

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 2016**

Prepared by Staff, June 16, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 531,146.00	441,090.09	\$ 39,140.20	39,140.20	90,055.91
Misc Inc - Oper & Admin	20,500.00	16,070.57	3,570.57	1,250.00	4,429.43
Interest Income	7.00	0.58	0.07	0.06	6.42
LIF Loan Principal	10,593.00	43,996.90	4,448.49	4,437.40	(33,403.90)
Leasehold Interest	2,056.00	14,338.97	1,267.44	1,278.53	(12,282.97)
Total Revenues	564,302.00	515,497.11	48,426.77	46,106.19	48,804.89
Expenses					
Marketing	8,700.00	8,347.09	1,026.30	1,189.95	352.91
Salaries	86,769.00	80,127.06	6,773.62	7,269.24	6,641.94
FICA-Medicare Tax Expense	7,857.00	5,995.66	509.88	496.58	1,861.34
Health Ins.	6,604.00	6,314.11	629.44	650.96	289.89
Dental Ins	351.00	371.50	105.08	(4.76)	(20.50)
Vision Ins.	174.00	184.15	51.89	(2.36)	(10.15)
Comp Ins.	5,722.00	4,644.39	361.52	382.05	1,077.61
Retirement Expense	6,474.00	6,085.84	497.24	462.60	388.16
FED Unemployment	494.00	0.00	0.00	0.00	494.00
NYS Unemployment	3,458.00	384.07	30.90	33.15	3,073.93
NYS Re-Emp Service	60.00	15.16	1.42	1.53	44.84
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	384.00	253.02	73.44	(4.80)	130.98
Paychex Processing	2,172.00	2,231.98	283.20	187.25	(59.98)
Life Ins.	0.00	93.00	25.50	0.00	(93.00)
Office Expenses	14,068.00	12,955.31	984.35	758.03	1,112.69
Depreciation	230,752.00	241,026.94	21,911.54	21,911.54	(10,274.94)
Dues/Publ/Training/Seminars	1,500.00	275.00	0.00	275.00	1,225.00
Insurance	48,276.00	43,788.22	3,830.50	3,830.50	4,487.78
Legal/Environmental	11,275.00	3,747.40	0.00	0.00	7,527.60
Legal General	0.00	12,232.00	0.00	210.00	(12,232.00)
Accounting and Auditing	4,050.00	4,175.00	0.00	0.00	(125.00)
Engineering/Design/Consulting	22,000.00	5,470.00	0.00	0.00	16,530.00
Maintenance - Improvements	25,100.00	453.00	0.00	453.00	24,647.00
Maintenance - Common Area	22,300.00	11,006.17	1,230.23	1,250.11	11,293.83
Maintenance - Building Repairs	20,500.00	26,120.01	864.61	155.40	(5,620.01)
Maintenance - Materials	4,000.00	3,099.96	20.98	278.96	900.04
Maintenance - Grounds	21,000.00	23,697.11	13,645.00	0.00	(2,697.11)
Maintenance - Equipment/Tools	3,500.00	6,503.41	145.56	1,237.89	(3,003.41)
Waste Removal	8,600.00	9,261.08	2,136.32	677.35	(661.08)
Property Taxes	28,600.00	27,775.97	0.00	0.00	824.03
Water	8,392.00	7,754.25	685.61	685.61	637.75
Electric	39,459.00	25,691.72	1,938.99	2,324.41	13,767.28
Gas	16,490.00	13,263.62	452.43	1,176.77	3,226.38
Interest Expense-Roof Project	9,700.00	8,911.04	792.45	796.00	788.96
Interest Expense-JCLDC Project	0.00	12,605.47	1,101.89	1,110.77	(12,605.47)
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	3,000.00
Total Operations	673,581.00	616,509.71	60,259.89	47,942.73	57,071.29
Total Revenue	564,302.00	515,497.11	48,426.77	46,106.19	48,804.89
Total Expenses	673,581.00	616,509.71	60,259.89	47,942.73	57,071.29
Net Income Over Expenditure	\$ (109,279.00)	(101,012.60)	\$ (11,833.12)	(1,836.54)	(8,266.40)

