | Previous<br>Month | Balance<br>Remaining |
|------------------------------------|---------------------------|-----------------------|-----------------------|-------------------|----------------------|
| <b>Revenues</b>                    |                           |                       |                       |                   |                      |
| Lease Revenue                      | \$ 526,631.00             | 289,925.35            | \$ 34,178.68          | 34,528.68         | 236,705.65           |
| Misc Inc - Oper & Admin            | 19,000.00                 | 10,000.00             | 1,250.00              | 1,250.00          | 9,000.00             |
| Interest Income                    | 2.00                      | 0.50                  | 0.07                  | 0.07              | 1.50                 |
| LIF Loan Principal                 | 54,444.00                 | 33,269.22             | 4,168.63              | 4,158.24          | 21,174.78            |
| Leasehold Interest                 | 14,148.00                 | 9,339.51              | 1,126.45              | 1,136.84          | 4,808.49             |
| <b>Total Revenues</b>              | <b>614,225.00</b>         | <b>342,534.58</b>     | <b>40,723.83</b>      | <b>41,073.83</b>  | <b>271,690.42</b>    |
| <b>Expenses</b>                    |                           |                       |                       |                   |                      |
| Marketing                          | 10,500.00                 | 7,029.00              | 489.00                | 749.95            | 3,471.00             |
| Salaries                           | 88,938.00                 | 57,888.61             | 7,086.46              | 6,773.62          | 31,049.39            |
| FICA-Medicare Tax Expense          | 6,804.00                  | 4,357.92              | 533.82                | 509.88            | 2,446.08             |
| Health Ins.                        | 7,446.00                  | 4,984.94              | 629.44                | 629.44            | 2,461.06             |
| Dental Ins                         | 361.00                    | 288.29                | 105.08                | (4.90)            | 72.71                |
| Vision Ins.                        | 179.00                    | 142.25                | 51.89                 | (2.44)            | 36.75                |
| Comp Ins.                          | 5,119.00                  | 3,079.10              | 377.31                | 361.46            | 2,039.90             |
| Retirement Expense                 | 6,226.00                  | 4,530.19              | 474.14                | 974.14            | 1,695.81             |
| NYS Unemployment                   | 452.00                    | 225.24                | 115.16                | 110.08            | 226.76               |
| NYS Re-Emp Service                 | 18.00                     | 10.40                 | 5.32                  | 5.08              | 7.60                 |
| Vehicle Allowance                  | 1,800.00                  | 1,200.00              | 150.00                | 150.00            | 600.00               |
| Disability                         | 390.00                    | 273.92                | 73.44                 | (4.80)            | 116.08               |
| Paychex Processing                 | 2,505.00                  | 1,415.39              | 125.02                | 231.97            | 1,089.61             |
| Life Ins.                          | 0.00                      | 76.50                 | 25.50                 | 0.00              | (76.50)              |
| Office Expenses                    | 13,360.00                 | 13,746.25             | 2,050.85              | 1,249.86          | (386.25)             |
| Depreciation                       | 262,938.00                | 142,162.88            | 17,770.36             | 17,770.36         | 120,775.12           |
| Dues/Publ/Training/Seminars        | 2,000.00                  | 0.00                  | 0.00                  | 0.00              | 2,000.00             |
| Insurance                          | 50,311.00                 | 33,078.90             | 3,905.08              | 3,905.08          | 17,232.10            |
| Legal/Environmental                | 2,775.00                  | 721.50                | 129.50                | 0.00              | 2,053.50             |
| Legal General                      | 6,000.00                  | 1,512.00              | 420.00                | 105.00            | 4,488.00             |
| Accounting and Auditing            | 4,131.00                  | 4,255.00              | 0.00                  | 125.00            | (124.00)             |
| Engineering/Design/Consulting      | 15,400.00                 | 1,676.50              | 894.00                | 382.50            | 13,723.50            |
| Maintenance - Improvements         | 18,300.00                 | 844.07                | 0.00                  | 0.00              | 17,455.93            |
| Maintenance - Common Area          | 22,016.00                 | 8,820.70              | 894.52                | 1,706.45          | 13,195.30            |
| Maintenance - Building Repairs     | 17,850.00                 | 24,377.06             | 4,708.99              | 4,040.05          | (6,527.06)           |
| Maintenance - Materials            | 4,000.00                  | 2,736.59              | 372.99                | 349.13            | 1,263.41             |
| Maintenance - Grounds              | 23,000.00                 | 3,382.54              | 444.50                | 0.00              | 19,617.46            |
| Maintenance - Equipment/Tools      | 2,000.00                  | 7,565.52              | 853.82                | 228.95            | (5,565.52)           |
| Waste Removal                      | 8,600.00                  | 6,499.81              | 754.09                | 754.70            | 2,100.19             |
| Property Taxes                     | 25,196.00                 | 28,801.91             | 8,449.74              | 0.00              | (3,605.91)           |
| Water                              | 8,392.00                  | 5,690.56              | 822.73                | 685.61            | 2,701.44             |
| Electric                           | 29,761.00                 | 21,134.75             | 3,101.51              | 3,179.60          | 8,626.25             |
| Gas                                | 12,445.00                 | 12,421.36             | 3,375.88              | 3,514.89          | 23.64                |
| Interest Expense-Roof Project      | 9,700.00                  | 6,181.64              | 760.04                | 763.68            | 3,518.36             |
| Interest Expense-JCLDC Project     | 12,414.00                 | 8,420.88              | 1,020.99              | 1,030.07          | 3,993.12             |
| Bad Debt Expense                   | 0.00                      | 12,000.02             | 0.00                  | 0.00              | (12,000.02)          |
| Misc Expenses                      | 0.00                      | 0.00                  | 0.00                  | 0.00              | 0.00                 |
| <b>Total Operations</b>            | <b>681,327.00</b>         | <b>431,532.19</b>     | <b>60,971.17</b>      | <b>50,274.41</b>  | <b>249,794.81</b>    |
| Total Revenue                      | 614,225.00                | 342,534.58            | 40,723.83             | 41,073.83         | 271,690.42           |
| Total Expenses                     | 681,327.00                | 431,532.19            | 60,971.17             | 50,274.41         | 249,794.81           |
| <b>Net Income Over Expenditure</b> | <b>\$ (67,102.00)</b>     | <b>(88,997.61)</b>    | <b>\$ (20,247.34)</b> | <b>(9,200.58)</b> | <b>21,895.61</b>     |

