

**Watertown Industrial Center LDC****Income Statement for the Ten Month Period Ending April 30, 2017**

Prepared by Staff, May 12, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 526,631.00	359,781.09	\$ 35,837.12	34,018.62	166,849.91
Misc Inc - Oper & Admin	19,000.00	14,845.19	1,250.00	3,595.19	4,154.81
Interest Income	2.00	0.65	0.08	0.07	1.35
LIF Loan Principal	54,444.00	41,652.98	4,204.70	4,179.06	12,791.02
Leasehold Interest	14,148.00	11,545.91	1,090.38	1,116.02	2,602.09
<b>Total Revenues</b>	<b>614,225.00</b>	<b>427,825.82</b>	<b>42,382.28</b>	<b>42,908.96</b>	<b>186,399.18</b>
<b>Expenses</b>					
Marketing	10,500.00	8,328.90	549.95	749.95	2,171.10
Salaries	88,938.00	71,852.97	6,982.18	6,982.18	17,085.03
FICA-Medicare Tax Expense	6,804.00	5,409.56	525.82	525.82	1,394.44
Health Ins.	7,446.00	6,301.40	687.02	629.44	1,144.60
Dental Ins	361.00	278.49	(4.90)	(4.90)	82.51
Vision Ins.	179.00	137.37	(2.44)	(2.44)	41.63
Comp Ins.	5,119.00	3,775.78	324.50	372.18	1,343.22
Retirement Expense	6,226.00	5,531.69	488.74	505.46	694.31
NYS Unemployment	452.00	298.07	29.56	43.27	153.93
NYS Re-Emp Service	18.00	13.99	1.46	2.13	4.01
Vehicle Allowance	1,800.00	1,500.00	150.00	150.00	300.00
Disability	390.00	264.32	(4.80)	(4.80)	125.68
Paychex Processing	2,505.00	1,677.06	136.44	125.23	827.94
Life Ins.	0.00	76.50	0.00	0.00	(76.50)
Office Expenses	13,360.00	15,544.89	1,077.61	721.03	(2,184.89)
Depreciation	262,938.00	177,703.60	17,770.36	17,770.36	85,234.40
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	50,311.00	40,889.06	3,905.08	3,905.08	9,421.94
Legal/Environmental	2,775.00	721.50	0.00	0.00	2,053.50
Legal General	6,000.00	1,512.00	0.00	0.00	4,488.00
Accounting and Auditing	4,131.00	4,255.00	0.00	0.00	(124.00)
Engineering/Design/Consulting	15,400.00	1,622.50	(214.00)	160.00	13,777.50
Maintenance - Improvements	18,300.00	1,782.87	0.00	938.80	16,517.13
Maintenance - Common Area	22,016.00	10,874.59	1,248.77	805.12	11,141.41
Maintenance - Building Repairs	17,850.00	33,812.95	2,823.00	6,612.89	(15,962.95)
Maintenance - Materials	4,000.00	4,100.11	76.43	1,287.09	(100.11)
Maintenance - Grounds	23,000.00	24,644.65	35.00	21,227.11	(1,644.65)
Maintenance - Equipment/Tools	2,000.00	11,563.96	1,593.00	2,405.44	(9,563.96)
Waste Removal	8,600.00	8,005.23	753.12	752.30	594.77
Property Taxes	25,196.00	28,801.91	0.00	0.00	(3,605.91)
Water	8,392.00	7,130.34	685.61	754.17	1,261.66
Electric	29,761.00	27,209.60	3,864.49	2,294.55	2,551.40
Gas	12,445.00	17,031.52	1,263.65	3,443.50	(4,586.52)
Interest Expense-Roof Project	9,700.00	7,690.77	752.74	756.39	2,009.23
Interest Expense-JCLDC Project	12,414.00	10,435.53	1,002.76	1,011.89	1,978.47
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>552,778.70</b>	<b>46,501.15</b>	<b>74,919.24</b>	<b>128,548.30</b>
Total Revenue	614,225.00	427,825.82	42,382.28	42,908.96	186,399.18
Total Expenses	681,327.00	552,778.70	46,501.15	74,919.24	128,548.30
<b>Net Income Over Expenditure</b>	<b>\$ (67,102.00)</b>	<b>(124,952.88)</b>	<b>\$ (4,118.87)</b>	<b>(32,010.28)</b>	<b>57,850.88</b>