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2016

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 531,146.00	441,090.09	\$ 39,140.20	39,140.20	83.04
Misc Inc - Oper & Admin	20,500.00	16,070.57	3,570.57	1,250.00	78.39
Interest Income	7.00	0.58	0.07	0.06	8.29
Total Revenues	551,653.00	457,161.24	42,710.84	40,390.26	82.87
Expenses					
Marketing	8,700.00	8,347.09	1,026.30	1,189.95	95.94
Salaries	86,769.00	80,127.06	6,773.62	7,269.24	92.35
Benefits	33,378.00	25,990.90	2,436.31	2,164.95	77.87
Paychex Processing	2,172.00	2,231.98	283.20	187.25	102.76
Office Expenses	14,068.00	12,955.31	984.35	758.03	92.09
Dues/Publ/Training/Seminars	1,500.00	275.00	0.00	275.00	18.33
Insurance	48,276.00	43,788.22	3,830.50	3,830.50	90.70
Professional Consultants	37,325.00	25,624.40	0.00	210.00	68.65
Maintenance Expenses	96,400.00	70,879.66	15,906.38	3,375.36	73.53
Utilities Taxes & Rent	101,541.00	83,746.64	5,213.35	4,864.14	82.48
Interest Expense JCLDC Project	0.00	12,605.47	1,101.89	1,110.77	0.00
Interest Exp Roof Project	9,700.00	8,911.04	792.45	796.00	91.87
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	3,000.00	0.00	0.00	0.00	0.00
Total Operations	442,829.00	375,482.77	38,348.35	26,031.19	84.79
Total Revenue	551,653.00	457,161.24	42,710.84	40,390.26	82.87
Total Expenses	442,829.00	375,482.77	38,348.35	26,031.19	84.79
Net Income Over Expenditure	\$ 108,824.00	81,678.47	\$ 4,362.49	14,359.07	75.06

Watertown Industrial Center LDC
Balance Sheet
May 31, 2016

ASSETS

Current Assets		
General Checking - Key Bank	\$	100,756.08
Capital Reserve		84,827.98
Leasehold Improvement Fund		147,264.17
Accounts Receivable		1,532.25
Acc. Rec. LHI		503,843.27
Prepaid Insurance		10,978.00
Rents Receivable		19,226.85
		868,428.60
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(50,632.94)
Capital Improvements - Cap Imp		3,782,543.58
Heat Separation Project		330,793.40
Improvement Project - EDA		678,885.00
Real Estate Contrib.-Buildings		531,300.00
Real Estate Contrib.-Land		205,000.00
Allow. for Deprn. - Buildings		(3,201,397.59)
		2,331,062.50
Total Property and Equipment		
Other Assets		
Work In Process-Variou		37,502.69
		37,502.69
Total Other Assets		
Total Assets	\$	3,236,993.79

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	5,843.94
RETAINAGE PAYABLE		3,976.55
Due HUD - Leasehold Impr. Fund		9.14
ACCRUED PAYROLL		3,454.00
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		433,726.09
Due WIC LHI		50.72
Deferred Revenue		70,117.18
		518,205.12
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		433,726.09
Roof Replacement Loan		315,552.65
		749,278.74
Total Long-Term Liabilities		
Total Liabilities		1,267,483.86
Capital		
Fund Balance		40,418.64
Capital Improvement Reserve		227,036.82
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		1,810,506.83
Net Income		(101,012.60)
		1,869,519.93

Watertown Industrial Center LDC
Balance Sheet
May 31, 2016

Total Capital	<u>1,969,509.93</u>
Total Liabilities & Capital	<u>\$ 3,236,993.79</u>