# Watertown Industrial Center LDC

## Income Statement for the Eight Month Period Ending February 28, 2017

Unrestricted Income

|                                    | Current<br>Year<br>Budget | Year-to-Date<br>Total | Current<br>Month     | Previous<br>Month | % YTD<br>Budget |
|------------------------------------|---------------------------|-----------------------|----------------------|-------------------|-----------------|
| <b>Revenues</b>                    |                           |                       |                      |                   |                 |
| Lease Revenue                      | \$ 526,631.00             | 289,925.35            | \$ 34,178.68         | 34,528.68         | 55.05           |
| Misc Inc - Oper & Admin            | 19,000.00                 | 10,000.00             | 1,250.00             | 1,250.00          | 52.63           |
| Interest Income                    | 2.00                      | 0.50                  | 0.07                 | 0.07              | 25.00           |
| <b>Total Revenues</b>              | <b>545,633.00</b>         | <b>299,925.85</b>     | <b>35,428.75</b>     | <b>35,778.75</b>  | <b>54.97</b>    |
| <b>Expenses</b>                    |                           |                       |                      |                   |                 |
| Marketing                          | 10,500.00                 | 7,029.00              | 489.00               | 749.95            | 66.94           |
| Salaries                           | 88,938.00                 | 57,888.61             | 7,086.46             | 6,773.62          | 65.09           |
| Benefits                           | 28,795.00                 | 19,168.75             | 2,541.10             | 2,727.94          | 66.57           |
| Paychex Processing                 | 2,505.00                  | 1,415.39              | 125.02               | 231.97            | 56.50           |
| Office Expenses                    | 13,360.00                 | 13,746.25             | 2,050.85             | 1,249.86          | 102.89          |
| Dues/Publ/Training/Seminars        | 2,000.00                  | 0.00                  | 0.00                 | 0.00              | 0.00            |
| Insurance                          | 50,311.00                 | 33,078.90             | 3,905.08             | 3,905.08          | 65.75           |
| Professional Consultants           | 28,306.00                 | 8,165.00              | 1,443.50             | 612.50            | 28.85           |
| Maintenance Expenses               | 87,166.00                 | 47,726.48             | 7,274.82             | 6,324.58          | 54.75           |
| Utilities Taxes & Rent             | 84,394.00                 | 74,548.39             | 16,503.95            | 8,134.80          | 88.33           |
| Interest Expense JCLDC Project     | 12,414.00                 | 8,420.88              | 1,020.99             | 1,030.07          | 67.83           |
| Interest Exp Roof Project          | 9,700.00                  | 6,181.64              | 760.04               | 763.68            | 63.73           |
| Bad Debt Expense                   | 0.00                      | 12,000.02             | 0.00                 | 0.00              | 0.00            |
| Misc Expenses                      | 0.00                      | 0.00                  | 0.00                 | 0.00              | 0.00            |
| <b>Total Operations</b>            | <b>418,389.00</b>         | <b>289,369.31</b>     | <b>43,200.81</b>     | <b>32,504.05</b>  | <b>69.16</b>    |
| Total Revenue                      | 545,633.00                | 299,925.85            | 35,428.75            | 35,778.75         | 54.97           |
| Total Expenses                     | 418,389.00                | 289,369.31            | 43,200.81            | 32,504.05         | 69.16           |
| <b>Net Income Over Expenditure</b> | <b>\$ 127,244.00</b>      | <b>10,556.54</b>      | <b>\$ (7,772.06)</b> | <b>3,274.70</b>   | <b>8.30</b>     |

1,171,316.42  
Balance Sheet  
February 28, 2017

ASSETS

|                                |    |                     |
|--------------------------------|----|---------------------|
| Current Assets                 |    |                     |
| General Checking - Key Bank    | \$ | 99,130.74           |
| Capital Reserve                |    | 89,261.88           |
| Leasehold Improvement Fund     |    | 146,824.53          |
| Accounts Receivable            |    | 275.16              |
| Acc. Rec. LHI                  |    | 446,407.58          |
| Rents Receivable               |    | 7,731.18            |
|                                |    | <hr/>               |
| Total Current Assets           |    | 789,631.07          |
| Property and Equipment         |    |                     |
| Furniture/Fixtures/Equipment   |    | 54,571.05           |
| Allow. for Deprn. - FF&E       |    | (50,916.71)         |
| 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  |    | (3,328,556.24)      |
|                                |    | <hr/>               |
| Total Property and Equipment   |    | 2,250,069.08        |
| Other Assets                   |    |                     |
| Work In Process-Variou         |    | 35,435.77           |
|                                |    | <hr/>               |
| Total Other Assets             |    | 35,435.77           |
|                                |    | <hr/>               |
| Total Assets                   | \$ | <u>3,075,135.92</u> |