# Watertown Industrial Center LDC

## Income Statement for the Ten Month Period Ending April 30, 2017

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 526,631.00	359,781.09	\$ 35,837.12	34,018.62	68.32
Misc Inc - Oper & Admin	19,000.00	14,845.19	1,250.00	3,595.19	78.13
Interest Income	2.00	0.65	0.08	0.07	32.50
<b>Total Revenues</b>	<b>545,633.00</b>	<b>374,626.93</b>	<b>37,087.20</b>	<b>37,613.88</b>	<b>68.66</b>
<b>Expenses</b>					
Marketing	10,500.00	8,328.90	549.95	749.95	79.32
Salaries	88,938.00	71,852.97	6,982.18	6,982.18	80.79
Benefits	28,795.00	23,587.17	2,194.96	2,216.16	81.91
Paychex Processing	2,505.00	1,677.06	136.44	125.23	66.95
Office Expenses	13,360.00	15,544.89	1,077.61	721.03	116.35
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	50,311.00	40,889.06	3,905.08	3,905.08	81.27
Professional Consultants	28,306.00	8,111.00	(214.00)	160.00	28.65
Maintenance Expenses	87,166.00	86,779.13	5,776.20	33,276.45	99.56
Utilities Taxes & Rent	84,394.00	88,178.60	6,566.87	7,244.52	104.48
Interest Expense JCLDC Project	12,414.00	10,435.53	1,002.76	1,011.89	84.06
Interest Exp Roof Project	9,700.00	7,690.77	752.74	756.39	79.29
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>375,075.10</b>	<b>28,730.79</b>	<b>57,148.88</b>	<b>89.65</b>
Total Revenue	545,633.00	374,626.93	37,087.20	37,613.88	68.66
Total Expenses	418,389.00	375,075.10	28,730.79	57,148.88	89.65
<b>Net Income Over Expenditure</b>	<b>\$ 127,244.00</b>	<b>(448.17)</b>	<b>\$ 8,356.41</b>	<b>(19,535.00)</b>	<b>(0.35)</b>

Watertown Industrial Center LDC  
Balance Sheet  
April 30, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	53,619.58
Capital Reserve		95,572.83
Leasehold Improvement Fund		148,093.42
Accounts Receivable		3,889.24
Acc. Rec. LHI		438,038.10
Rents Receivable		5,761.15
		744,974.32
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(51,042.29)
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		(3,363,971.38)
		2,214,528.36
Total Property and Equipment		
Other Assets		
Work In Process-Variou		55,316.84
		55,316.84
Total Other Assets		
Total Assets	\$	3,014,819.52

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	9,276.93
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		8.14
ACCRUED PAYROLL		1,471.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		397,446.04
Due WIC LHI		50.72
Deferred Revenue		40,592.06
		449,871.94
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		397,446.04
Roof Replacement Loan		299,630.01
		697,076.05
Total Long-Term Liabilities		
Total Liabilities		1,146,947.99
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		(124,952.88)
		1,867,871.53
Total Capital		

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC  
Balance Sheet  
April 30, 2017

Total Liabilities & Capital	<u>\$ 3,014,819.52</u>
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Watertown Industrial Center Compative Balance Sheet for: 3/31/2017 - 4/30/2017