Watertown Industrial Center Compative Balance Sheet for: 4/30/2016 - 5/31/2016

ASSETS	4/30/2016	5/31/2016	6/30/2015
Current Assets			
General Checking - Key Bank	\$ 95,588.23	\$ 100,756.08	\$ 99,656.64
Capital Reserve	81,315.91	84,827.98	45,088.58
Leasehold Improvement Fund	146,208.87	147,264.17	140,210.60
Accounts Receivable	3,435.75	1,532.25	1,958.60
Acc. Rec. LHI	508,291.76	503,843.27	547,840.17
Prepaid Insurance	10,978.00	10,978.00	10,978.00
Rents Receivable	<u>22,908.11</u>	<u>19,226.85</u>	<u>4,346.95</u>
Total Current Assets	868,726.63	868,428.60	850,079.54
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(50,477.49)	(50,632.94)	(48,922.99)
Capital Improvements - Cap Imp	3,782,543.58	3,782,543.58	3,782,543.58
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>(3,179,641.50)</u>	<u>(3,201,397.59)</u>	<u>(2,962,080.60)</u>
Total Property and Equipment	2,352,974.04	2,331,062.50	2,572,089.44
Other Assets			
Work In Process-Various	<u>37,502.69</u>	<u>37,502.69</u>	<u>23,052.39</u>
Total Other Assets	<u>37,502.69</u>	<u>37,502.69</u>	<u>23,052.39</u>
Total Assets	<u>\$ 3,259,203.36</u>	<u>\$ 3,236,993.79</u>	<u>\$ 3,445,221.37</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 6,787.22	\$ 5,843.94	\$ 14,893.94
RETAINAGE PAYABLE	3,976.55	3,976.55	3,976.55
Due HUD - Leasehold Impr. Fund	7.90	9.14	10.87
Accrued Payroll	3,454.00	3,454.00	3,454.00
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	437,286.07	433,726.09	472,401.19
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>71,005.69</u>	<u>70,117.18</u>	<u>75,438.98</u>
Total Current Liabilities	523,595.65	518,205.12	571,253.75
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	437,286.07	433,726.09	472,401.19
Roof Replacement Loan	<u>316,978.59</u>	<u>315,552.65</u>	<u>331,043.90</u>
Total Long-Term Liabilities	<u>754,264.66</u>	<u>749,278.74</u>	<u>803,445.09</u>
Total Liabilities	1,277,860.31	1,267,483.86	1,374,698.84
Capital			
Fund Balance	40,418.64	40,418.64	122,182.89
Capital Improvement Reserve	227,036.82	227,036.82	227,036.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,810,506.83	1,810,506.83	1,810,506.83
Net Income	<u>(89,179.48)</u>	<u>(101,012.60)</u>	<u>(81,764.25)</u>
Total Capital	<u>1,981,343.05</u>	<u>1,969,509.93</u>	<u>2,070,522.53</u>
Total Liabilities & Capital	<u>\$ 3,259,203.36</u>	<u>\$ 3,236,993.79</u>	<u>\$ 3,445,221.37</u>

Watertown Industrial Center LDC
Tenant Receivables
As of May 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
WATERTOWN AIRSOFT	5061	11/1/15				1,000.01	1,000.01
	5090	12/1/15				2,000.00	2,000.00
	5110	1/1/16				2,000.00	2,000.00
	5132	2/1/16				2,000.00	2,000.00
WATERTOWN AIRSOFT						7,000.01	7,000.01
Brenons Coin Machines	5126	2/1/16				150.00	150.00
	5145	3/1/16			150.00		150.00
	5168	4/1/16		150.00			150.00
	5177	5/1/16	150.00				150.00
Brenons Coin Machines			150.00	150.00	150.00	150.00	600.00
BROOKFIELD RENEWABLE POW	5066	4/1/16		11,126.53			11,126.53
BROOKFIELD RENEWABLE POW				11,126.53			11,126.53
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
	5179	5/1/16	290.58				290.58
LAURENCE WOLLUM			290.58			-5.70	284.88
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
SERV-PRO						-0.01	-0.01
SWEET OCCASIONS STUDIO LLC	5154	4/1/16		161.20			161.20
	5155	5/1/16	182.24				182.24
SWEET OCCASIONS STUDIO LLC			182.24	161.20			343.44
			622.82	11,437.73	150.00	3,042.77	15,253.32

Watertown Industrial Center LDC
Aged Receivables
As of May 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
NYAB	5197	747.34				747.34
NEW YORK AIR BRAKE Roger Andrus, Jr	5214	492.03				492.03
NYAB NEW YORK AIR BRAKE		1,239.37				1,239.37
PICNGO	5183		78.90			78.90
PICK N GO PROPERTY W 3157834122	5196 5215	74.04 55.63				74.04 55.63
PICNGO PICK N GO PROPERTY W		129.67	78.90			208.57
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		1,369.04	78.90		84.31	1,532.25