LIABILITIES AND CAPITAL

|                                |    |              |
|--------------------------------|----|--------------|
| Current Liabilities            |    |              |
| Accounts Payable               | \$ | 15,041.61    |
| RETAINAGE PAYABLE              |    | (0.45)       |
| Due HUD - Leasehold Impr. Fund |    | 5.67         |
| ACCRUED PAYROLL                |    | 1,471.00     |
| Due WIC Rent                   |    | 1,027.50     |
| Deferred Liab. Bldg. B Project |    | 404,755.13   |
| Due WIC LHI                    |    | 50.72        |
| Deferred Revenue               |    | 41,652.45    |
|                                |    | <hr/>        |
| Total Current Liabilities      |    | 464,003.63   |
| Long-Term Liabilities          |    |              |
| Bldg. B Renovation Loan-WLDC   |    | 404,755.13   |
| Roof Replacement Loan          |    | 302,557.66   |
|                                |    | <hr/>        |
| Total Long-Term Liabilities    |    | 707,312.79   |
|                                |    | <hr/>        |
| Total Liabilities              |    | 1,171,316.42 |
| 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                     |    | (89,004.91)  |
|                                |    | <hr/>        |
| Total Capital                  |    | 1,903,819.50 |

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC  
Balance Sheet  
February 28, 2017

|                             |                        |
|-----------------------------|------------------------|
| Total Liabilities & Capital | <u>\$ 3,075,135.92</u> |
|-----------------------------|------------------------|

Watertown Industrial Center Compative Balance Sheet for: 1/31/2017 - 2/28/2017

| <b>ASSETS</b>                          | 1/31/2017                     | 2/28/2017                     | 6/30/2016                     |
|--|-------------------------------|-------------------------------|-------------------------------|
| <b>Current Assets</b>                  |                               |                               |                               |
| General Checking - Key Bank            | \$ 110,509.67                 | \$ 99,130.74                  | \$ 121,658.76                 |
| Capital Reserve                        | 86,164.29                     | 89,261.88                     | 63,240.05                     |
| Leasehold Improvement Fund             | 146,190.20                    | 146,824.53                    | 148,319.44                    |
| Accounts Receivable                    | 422.28                        | 275.16                        | 333.04                        |
| Acc. Rec. LHI                          | 450,576.21                    | 446,407.58                    | 502,398.65                    |
| Rents Receivable                       | <u>8,752.60</u>               | <u>7,731.18</u>               | <u>8,099.23</u>               |
| <b>Total Current Assets</b>            | <b>802,615.25</b>             | <b>789,631.07</b>             | <b>844,049.17</b>             |
| <b>Property and Equipment</b>          |                               |                               |                               |
| Furniture/Fixtures/Equipment           | 54,571.05                     | 54,571.05                     | 54,571.05                     |
| Allow. for Deprn. - FF&E               | (50,853.92)                   | (50,916.71)                   | (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>(3,310,848.67)</u>         | <u>(3,328,556.24)</u>         | <u>(3,186,895.68)</u>         |
| <b>Total Property and Equipment</b>    | <b>2,267,839.44</b>           | <b>2,250,069.08</b>           | <b>2,392,231.96</b>           |
| <b>Other Assets</b>                    |                               |                               |                               |
| Work In Process-Variou                 | <u>35,435.77</u>              | <u>35,435.77</u>              | <u>18,026.69</u>              |
| <b>Total Other Assets</b>              | <b><u>35,435.77</u></b>       | <b><u>35,435.77</u></b>       | <b><u>18,026.69</u></b>       |
| <b>Total Assets</b>                    | <b><u>\$ 3,105,890.46</u></b> | <b><u>\$ 3,075,135.92</u></b> | <b><u>\$ 3,254,307.82</u></b> |
| <b>LIABILITIES AND CAPITAL</b>         |                               |                               |                               |
| <b>Current Liabilities</b>             |                               |                               |                               |
| Accounts Payable                       | \$ 16,274.77                  | \$ 15,041.61                  | \$ 8,773.29                   |
| RETAINAGE PAYABLE                      | (0.45)                        | (0.45)                        | (0.45)                        |
| Due HUD - Leasehold Impr. Fund         | 4.55                          | 5.67                          | 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         | 408,396.01                    | 404,755.13                    | 433,629.21                    |
| Due WIC LHI                            | 50.72                         | 50.72                         | 50.72                         |
| Deferred Revenue                       | <u>42,180.20</u>              | <u>41,652.45</u>              | <u>68,769.44</u>              |
| <b>Total Current Liabilities</b>       | <b>469,404.30</b>             | <b>464,003.63</b>             | <b>513,731.06</b>             |
| <b>Long-Term Liabilities</b>           |                               |                               |                               |
| Bldg. B Renovation Loan-WLDC           | 408,396.01                    | 404,755.13                    | 433,629.21                    |
| Roof Replacement Loan                  | <u>304,016.01</u>             | <u>302,557.66</u>             | <u>314,123.14</u>             |
| <b>Total Long-Term Liabilities</b>     | <b><u>712,412.02</u></b>      | <b><u>707,312.79</u></b>      | <b><u>747,752.35</u></b>      |
| <b>Total Liabilities</b>               | <b>1,181,816.32</b>           | <b>1,171,316.42</b>           | <b>1,261,483.41</b>           |
| <b>Capital</b>                         |                               |                               |                               |
| 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>(68,750.27)</u>            | <u>(89,004.91)</u>            | <u>(77,698.12)</u>            |
| <b>Total Capital</b>                   | <b><u>1,924,074.14</u></b>    | <b><u>1,903,819.50</u></b>    | <b><u>1,992,824.41</u></b>    |
| <b>Total Liabilities &amp; Capital</b> | <b>\$ 3,105,890.46</b>        | <b><u>\$ 3,075,135.92</u></b> | <b><u>\$ 3,254,307.82</u></b> |