<b>ASSETS</b>	3/31/2017	4/30/2017	6/30/2016
<b>Current Assets</b>			
General Checking - Key Bank	\$ 90,844.02	\$ 53,619.58	\$ 121,658.76
Capital Reserve	92,341.35	95,572.83	63,240.05
Leasehold Improvement Fund	147,459.00	148,093.42	148,319.44
Accounts Receivable	447.48	3,889.24	333.04
Acc. Rec. LHI	442,228.52	438,038.10	502,398.65
Rents Receivable	<u>4,868.63</u>	<u>5,761.15</u>	<u>8,099.23</u>
<b>Total Current Assets</b>	<b>778,189.00</b>	<b>744,974.32</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	(50,979.50)	(51,042.29)	(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>(3,346,263.81)</u>	<u>(3,363,971.38)</u>	<u>(3,186,895.68)</u>
<b>Total Property and Equipment</b>	<b>2,232,298.72</b>	<b>2,214,528.36</b>	<b>2,392,231.96</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>51,676.47</u>	<u>55,316.84</u>	<u>18,026.69</u>
<b>Total Other Assets</b>	<b><u>51,676.47</u></b>	<b><u>55,316.84</u></b>	<b><u>18,026.69</u></b>
<b>Total Assets</b>	<b><u>\$ 3,062,164.19</u></b>	<b><u>\$ 3,014,819.52</u></b>	<b><u>\$ 3,254,307.82</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 43,188.76	\$ 9,276.93	\$ 8,773.29
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	6.93	8.14	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	401,105.15	397,446.04	433,629.21
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>41,123.37</u>	<u>40,592.06</u>	<u>68,769.44</u>
<b>Total Current Liabilities</b>	<b>487,972.98</b>	<b>449,871.94</b>	<b>513,731.06</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	401,105.15	397,446.04	433,629.21
Roof Replacement Loan	<u>301,095.66</u>	<u>299,630.01</u>	<u>314,123.14</u>
<b>Total Long-Term Liabilities</b>	<b><u>702,200.81</u></b>	<b><u>697,076.05</u></b>	<b><u>747,752.35</u></b>
<b>Total Liabilities</b>	<b>1,190,173.79</b>	<b>1,146,947.99</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>(120,834.01)</u>	<u>(124,952.88)</u>	<u>(77,698.12)</u>
<b>Total Capital</b>	<b><u>1,871,990.40</u></b>	<b><u>1,867,871.53</u></b>	<b><u>1,992,824.41</u></b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 3,062,164.19</u></b>	<b><u>\$ 3,014,819.52</u></b>	<b><u>\$ 3,254,307.82</u></b>

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Apr 30, 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
Brenons Coin Machines	5425	5/1/17	-150.00				-150.00
	5426	6/1/17	-150.00				-150.00
<b>Brenons Coin Machines</b>			<b>-300.00</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	5430	4/15/17	1,668.50				1,668.50
<b>MODERN MOVING AND STORAG</b>			<b>1,668.50</b>				<b>1,668.50</b>
NEW YORK AIR BRAKE	5413	4/1/17	1,233.20				1,233.20
<b>NEW YORK AIR BRAKE</b>			<b>1,233.20</b>				<b>1,233.20</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				671.66	671.66
	5341	12/1/16				2,014.94	2,014.94
<b>SERV-PRO</b>						<b>2,686.59</b>	<b>2,686.59</b>
SWEET OCCASIONS STUDIO LLC	5357	1/1/17				151.64	151.64
	5380	2/1/17			151.64		151.64
	5401	3/1/17		151.64			151.64
	5417	4/1/17	151.64				151.64
<b>SWEET OCCASIONS STUDIO LLC</b>			<b>151.64</b>	<b>151.64</b>	<b>151.64</b>	<b>151.64</b>	<b>606.56</b>
			<b>2,753.34</b>	<b>151.64</b>	<b>151.64</b>	<b>-1,269.00</b>	<b>1,787.62</b>

**Watertown Industrial Center LDC**  
**Aged Receivables**  
**As of Apr 30, 2017**

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
ERIE BOULEVARD HYDR BROOKFIELD RENEWABL	5427	3,419.05				3,419.05
508-251-7660-DEBBIE						
<b>ERIE BOULEVARD HYDR BROOKFIELD RENEWAB</b>		<b>3,419.05</b>				<b>3,419.05</b>
PICNGO PICK N GO PROPERTY W	5439	181.99 203.89				181.99 203.89
3157834122						
<b>PICNGO PICK N GO PROPERTY W</b>		<b>385.88</b>				<b>385.88</b>
SERV-PRO SERV-PRO	4268				84.32	84.32
<b>SERV-PRO SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
SOLURI BILLY SOLURI	3792				-0.01	-0.01
<b>SOLURI BILLY SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>Report Total</b>		<b>3,804.93</b>			<b>84.31</b>	<b>3,889.24</b>