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2016 to May 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
5/10/16	141000 100000	1172	Invoice: 5172 LAURENCE WOLLUM	290.58	290.58
5/10/16	141000 100000	361470	Invoice: 5195 W.B. Mason Co, Inc.	1,019.54	1,019.54
5/10/16	141000 100000	86215	Invoice: 5074 UPSTATE CONSTRUCTION SERVICES, INC.	1,125.79	1,125.79
5/10/16	141000 100000	2624	Invoice: 5067 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
5/10/16	141000 100000	136906	Invoice: 4973 Jain Irrigation Inc.	6,213.00	6,213.00
5/10/16	141000 100000	2949	Invoice: 5190 JEFFERSON COUNTY LDC	1,366.20	1,366.20
5/10/16	125000 100000	6632	Invoice: 5189 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
5/10/16	141000 100000	1261	Invoice: 5175 Ampersand New York Operations Co. LLC.	781.21	781.21
5/10/16	141000 100000	1131	Invoice: 5186 STEVEN ELLIOT	684.57	684.57
5/10/16	125000 141000 125000 141000 100000	440045	Invoice: 5181 Invoice: 5149 Invoice: 5182 Invoice: 5185 NEW YORK AIR BRAKE	9,811.50	1,335.73 3,680.17 1,115.43 3,680.17
5/10/16	141000 100000	7497	Invoice: 5192 Nytric Electrical Contractors, LLC.	3,485.05	3,485.05
5/10/16	141000 100000	5034	Invoice: 5188 ALL STAR CONTRACTORS	704.17	704.17
5/10/16	141000 100000	1344	Invoice: 5193 WATERTOWN MODEL RAILROAD CLUB	312.12	312.12
5/20/16	141000 100000	11306	Invoice: 5198 PICK N GO PROPERTY WASTE SERVICES	690.34	690.34
5/20/16	141000 100000	10154	Invoice: 5187 CONVERSE LABORATORIES INC.	1,593.64	1,593.64
5/20/16	405501 100000	594812	ELECTRICAL REIMBURSEMENT FOR 2015 Golder Associates	2,320.57	2,320.57
5/20/16	141000 100000	032160	Invoice: 5191 MODERN MOVING AND STORAGE	649.21	649.21
5/20/16	141000 100000	1071	Invoice: 5184 WATERTOWN AIRSOFT	2,000.00	2,000.00
5/20/16	141000 100000	1073	Invoice: 5061 WATERTOWN AIRSOFT	333.33	333.33
5/20/16	141000	15101	Invoice: 5160		1,145.09

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2016 to May 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
	100000		BLACK HORSE GROUP, LLC	1,145.09	
5/20/16	141000 100000	7274	Invoice: 5194 SERV-PRO	<u>1,940.75</u>	<u>1,940.75</u>
				<u>48,843.19</u>	<u>48,843.19</u>

Watertown Industrial Center LDC
Aged Payables
As of May 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
ABJ FIRE PROTECTION	000089433	604.00				604.00
ABJ FIRE PROTECTION		604.00				604.00
NOBEL ACE HDWE	5/16 STMNT	20.98				20.98
NOBEL ACE HDWE		20.98				20.98
BLACK RIVER PAPER C	93871	139.50				139.50
BLACK RIVER PAPER C		139.50				139.50
CITY COMPTROLLER	0004614-52316	425.14				425.14
	0002012-52316	260.47				260.47
CITY COMPTROLLER		685.61				685.61
DIRECT ENERGY	161520027700	202.86				202.86
	161520027700	323.66				323.66
	161520027700	383.97				383.97
	161520027700	396.27				396.27
	161520027700	129.98				129.98
	161520027700	8.17				8.17
	161520027702	68.15				68.15
	161520027702	32.72				32.72
	161530027717	39.68				39.68
DIRECT ENERGY		1,585.46				1,585.46
Great America Financial	18795530	306.70				306.70
Great America Financial		306.70				306.70
NATIONAL GRID	2017080029-52	94.58				94.58
	0918937121-52	27.22				27.22
	0338937134-52	24.52				24.52
	0038937138-52	77.64				77.64
	4083010042-52	74.46				74.46
	2853006034-52	61.11				61.11
	9678936125-52	25.67				25.67
	1118719155-52	24.46				24.46
	0058937125-52	134.68				134.68
	0898937150-52	112.30				112.30
	0438937154-52	160.29				160.29
	0498937125-52	44.26				44.26
	1078719124-52	92.07				92.07
	5874117053-52	78.54				78.54
	0518786126-52	125.69				125.69
NATIONAL GRID		1,157.49				1,157.49
SPRAGUE OPERATING	70332611	196.13				196.13
SPRAGUE OPERATING		196.13				196.13
U.S. MATERIALS HAND	112739	234.91				234.91