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Feb 28, 2017**

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            | 5386   | 3/1/17  | -489.15         |               |                 |                  | -489.15          |
| <b>Acadia Energy Corporation</b>     |        |         | <b>-489.15</b>  |               |                 |                  | <b>-489.15</b>   |
| Brenons Coin Machines                | 5346   | 1/1/17  |                 | 150.00        |                 |                  | 150.00           |
|                                      | 5373   | 2/1/17  | 150.00          |               |                 |                  | 150.00           |
| <b>Brenons Coin Machines</b>         |        |         | <b>150.00</b>   | <b>150.00</b> |                 |                  | <b>300.00</b>    |
| 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        |
| <b>FERGUSON ENTERPRISES, INC.</b>    |        |         |                 |               |                 | <b>-4,101.53</b> | <b>-4,101.53</b> |
| LAURENCE WOLLUM                      | 4163   | 3/1/12  |                 |               |                 | -5.70            | -5.70            |
| <b>LAURENCE WOLLUM</b>               |        |         |                 |               |                 | <b>-5.70</b>     | <b>-5.70</b>     |
| MODERN MOVING AND STORAG             | 5351   | 1/1/17  |                 | 649.21        |                 |                  | 649.21           |
|                                      | 5375   | 2/1/17  | 649.21          |               |                 |                  | 649.21           |
| <b>MODERN MOVING AND STORAG</b>      |        |         | <b>649.21</b>   | <b>649.21</b> |                 |                  | <b>1,298.42</b>  |
| NEW YORK AIR BRAKE                   | 5300   | 10/1/16 |                 |               |                 | 1,075.00         | 1,075.00         |
|                                      | 5376   | 2/1/17  | 1,233.20        |               |                 |                  | 1,233.20         |
| <b>NEW YORK AIR BRAKE</b>            |        |         | <b>1,233.20</b> |               |                 | <b>1,075.00</b>  | <b>2,308.20</b>  |
| 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 |                 |               |                 | 1,343.30         | 1,343.30         |
|                                      | 5341   | 12/1/16 |                 |               | 2,014.94        |                  | 2,014.94         |
| <b>SERV-PRO</b>                      |        |         |                 |               | <b>2,014.94</b> | <b>1,343.29</b>  | <b>3,358.23</b>  |
| SWEET OCCASIONS STUDIO LLC           | 5357   | 1/1/17  |                 | 151.64        |                 |                  | 151.64           |
|                                      | 5380   | 2/1/17  | 151.64          |               |                 |                  | 151.64           |
| <b>SWEET OCCASIONS STUDIO LLC</b>    |        |         | <b>151.64</b>   | <b>151.64</b> |                 |                  | <b>303.28</b>    |
| Ampersand New York Operations C      | 5372   | 2/1/17  | 785.90          |               |                 |                  | 785.90           |
| <b>Ampersand New York Operations</b> |        |         | <b>785.90</b>   |               |                 |                  | <b>785.90</b>    |
|                                      |        |         | <b>2,480.80</b> | <b>950.85</b> | <b>2,014.94</b> | <b>-1,688.94</b> | <b>3,757.65</b>  |

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Feb 28, 2017**

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

| Customer ID<br>Customer<br>Bill To Contact<br>Telephone 1 | Invoice/CM # | 0 - 30        | 31 - 60 | 61 - 90 | Over 90 day  | Amount Due    |
|---|--------------|---------------|---------|---------|--------------|---------------|
| PICNGO<br>PICK N GO PROPERTY W<br><br>3157834122          | 5403         | 190.85        |         |         |              | 190.85        |
| <b>PICNGO<br/>PICK N GO PROPERTY W</b>                    |              | <b>190.85</b> |         |         |              | <b>190.85</b> |
| SERV-PRO<br>SERV-PRO                                      | 4268         |               |         |         | 84.32        | 84.32         |
| <b>SERV-PRO<br/>SERV-PRO</b>                              |              |               |         |         | <b>84.32</b> | <b>84.32</b>  |
| SOLURI<br>BILLY SOLURI                                    | 3792         |               |         |         | -0.01        | -0.01         |
| <b>SOLURI<br/>BILLY SOLURI</b>                            |              |               |         |         | <b>-0.01</b> | <b>-0.01</b>  |
| <b>Report Total</b>                                       |              | <b>190.85</b> |         |         | <b>84.31</b> | <b>275.16</b> |

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Feb 1, 2017 to Feb 28, 2017**