**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Apr 1, 2017 to Apr 30, 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
4/11/17	141000	7850	Invoice: 5316		335.82
	141000		Invoice: 5421		2,014.94
	100000		SERV-PRO	2,350.76	
4/11/17	141000	3460	Invoice: 5412		1,375.37
	100000		JEFFERSON COUNTY LDC	1,375.37	
4/11/17	125000	11609	Invoice: 5416		181.18
	141000		Invoice: 5415		915.10
	100000		PICK N GO PROPERTY WASTE SERVICES	1,096.28	
4/11/17	141000	1150	Invoice: 5418		684.57
	100000		STEVEN ELLIOT	684.57	
4/11/17	141000	3352	Invoice: 5346		150.00
	141000		Invoice: 5373		150.00
	141000		Invoice: 5397		150.00
	141000		Invoice: 5410		150.00
	141000		Invoice: 5425		150.00
	141000		Invoice: 5426		150.00
	100000		Brenons Coin Machines	900.00	
4/11/17	141000	444222	Invoice: 5300		1,075.00
	100000		NEW YORK AIR BRAKE	1,075.00	
4/11/17	141000	1191	Invoice: 5420		290.58
	100000		LAURENCE WOLLUM	290.58	
4/11/17	141000	142209	Invoice: 5406		6,213.00
	100000		Jain Irrigation Inc.	6,213.00	
4/11/17	141000	16344	Invoice: 5409		1,145.09
	100000		BLACK HORSE GROUP, LLC	1,145.09	
4/11/17	141000	422299	Invoice: 5405		1,019.54
	100000		W.B. Mason Co, Inc.	1,019.54	
4/11/17	141000	1389	Invoice: 5423		318.36
	100000		WATERTOWN MODEL RAILROAD CLUB	318.36	
4/11/17	141000	1227	Invoice: 5407		489.15
	100000		Acadia Energy Corporation	489.15	
4/11/17	125000	6757	Invoice: 5411		1,250.00
	100000		JEFFERSON COUNTY INDUSTRIAL	1,250.00	
4/25/17	141000	0017103223	Invoice: 5408		785.90
	100000		Ampersand New York Operations Co. LLC.	785.90	
4/25/17	141000	8197	Invoice: 5414		3,517.99
	100000		Nytric Electrical Contractors, LLC.	3,517.99	
4/25/17	141000	5571	Invoice: 5365		11,126.53
	100000		BROOKFIELD RENEWABLE POWER	11,126.53	
4/25/17	141000	10669	Invoice: 5419		1,605.67
	100000		CONVERSE LABORATORIES INC.	1,605.67	
4/25/17	141000	87306	Invoice: 5422		1,131.99
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	
4/25/17	125000	6763	Invoice: 5424		214.00



**Watertown Industrial Center LDC**  
**Cash Receipts Journal**  
**For the Period From Apr 1, 2017 to Apr 30, 2017**

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

<b>Date</b>	<b>Account ID</b>	<b>Transaction Re</b>	<b>Line Description</b>	<b>Debit Amnt</b>	<b>Credit Amnt</b>
	100000		JEFFERSON COUNTY INDUSTRIAL	214.00	
				<u><b>36,589.78</b></u>	<u><b>36,589.78</b></u>

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Apr 30, 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	4/30/17 STMNT	117.93				117.93
<b>NOBEL ACE HDWE</b>		<b>117.93</b>				<b>117.93</b>
BLACK RIVER PAPER C	98014	162.83				162.83
<b>BLACK RIVER PAPER C</b>		<b>162.83</b>				<b>162.83</b>
CITY COMPROLLER	0002012-4/17	260.47				260.47
	0004614-4/17	425.14				425.14
<b>CITY COMPROLLER</b>		<b>685.61</b>				<b>685.61</b>
DIRECT ENERGY	171230030863	127.75				127.75
	171230030863	574.19				574.19
	171230030863	175.81				175.81
	171230030863	763.51				763.51
	171230030863	522.61				522.61
	171230030863	353.09				353.09
	171230030863	283.11				283.11
	171230030863	63.01				63.01
	171230030863	37.50				37.50
<b>DIRECT ENERGY</b>		<b>2,900.58</b>				<b>2,900.58</b>
NATIONAL GRID	9678936125-42	58.57				58.57
	0918937121-42	41.58				41.58
	4083010042-42	128.73				128.73
	2853006034-42	45.80				45.80
	1118719155-42	141.66				141.66
	9303154019-42	50.09				50.09
	0898937150-42	201.17				201.17
	0038937138-42	103.09				103.09
	0058937125-42	202.74				202.74
	0438937154 - 4	199.43				199.43
	0338937134-42	24.90				24.90
	0498937125-42	41.50				41.50
	1078719124-42	230.46				230.46
	5874117053-42	231.99				231.99
	0518786126-42	128.25				128.25
<b>NATIONAL GRID</b>		<b>1,829.96</b>				<b>1,829.96</b>
NYTRIC ELECTRICAL C	10860	1,580.00				1,580.00
<b>NYTRIC ELECTRICAL C</b>		<b>1,580.00</b>				<b>1,580.00</b>
P.S.G.	2017-079	90.00				90.00
	2017-082	90.00				90.00
<b>P.S.G.</b>		<b>180.00</b>				<b>180.00</b>
SPRAGUE OPERATING	70446718	601.49				601.49
<b>SPRAGUE OPERATING</b>		<b>601.49</b>				<b>601.49</b>
VERIZON WIRELESS	9784927042	268.66				268.66