Watertown Industrial Center LDC
Aged Payables
As of May 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
U.S. MATERIALS HAND		234.91				234.91
VERIZON WIRELESS	9766336789	230.84				230.84
VERIZON WIRELESS		230.84				230.84
WASTE MANAGEMENT	3270575-0448-	685.57				685.57
WASTE MANAGEMENT		685.57				685.57
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
		5,847.19			-3.00	5,844.19

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2016 to May 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	
5/1/16	9069	200000 100000	Invoice: 5/16 INS Central Insurance Companies	3,830.50	3,830.50	
5/1/16	9070	200000 100000	Invoice: 000011837809 EXCELLUS BLUE CROSS	730.60	730.60	
5/12/16	9071	200000 100000	Invoice: 0038937138-42616 Invoice: 0898937150-42616 Invoice: 0058937125-42616 Invoice: 0338937134-42616 Invoice: 0958937132-42616 Invoice: 2853006034-42616 Invoice: 2017080029-42616 Invoice: 0918937121-42616 Invoice: 5874117053-42616 Invoice: 1078719124-42616 Invoice: 9303154019-42616 Invoice: 4083010042-42616 Invoice: 1118719155-42616 Invoice: 0498937125-42616 Invoice: 0438937154-42616 Invoice: 9678936125-42616 Invoice: 0518786126-42816 NATIONAL GRID	82.37 213.02 161.01 24.84 86.61 1.20 142.12 89.42 148.08 164.35 29.11 127.33 89.25 102.58 223.68 68.86 127.57		1,881.40
5/12/16	9072	100000	VOID			
5/12/16	9072	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 161230027433026 Invoice: 161230027434808 Invoice: 161230027434812 Invoice: 161230027434813 Invoice: 161230027434811 Invoice: 161230027434810 Invoice: 161230027434809 Invoice: 161230027433027 Invoice: 161240027448782 DIRECT ENERGY	89.43 232.00 142.76 8.17 404.10 481.30 350.83 35.89 39.68	1,784.16	
5/12/16	9073	200000 100000	Invoice: 4/16 STMNT NOBEL ACE HDWE	262.47	262.47	
5/12/16	9074	200000 100000	Invoice: 93608 BLACK RIVER PAPER COMPANY INC.	221.43	221.43	
5/12/16	9075	200000 200000 100000	Invoice: 0002012-4/16 Invoice: 0004614-4/16 CITY COMPROLLER	260.47 425.14	685.61	
5/12/16	9076	200000 200000 200000 100000	Invoice: 1664566-00 Invoice: 1664566-01 Invoice: 1664566-02 CITY ELECTRIC	20.00 70.00 10.00	100.00	
5/12/16	9077	200000 200000 100000	Invoice: 1209597525 Invoice: 1209602918 G&K SERVICES	132.65 132.65	265.30	
5/12/16	9078	200000 100000	Invoice: 18637912 Great America Financial Services	337.37	337.37	
5/12/16	9079	200000 100000	Invoice: 5/16 - 7/16 Guardian Life Ins Co	268.05	268.05	
5/12/16	9080	200000 200000 100000	Invoice: INV26003853 Invoice: INV25369372 LOOPNET, INC.	74.95 74.95	149.90	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2016 to May 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
5/12/16	9081	200000 200000 100000	Invoice: 2016-062 Invoice: 2016-063 P.S.G.	231.90 170.00	401.90
5/12/16	9082	200000 100000	Invoice: 1687 SAMPSON GLASS	501.02	501.02
5/12/16	9083	200000 100000	Invoice: 70324325 SPRAGUE OPERATING RESOURCES	657.00	657.00
5/12/16	9084	200000 100000	Invoice: 104180 SWBG WHOLESALE INC.	13,645.00	13,645.00
5/12/16	9085	200000 100000	Invoice: 4/30/16 VERIZON WIRELESS	230.84	230.84
5/12/16	9086	200000 200000 100000	Invoice: 3269197-0448-5 Invoice: 3269934-0448-1 WASTE MANAGEMENT OF NEW YORK	679.71 771.04	1,450.75
5/12/16	9087	200000 100000	Invoice: 5/16 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/28/16	9088	200000 100000	Invoice: 4/16 STMNT CRYSTAL ROCK	7.95	7.95
5/28/16	9089	200000 100000	Invoice: 1209607718 G&K SERVICES	132.65	132.65
5/28/16	9090	200000 100000	Invoice: 2016-073 P.S.G.	227.80	227.80
5/28/16	9091	200000 100000	Invoice: 007572-4/16 SCHWERZMANN & WISE, PC	210.00	210.00
5/28/16	9092	200000 100000	Invoice: 5/16 - 6/16 Time Warner Cable	164.10	164.10
5/28/16	9093	200000 200000 100000	Invoice: 53508-1 Invoice: 53508 VICTORY PROMOTIONS, INC.	257.60 618.80	876.40
5/28/16	9094	200000 200000 100000	Invoice: I34499790 Invoice: I34520251 W.B. MASON COMPANY, INC.	120.62 6.00	126.62
5/28/16	9095	200000 100000	Invoice: 5/16 - 6/16 WESTELCOM	95.16	95.16
5/28/16	9096	200000 100000	Invoice: 1609829 G.W. WHITE & SON INC.	145.56	145.56
	Total			31,607.93	31,607.93