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          |
|---------|----------------------------|----------------|---|------------------|----------------------|
| 2/17/17 | 141000<br>100000           | 1385           | Invoice: 5379<br>WATERTOWN MODEL RAILROAD<br>CLUB       | 318.36           | 318.36               |
| 2/17/17 | 141000<br>141000<br>100000 | 7754           | Invoice: 5316<br>Invoice: 5383<br>SERV-PRO              | 2,350.76         | 335.82<br>2,014.94   |
| 2/17/17 | 141000<br>100000           | 8087           | Invoice: 5377<br>Nytric Electrical Contractors, LLC.    | 3,517.99         | 3,517.99             |
| 2/17/17 | 141000<br>100000           | 1187           | Invoice: 5384<br>LAURENCE WOLLUM                        | 290.58           | 290.58               |
| 2/17/17 | 141000<br>141000<br>100000 | 443460         | Invoice: 5332<br>Invoice: 5352<br>NEW YORK AIR BRAKE    | 3,166.40         | 1,583.20<br>1,583.20 |
| 2/17/17 | 141000<br>100000           | 141645         | Invoice: 5374<br>Jain Irrigation Inc.                   | 6,213.00         | 6,213.00             |
| 2/17/17 | 141000<br>100000           | 16149          | Invoice: 5327<br>BLACK HORSE GROUP, LLC                 | 995.09           | 995.09               |
| 2/17/17 | 141000<br>100000           | 3361           | Invoice: 5370<br>JEFFERSON COUNTY LDC                   | 1,375.37         | 1,375.37             |
| 2/17/17 | 125000<br>100000           | 6737           | Invoice: 5371<br>JEFFERSON COUNTY INDUSTRIAL            | 1,250.00         | 1,250.00             |
| 2/17/17 | 141000<br>100000           | 412194         | Invoice: 5369<br>W.B. Mason Co, Inc.                    | 1,019.54         | 1,019.54             |
| 2/17/17 | 141000<br>100000           | 10589          | Invoice: 5385<br>CONVERSE LABORATORIES INC.             | 1,605.67         | 1,605.67             |
| 2/17/17 | 141000<br>100000           | 87090          | Invoice: 5382<br>UPSTATE CONSTRUCTION<br>SERVICES, INC. | 1,131.99         | 1,131.99             |
| 2/17/17 | 141000<br>100000           | 11534          | Invoice: 5378<br>PICK N GO PROPERTY WASTE<br>SERVICES   | 915.10           | 915.10               |
| 2/17/17 | 125000<br>100000           | 11533          | Invoice: 5368<br>PICK N GO PROPERTY WASTE<br>SERVICES   | 147.12           | 147.12               |
| 2/17/17 | 141000<br>100000           | 1146           | Invoice: 5381<br>STEVEN ELLIOT                          | 684.57           | 684.57               |
| 2/17/17 | 141000<br>100000           | 5132           | Invoice: 5363<br>BROOKFIELD RENEWABLE POWER             | 11,126.53        | 11,126.53            |
| 2/17/17 | 141000<br>100000           | 1201           | Invoice: 5386<br>Acadia Energy Corporation              | 489.15           | 489.15               |
|         |                            |                |   | <b>36,597.22</b> | <b>36,597.22</b>     |



**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Feb 28, 2017**

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                 | 2/17 STMNT  | 286.58  |         |         |              | 286.58  |
| <b>NOBEL ACE HDWE</b>          |   | <b>286.58</b>   |         |         |              | <b>286.58</b>   |
| CHENEY TIRE                    | 0001566589<br>1566739   | 200.00<br>29.00   |         |         |              | 200.00<br>29.00   |
| <b>CHENEY TIRE</b>             |   | <b>229.00</b>   |         |         |              | <b>229.00</b>   |
| CITY COMPROLLER                | 0004614-2/17<br>0002012-2/17  | 510.16<br>312.57  |         |         |              | 510.16<br>312.57  |
| <b>CITY COMPROLLER</b>         |   | <b>822.73</b>   |         |         |              | <b>822.73</b>   |
| CONVERSE LABORATO              | 48847   | 25.00   |         |         |              | 25.00   |
| <b>CONVERSE LABORATO</b>       |   | <b>25.00</b>  |         |         |              | <b>25.00</b>  |
| DIRECT ENERGY                  | 170610030263<br>170590030239<br>170590030239<br>170590030239<br>170590030239<br>170590030239<br>170590030239<br>170590030239<br>170590030236  | 39.68<br>166.93<br>138.08<br>8.39<br>108.12<br>77.26<br>282.84<br>331.17<br>708.57  |         |         |              | 39.68<br>166.93<br>138.08<br>8.39<br>108.12<br>77.26<br>282.84<br>331.17<br>708.57  |
| <b>DIRECT ENERGY</b>           |   | <b>1,861.04</b>   |         |         |              | <b>1,861.04</b>   |
| G&K SERVICES                   | 1209703774  | 139.26  |         |         |              | 139.26  |
| <b>G&amp;K SERVICES</b>        |   | <b>139.26</b>   |         |         |              | <b>139.26</b>   |
| Great America Financial        | 20211355  | 337.37  |         |         |              | 337.37  |
| <b>Great America Financial</b> |   | <b>337.37</b>   |         |         |              | <b>337.37</b>   |
| MENTER RUDIN & TRIV            | 179634  | 129.50  |         |         |              | 129.50  |
| <b>MENTER RUDIN &amp; TRIV</b> |   | <b>129.50</b>   |         |         |              | <b>129.50</b>   |
| NATIONAL GRID                  | 2017080029-22<br>5874117053-22<br>0918937121-22<br>1078719124-22<br>9678936125-22<br>4083010042-22<br>2853006034-22<br>0898937150-22<br>1118719155-22<br>0338937134-22<br>0498937125-22<br>0438937154-22<br>0038937138-22<br>0058937125-22<br>9303154019-22 | 181.42<br>291.09<br>282.79<br>259.25<br>120.93<br>111.88<br>63.96<br>415.96<br>151.09<br>24.52<br>208.74<br>267.96<br>122.02<br>240.46<br>29.48 |         |         |              | 181.42<br>291.09<br>282.79<br>259.25<br>120.93<br>111.88<br>63.96<br>415.96<br>151.09<br>24.52<br>208.74<br>267.96<br>122.02<br>240.46<br>29.48 |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Feb 28, 2017**