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Apr 30, 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
<b>VERIZON WIRELESS</b>		<b>268.66</b>				<b>268.66</b>
WASTE MANAGEMENT	3287752-0448-	753.12				753.12
<b>WASTE MANAGEMENT</b>		<b>753.12</b>				<b>753.12</b>
NORTHERN NY NEWSP	781842	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>9,280.18</b>			<b>-3.00</b>	<b>9,277.18</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Apr 1, 2017 to Apr 30, 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
4/1/17	9424	200000 100000	Invoice: 4/17 INS Central Insurance Companies	3,905.08	3,905.08
4/1/17	9425	200000 100000	Invoice: 000014474044 EXCELLUS BLUE CROSS	788.18	788.18
4/1/17	9426	200000 100000	Invoice: 418 SWBG WHOLESALE INC.	13,770.00	13,770.00
4/1/17	9427	200000 100000	Invoice: 4/17 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
4/27/17	9429	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 2853006034-32717 Invoice: 5874117053-32717 Invoice: 0498937125-32717 Invoice: 1118719155-32717 Invoice: 0438937154-32717 Invoice: 9678936125-32717 Invoice: 0918937121-32717 Invoice: 4083010042-32717 Invoice: 0338937134-32717 Invoice: 2017080029-32717 Invoice: 9303154019-32717 Invoice: 0038937138-32717 Invoice: 0898937150-32717 Invoice: 0058937125-32717 Invoice: 1078719124-32717 Invoice: 0518786126-32917 NATIONAL GRID	72.47 363.96 176.18 179.95 328.44 125.05 282.78 159.88 24.86 194.57 25.71 124.81 415.13 282.56 279.14 127.72	3,163.21
4/27/17	9430	100000	VOID		
4/27/17	9430	200000 100000	Invoice: 000097865 ABJ FIRE PROTECTION CO.	267.34	267.34
4/27/17	9431	200000 100000	Invoice: 454992 Advanced Business Systems	34.30	34.30
4/27/17	9432	200000 100000	Invoice: 63353-3/31/17 NOBEL ACE HDWE	478.35	478.35
4/27/17	9433	200000 100000	Invoice: 9161 AUBERTINE AND CURRIER ARCHITECTS	13,258.00	13,258.00
4/27/17	9434	200000 100000	Invoice: 97867 BLACK RIVER PAPER COMPANY INC.	278.10	278.10
4/27/17	9435	200000 200000 100000	Invoice: 0004614-030117 Invoice: 0002012-030117-C CITY COMPROLLER	467.65 286.52	754.17
4/27/17	9436	200000 200000 200000 100000	Invoice: 1129655-01 Invoice: 1133799-00 Invoice: 1134421-00 CITY ELECTRIC	134.80 172.80 172.80	480.40
4/27/17	9437	200000 200000 200000 100000	Invoice: 170890030532474 Invoice: 170930030556102 Invoice: 170960030596212 DIRECT ENERGY	146.61 733.69 40.53	920.83
4/27/17	9438	200000 200000 200000 100000	Invoice: 1209713146 Invoice: 1209717853 Invoice: 6209722557 G&K SERVICES	139.26 139.26 139.26	417.78