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2016
 Prepared by WICLDC STAFF, June 16, 2016

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 114,740.00	97,044.53	\$ 8,499.93	8,499.93	84.58
Total Revenues	<u>114,740.00</u>	<u>97,044.53</u>	<u>8,499.93</u>	<u>8,499.93</u>	84.58
Expenses					
Maintenance - Improvements	25,100.00	453.00	0.00	453.00	1.80
Maintenance - Building Repairs	20,500.00	26,120.01	864.61	155.40	127.41
Maintenance - Common Area	22,300.00	11,006.17	1,230.23	1,250.11	49.36
Maintenance - Grounds	21,000.00	23,697.11	13,645.00	0.00	112.84
Maintenance - Equipment/Tools	3,500.00	6,503.41	145.56	1,237.89	185.81
Maintenance - Materials	4,000.00	3,099.96	20.98	278.96	77.50
Total Operations	<u>96,400.00</u>	<u>70,879.66</u>	<u>15,906.38</u>	<u>3,375.36</u>	73.53
Net Income Over Expenditure	\$ <u>18,340.00</u>	<u>26,164.87</u>	\$ <u>(7,406.45)</u>	<u>5,124.57</u>	142.67

Watertown Industrial Center

Six Month Cash Flow Projection

6/1/16 - 11/30/16

	6/1/2016	7/1/2016	8/1/2016	9/1/2016	10/1/2016	11/1/2016	Estimated Total
Cash on Hand (beginning of month)	\$ 117,015	\$ 103,987	\$ 96,950	\$ 108,135	\$ 122,664	\$ 120,491	
Cash Receipts							
Rental Income	39,140	39,140	39,140	40,314	40,314	40,314	238,364
Misc. Income	1,750	3,500	3,500	1,250	1,250	1,250	12,500
Total Cash Receipts	40,890	42,640	42,640	41,564	41,564	41,564	250,864
Total Cash Available	157,905	146,627	139,590	149,699	164,228	162,055	250,864
Estimated Cash Disbursements							
Wages, Taxes, etc.	11,641	7,810	7,810	7,810	7,810	7,810	50,691
Payroll Processing	255	170	170	170	170	170	1,105
Outside Services	-	400	-	400	-	400	1,200
Office Equipment	400	400	400	400	400	400	2,400
Maintenance Grounds	950	2,700	950	950	950	950	7,450
Equipment and Tools	100	1,100	100	100	100	100	1,600
Repairs and Maintenance	24,000	9,000	5,000	1,500	3,900	1,500	44,900
Trash Services	690	1,500	690	690	690	690	4,950
Marketing	325	1,500	1,500	75	750	75	4,225
Accounting and Legal	500	500	500	500	4,631	500	7,131
Telephone - Internet	347	347	347	347	347	347	2,082
National Grid	2,200	2,200	2,200	2,200	2,400	3,700	14,900
Insurance	3,924	5,986	3,924	3,924	4,120	4,120	25,999
Taxes	-	8,200	-	-	9,500	-	17,700
Roof Loan P+I	2,218	2,218	2,218	2,218	2,218	2,218	13,308
Health and Retirement	2,166	1,444	1,444	1,444	1,444	1,444	9,386
Water - Sewer	690	690	690	690	690	690	4,140
Miscellaneous	3,512	3,512	3,512	3,617	3,617	3,617	21,388
Subtotal	53,918	49,677	31,455	27,035	43,737	28,731	234,554
Total Cash Paid Out	53,918	49,677	31,455	27,035	43,737	28,731	234,554
Cash Position (end of month)	\$ 103,987	\$ 96,950	\$ 108,135	\$ 122,664	\$ 120,491	\$ 133,324	\$ 16,309