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      |
|------------------------------|---------------|-----------------|---------|---------|--------------|-----------------|
|                              | 0518786126-22 | 124.40          |         |         |              | 124.40          |
| <b>NATIONAL GRID</b>         |               | <b>2,895.95</b> |         |         |              | <b>2,895.95</b> |
| OUTDOOR POWER OF             | 34513         | 179.14          |         |         |              | 179.14          |
| <b>OUTDOOR POWER OF</b>      |               | <b>179.14</b>   |         |         |              | <b>179.14</b>   |
| OVERHEAD DOOR CO             | 24702         | 168.00          |         |         |              | 168.00          |
| <b>OVERHEAD DOOR CO</b>      |               | <b>168.00</b>   |         |         |              | <b>168.00</b>   |
| P&M CONSTRUCTION             | 2440          | 340.00          |         |         |              | 340.00          |
| <b>P&amp;M CONSTRUCTION</b>  |               | <b>340.00</b>   |         |         |              | <b>340.00</b>   |
| P.S.G.                       | 2017-041      | 140.00          |         |         |              | 140.00          |
|                              | 2017-040      | 140.00          |         |         |              | 140.00          |
| <b>P.S.G.</b>                |               | <b>280.00</b>   |         |         |              | <b>280.00</b>   |
| RAYNOR OVERHEAD D            | 720501        | 145.50          |         |         |              | 145.50          |
| <b>RAYNOR OVERHEAD D</b>     |               | <b>145.50</b>   |         |         |              | <b>145.50</b>   |
| SCHWERZMANN & WIS            | 007572-2/17   | 420.00          |         |         |              | 420.00          |
| <b>SCHWERZMANN &amp; WIS</b> |               | <b>420.00</b>   |         |         |              | <b>420.00</b>   |
| SECURITY SUPPLY CO           | S4296961.001  | 3,106.16        |         |         |              | 3,106.16        |
| <b>SECURITY SUPPLY CO</b>    |               | <b>3,106.16</b> |         |         |              | <b>3,106.16</b> |
| SHERWIN WILLIAMS             | 2/17 STMNT    | 133.77          |         |         |              | 133.77          |
| <b>SHERWIN WILLIAMS</b>      |               | <b>133.77</b>   |         |         |              | <b>133.77</b>   |
| SPRAGUE OPERATING            | 70426797      | 1,720.40        |         |         |              | 1,720.40        |
| <b>SPRAGUE OPERATING</b>     |               | <b>1,720.40</b> |         |         |              | <b>1,720.40</b> |
| U.S. MATERIALS HAND          | 114018        | 426.87          |         |         |              | 426.87          |
| <b>U.S. MATERIALS HAND</b>   |               | <b>426.87</b>   |         |         |              | <b>426.87</b>   |
| WASTE MANAGEMENT             | 3284784-0448- | 754.09          |         |         |              | 754.09          |
| <b>WASTE MANAGEMENT</b>      |               | <b>754.09</b>   |         |         |              | <b>754.09</b>   |
| W.B. MASON COMPANY           | I41983645     | 444.50          |         |         |              | 444.50          |
| <b>W.B. MASON COMPAN</b>     |               | <b>444.50</b>   |         |         |              | <b>444.50</b>   |

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Feb 28, 2017**

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       |
|--------------------------|---------------|------------------|---------|---------|--------------|------------------|
| NORTHERN NY NEWSP        | 776324        | 200.00           |         |         |              | 200.00           |
| <b>NORTHERN NY NEWSP</b> |               | <b>200.00</b>    |         |         |              | <b>200.00</b>    |
| 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            |
| <b>WATERTOWN INDUSTR</b> |               |                  |         |         | <b>-3.00</b> | <b>-3.00</b>     |
|                          |               | <b>15,044.86</b> |         |         | <b>-3.00</b> | <b>15,041.86</b> |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Feb 1, 2017 to Feb 28, 2017**

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

| Date   | Check | Account I                                      | Line Description   | Debit Amount                       | Credit Amount |
|--------|-------|--|--|------------------------------------|---------------|
| 2/1/17 | 9345  | 200000<br>100000                               | Invoice: 2/17 INS<br>Central Insurance Companies   | 3,905.08                           | 3,905.08      |
| 2/1/17 | 9346  | 200000<br>100000                               | Invoice: 2017010007206<br>CITY COMPROLLER  | 1,035.10                           | 1,035.10      |
| 2/1/17 | 9347  | 200000<br>100000                               | Invoice: 1094470-00<br>CITY ELECTRIC   | 91.82                              | 91.82         |
| 2/1/17 | 9348  | 200000<br>100000                               | Invoice: 51181539-123116<br>CRYSTAL ROCK   | 72.30                              | 72.30         |
| 2/1/17 | 9349  | 200000<br>100000                               | Invoice: 000013967028<br>EXCELLUS BLUE CROSS   | 730.60                             | 730.60        |
| 2/1/17 | 9350  | 200000<br>100000                               | Invoice: 1209689522<br>G&K SERVICES  | 139.26                             | 139.26        |
| 2/1/17 | 9351  | 200000<br>100000                               | Invoice: 00771402-2117<br>Guardian Life Ins Co   | 268.05                             | 268.05        |
| 2/1/17 | 9352  | 200000<br>100000                               | Invoice: 8003440-00<br>HANES SUPPLY, INC.  | 97.58                              | 97.58         |
| 2/1/17 | 9353  | 200000<br>100000                               | Invoice: 3159<br>JEFFERSON COUNTY INDUSTRIAL   | 7,414.64                           | 7,414.64      |
| 2/1/17 | 9354  | 200000<br>200000<br>100000                     | Invoice: 10527<br>Invoice: 10293<br>NYTRIC ELECTRICAL CONTRACTORS,<br>LLC                  | 256.94<br>2,760.24                 | 3,017.18      |
| 2/1/17 | 9355  | 200000<br>100000                               | Invoice: 7/15 - 6/16<br>OMEGA, INC.  | 500.00                             | 500.00        |
| 2/1/17 | 9356  | 200000<br>200000<br>200000<br>200000<br>100000 | Invoice: 2017-015<br>Invoice: 2017-018<br>Invoice: 2017-019<br>Invoice: 2017-022<br>P.S.G. | 255.00<br>127.50<br>637.16<br>8.21 | 1,027.87      |
| 2/1/17 | 9357  | 200000<br>100000                               | Invoice: 70416929<br>SPRAGUE OPERATING RESOURCES   | 1,876.32                           | 1,876.32      |
| 2/1/17 | 9358  | 200000<br>200000<br>100000                     | Invoice: 308753<br>Invoice: 308670<br>S.T.A.T. COMMUNICATIONS INC.                         | 100.00<br>360.00                   | 460.00        |
| 2/1/17 | 9359  | 200000<br>100000                               | Invoice: 1/17 - 2/17<br>Time Warner Cable  | 491.54                             | 491.54        |
| 2/1/17 | 9360  | 200000<br>100000                               | Invoice: 3283547-0448-3<br>WASTE MANAGEMENT OF NEW YORK                                    | 754.70                             | 754.70        |
| 2/1/17 | 9361  | 200000<br>200000<br>100000                     | Invoice: 141148876<br>Invoice: 141152979<br>W.B. MASON COMPANY, INC.                       | 99.91<br>32.36                     | 132.27        |
| 2/1/17 | 9362  | 200000<br>100000                               | Invoice: 126421-11017<br>WESTELCOM   | 189.78                             | 189.78        |
| 2/1/17 | 9363  | 200000<br>200000<br>100000                     | Invoice: 1773072<br>Invoice: 1774207<br>G.W. WHITE & SON INC.                              | 95.94<br>44.97                     | 140.91        |
| 2/1/17 | 9364  | 200000   | Invoice: 2/17 LOAN   | 2,218.39                           |               |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Feb 1, 2017 to Feb 28, 2017**