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Apr 1, 2017 to Apr 30, 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
4/27/17	9439	200000 100000	Invoice: 20367111 Great America Financial Services	368.04	368.04
4/27/17	9440	200000 100000	Invoice: 543465 GREATER WATERTOWN CHAMBER OF COMMERCE	275.00	275.00
4/27/17	9441	200000 200000 200000 100000	Invoice: 8004090-00 Invoice: 8004286-00 Invoice: 8004359-00 HANES SUPPLY, INC.	271.96 18.00 178.00	467.96
4/27/17	9442	200000 200000 100000	Invoice: 943636 Invoice: 943641 LAWS LOCK AND KEY SERVICE	44.00 50.00	94.00
4/27/17	9443	200000 100000	Invoice: INV27665827 LOOPNET	74.95	74.95
4/27/17	9444	200000 100000	Invoice: 15261 NORTHERN COMPUTERS	450.00	450.00
4/27/17	9445	200000 200000 200000 200000 200000 200000 100000	Invoice: 10702 Invoice: 10765 Invoice: 10600 Invoice: 10515 Invoice: 10679 Invoice: 10794 NYTRIC ELECTRICAL CONTRACTORS, LLC	108.00 312.00 179.46 81.58 192.00 3,419.05	4,292.09
4/27/17	9446	200000 200000 200000 100000	Invoice: 2450 Invoice: 2455 Invoice: 2458 P&M CONSTRUCTION	1,825.00 418.60 520.00	2,763.60
4/27/17	9447	200000 200000 200000 200000 200000 100000	Invoice: 2017-060 Invoice: 2017-065 Invoice: 2017-071 Invoice: 2017-072 Invoice: 2017-076 P.S.G.	106.25 238.00 170.00 85.00 3,587.00	4,186.25
4/27/17	9448	200000 200000 100000	Invoice: 139284 Invoice: 19868 SEAWAY RENTAL CORP.	1,516.50 1,415.00	2,931.50
4/27/17	9449	200000 200000 100000	Invoice: S4445688.001 Invoice: S4464199.001 SECURITY SUPPLY CORPORATION	105.14 35.37	140.51
4/27/17	9450	200000 100000	Invoice: 3/17 STMNT SHERWIN WILLIAMS	28.60	28.60
4/27/17	9451	200000 100000	Invoice: 70436930 SPRAGUE OPERATING RESOURCES	1,836.00	1,836.00
4/27/17	9452	200000 100000	Invoice: 433 SWBG WHOLESALE INC.	35.00	35.00
4/27/17	9453	200000 100000	Invoice: 3003097182 THYSSENKRUPP ELEVATOR CORPORATION	464.34	464.34
4/27/17	9454	200000 100000	Invoice: 4/17 - 5/17 Time Warner Cable	243.81	243.81

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Apr 1, 2017 to Apr 30, 2017**

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

<b>Date</b>	<b>Check</b>	<b>Account I</b>	<b>Line Description</b>	<b>Debit Amount</b>	<b>Credit Amount</b>
4/27/17	9455	200000 100000	Invoice: 114122 U.S. MATERIALS HANDLING	344.00	344.00
4/27/17	9456	200000 100000	Invoice: 9783111378 VERIZON WIRELESS	230.84	230.84
4/27/17	9457	200000 100000	Invoice: 3286486-0448-1 WASTE MANAGEMENT OF NEW YORK	752.30	752.30
4/27/17	9458	200000 200000 100000	Invoice: I42584564 Invoice: I434955765 W.B. MASON COMPANY, INC.	93.48 18.38	111.86
4/27/17	9459	200000 100000	Invoice: 778982 NORTHERN NY NEWSPAPERS CORP	675.00	675.00
4/27/17	9460	200000 100000	Invoice: 126421-4/17 WESTELCOM	94.42	94.42
4/27/17	9461	200000 200000 200000 200000 100000	Invoice: 1799942 Invoice: 1802817 Invoice: 1803756 Invoice: 1812402 G.W. WHITE & SON INC.	285.77 36.05 67.92 23.48	413.22
	<b>Total</b>			<b>62,007.42</b>	<b>62,007.42</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Ten Month Period Ending April 30, 2017**  
 Prepared by WICLDC STAFF, May 12, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 107,039.00	75,669.98	\$ 7,563.93	7,047.93	70.69
Total Revenues	<u>107,039.00</u>	<u>75,669.98</u>	<u>7,563.93</u>	<u>7,047.93</u>	70.69
<b>Expenses</b>					
Maintenance - Improvements	18,300.00	1,782.87	0.00	938.80	9.74
Maintenance - Building Repairs	17,850.00	33,812.95	2,823.00	6,612.89	189.43
Maintenance - Common Area	22,016.00	10,874.59	1,248.77	805.12	49.39
Maintenance - Grounds	23,000.00	24,644.65	35.00	21,227.11	107.15
Maintenance - Equipment/Tools	2,000.00	11,563.96	1,593.00	2,405.44	578.20
Maintenance - Materials	4,000.00	4,100.11	76.43	1,287.09	102.50
Total Operations	<u>87,166.00</u>	<u>86,779.13</u>	<u>5,776.20</u>	<u>33,276.45</u>	99.56
<b>Net Income Over Expenditure</b>	<b>\$ <u>19,873.00</u></b>	<b><u>(11,109.15)</u></b>	<b>\$ <u>1,787.73</u></b>	<b><u>(26,228.52)</u></b>	<b>(55.90)</b>