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| Date    | Check | Account I | Line Description                 | Debit Amount | Credit Amount |
|---------|-------|-----------|----------------------------------|--------------|---------------|
|         |       | 100000    | WATERTOWN LOCAL DEVELOPMENT      |              | 2,218.39      |
| 2/18/17 | 9365  | 200000    | Invoice: 2853006034-12517        | 62.71        |               |
|         |       | 200000    | Invoice: 2017080029-12517        | 88.93        |               |
|         |       | 200000    | Invoice: 1078719124-12517        | 261.45       |               |
|         |       | 200000    | Invoice: 9678936125-12517        | 136.71       |               |
|         |       | 200000    | Invoice: 5874117053-12517        | 292.05       |               |
|         |       | 200000    | Invoice: 0918937121-12517        | 317.87       |               |
|         |       | 200000    | Invoice: 9303154019-12517        | 30.57        |               |
|         |       | 200000    | Invoice: 4083010042-12517        | 129.94       |               |
|         |       | 200000    | Invoice: 0898937150-12517        | 476.43       |               |
|         |       | 200000    | Invoice: 0438937154-12517        | 249.95       |               |
|         |       | 200000    | Invoice: 0038937138-12517        | 92.69        |               |
|         |       | 200000    | Invoice: 0338937134-12517        | 24.52        |               |
|         |       | 200000    | Invoice: 1118719155-12517        | 177.65       |               |
|         |       | 200000    | Invoice: 0498937125-12517        | 217.07       |               |
|         |       | 200000    | Invoice: 0518786126-12517        | 124.13       |               |
|         |       | 200000    | Invoice: 0058937125-12517        | 259.98       |               |
|         |       | 100000    | NATIONAL GRID                    |              | 2,942.65      |
| 2/18/17 | 9366  | 100000    | VOID                             |              |               |
| 2/18/17 | 9366  | 200000    | Invoice: 9097                    | 400.00       |               |
|         |       | 100000    | AUBERTINE AND CURRIER ARCHITECTS |              | 400.00        |
| 2/18/17 | 9367  | 200000    | Invoice: 000096280               | 616.00       |               |
|         |       | 100000    | ABJ FIRE PROTECTION CO.          |              | 616.00        |
| 2/18/17 | 9368  | 200000    | Invoice: 451402                  | 538.00       |               |
|         |       | 100000    | Advanced Business Systems        |              | 538.00        |
| 2/18/17 | 9369  | 200000    | Invoice: 1/17 STMNT              | 294.02       |               |
|         |       | 100000    | NOBEL ACE HDWE                   |              | 294.02        |
| 2/18/17 | 9370  | 200000    | Invoice: 173891                  | 125.00       |               |
|         |       | 100000    | BOWERS & COMPANY CPA's           |              | 125.00        |
| 2/18/17 | 9371  | 200000    | Invoice: 0002012-1/17            | 260.47       |               |
|         |       | 200000    | Invoice: 0004616-1/17            | 425.14       |               |
|         |       | 100000    | CITY COMPTROLLER                 |              | 685.61        |
| 2/18/17 | 9372  | 200000    | Invoice: 48800                   | 189.00       |               |
|         |       | 100000    | CONVERSE LABORATORIES, INC.      |              | 189.00        |
| 2/18/17 | 9373  | 200000    | Invoice: 51181539-1/17           | 49.97        |               |
|         |       | 100000    | CRYSTAL ROCK                     |              | 49.97         |
| 2/18/17 | 9374  | 200000    | Invoice: 170310029972419         | 155.68       |               |
|         |       | 200000    | Invoice: 170310029972418         | 186.50       |               |
|         |       | 200000    | Invoice: 170310029972420         | 9.47         |               |
|         |       | 200000    | Invoice: 170310029973771         | 133.38       |               |
|         |       | 200000    | Invoice: 170310029973770         | 39.68        |               |
|         |       | 200000    | Invoice: 170310029972417         | 730.07       |               |
|         |       | 200000    | Invoice: 170310029972415         | 316.09       |               |
|         |       | 200000    | Invoice: 170310029972416         | 405.87       |               |
|         |       | 200000    | Invoice: 170310029973772         | 89.63        |               |
|         |       | 100000    | DIRECT ENERGY                    |              | 2,066.37      |
| 2/18/17 | 9375  | 200000    | Invoice: 1209694297              | 139.26       |               |
|         |       | 200000    | Invoice: 1209699049              | 139.26       |               |
|         |       | 100000    | G&K SERVICES                     |              | 278.52        |
| 2/18/17 | 9376  | 200000    | Invoice: 20051905                | 337.37       |               |
|         |       | 100000    | Great America Financial Services |              | 337.37        |
| 2/18/17 | 9377  | 200000    | Invoice: 8003835-00              | 2.46         |               |

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Feb 1, 2017 to Feb 28, 2017**

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| <b>Date</b> | <b>Check</b> | <b>Account I</b>           | <b>Line Description</b>  | <b>Debit Amount</b> | <b>Credit Amount</b> |
|-------------|--------------|----------------------------|--|---------------------|----------------------|
|             |              | 100000                     | HANES SUPPLY, INC.   |                     | 2.46                 |
| 2/18/17     | 9378         | 200000<br>100000           | Invoice: 396<br>Dave Kitto   | 80.00               | 80.00                |
| 2/18/17     | 9379         | 200000<br>200000<br>100000 | Invoice: 943624<br>Invoice: 943630<br>LAWS LOCK AND KEY SERVICE      | 160.85<br>30.00     | 190.85               |
| 2/18/17     | 9380         | 200000<br>100000           | Invoice: 2017-030<br>P.S.G.  | 141.00              | 141.00               |
| 2/18/17     | 9381         | 200000<br>100000           | Invoice: 35040<br>RAYNOR OVERHEAD DOOR SALES, IN                     | 97.00               | 97.00                |
| 2/18/17     | 9382         | 200000<br>100000           | Invoice: 1779<br>SAMPSON GLASS                                       | 550.47              | 550.47               |
| 2/18/17     | 9383         | 200000<br>100000           | Invoice: 0010395-1/17STMNT<br>SANICO                                 | 314.36              | 314.36               |
| 2/18/17     | 9384         | 200000<br>100000           | Invoice: 007572-13117<br>SCHWERZMANN & WISE, PC                      | 105.00              | 105.00               |
| 2/18/17     | 9385         | 200000<br>100000           | Invoice: 9779621871<br>VERIZON WIRELESS                              | 230.78              | 230.78               |
| 2/18/17     | 9386         | 200000<br>100000           | Invoice: 56694<br>VICTORY PROMOTIONS, INC.                           | 289.00              | 289.00               |
| 2/18/17     | 9387         | 200000<br>200000<br>100000 | Invoice: i41335202<br>Invoice: I41588514<br>W.B. MASON COMPANY, INC. | 92.20<br>189.61     | 281.81               |
| 2/18/17     | 9388         | 200000<br>100000           | Invoice: 774081<br>NORTHERN NY NEWSPAPERS CORP                       | 675.00              | 675.00               |
|             | <b>Total</b> |                            |  | <b>36,043.63</b>    | <b>36,043.63</b>     |

**Watertown Industrial Center LDC**  
**Maintenance Report for the Eight Month Period Ending February 28, 2017**  
 Prepared by WICLDC STAFF, March 24, 2017

|                                    | Current<br>Year<br>Budget  | Year-to-Date<br>Total   | Current<br>Month          | Previous<br>Month    | YTD % of<br>Budget |
|------------------------------------|----------------------------|-------------------------|---------------------------|----------------------|--------------------|
| <b>Revenues</b>                    |                            |                         |                           |                      |                    |
| Add'l Rents - Maintenance          | \$ 107,039.00              | 61,058.12               | \$ 7,110.89               | 7,110.89             | 57.04              |
| Total Revenues                     | <u>107,039.00</u>          | <u>61,058.12</u>        | <u>7,110.89</u>           | <u>7,110.89</u>      | 57.04              |
| <b>Expenses</b>                    |                            |                         |                           |                      |                    |
| Maintenance - Improvements         | 18,300.00                  | 844.07                  | 0.00                      | 0.00                 | 4.61               |
| Maintenance - Building Repairs     | 17,850.00                  | 24,377.06               | 4,708.99                  | 4,040.05             | 136.57             |
| Maintenance - Common Area          | 22,016.00                  | 8,820.70                | 894.52                    | 1,706.45             | 40.06              |
| Maintenance - Grounds              | 23,000.00                  | 3,382.54                | 444.50                    | 0.00                 | 14.71              |
| Maintenance - Equipment/Tools      | 2,000.00                   | 7,565.52                | 853.82                    | 228.95               | 378.28             |
| Maintenance - Materials            | 4,000.00                   | 2,736.59                | 372.99                    | 349.13               | 68.41              |
| Total Operations                   | <u>87,166.00</u>           | <u>47,726.48</u>        | <u>7,274.82</u>           | <u>6,324.58</u>      | 54.75              |
| <b>Net Income Over Expenditure</b> | <b>\$ <u>19,873.00</u></b> | <b><u>13,331.64</u></b> | <b>\$ <u>(163.93)</u></b> | <b><u>786.31</u></b> | <b>67.08</b>       |