

Watertown Industrial Center LDC**Income Statement for the Eleven Month Period Ending May 31, 2017**

Prepared by Staff, June 23, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 526,631.00	397,343.14	\$ 37,562.05	35,837.12	129,287.86
Misc Inc - Oper & Admin	19,000.00	16,095.19	1,250.00	1,250.00	2,904.81
Interest Income	2.00	0.73	0.08	0.08	1.27
LIF Loan Principal	54,444.00	45,852.50	4,199.52	4,204.70	8,591.50
Leasehold Interest	14,148.00	12,641.46	1,095.55	1,090.38	1,506.54
Total Revenues	614,225.00	471,933.02	44,107.20	42,382.28	142,291.98
Expenses					
Marketing	10,500.00	9,153.80	749.95	549.95	1,346.20
Salaries	88,938.00	82,326.24	10,473.27	6,982.18	6,611.76
FICA-Medicare Tax Expense	6,804.00	6,198.29	788.73	525.82	605.71
Health Ins.	7,446.00	6,937.84	636.44	687.02	508.16
Dental Ins	361.00	271.14	(7.35)	(4.90)	89.86
Vision Ins.	179.00	189.69	52.32	(2.44)	(10.69)
Comp Ins.	5,119.00	4,269.40	493.62	324.50	849.60
Retirement Expense	6,226.00	6,023.56	499.17	488.74	202.44
NYS Unemployment	452.00	328.54	44.34	15.69	123.46
NYS Re-Emp Service	18.00	16.18	2.19	1.46	1.82
Vehicle Allowance	1,800.00	1,800.00	300.00	150.00	0.00
Disability	390.00	335.36	71.04	(4.80)	54.64
Paychex Processing	2,505.00	1,874.70	197.64	136.44	630.30
Life Ins.	0.00	102.00	25.50	0.00	(102.00)
Office Expenses	13,360.00	17,095.96	1,472.30	1,156.38	(3,735.96)
Depreciation	262,938.00	195,473.96	17,770.36	17,770.36	67,464.04
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	50,311.00	44,794.14	3,905.08	3,905.08	5,516.86
Legal/Environmental	2,775.00	1,147.00	425.50	0.00	1,628.00
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	3,765.00	2,142.50	(214.00)	11,635.00
Maintenance - Improvements	18,300.00	6,154.20	4,371.33	0.00	12,145.80
Maintenance - Common Area	22,016.00	11,917.87	1,043.28	1,248.77	10,098.13
Maintenance - Building Repairs	17,850.00	34,639.06	826.11	2,823.00	(16,789.06)
Maintenance - Materials	4,000.00	4,411.69	311.58	76.43	(411.69)
Maintenance - Grounds	23,000.00	25,846.85	112.00	1,125.20	(2,846.85)
Maintenance - Equipment/Tools	2,000.00	12,198.89	634.93	1,593.00	(10,198.89)
Waste Removal	8,600.00	8,776.06	770.83	753.12	(176.06)
Property Taxes	25,196.00	28,801.91	0.00	0.00	(3,605.91)
Water	8,392.00	7,884.51	685.61	754.17	507.49
Electric	29,761.00	28,669.26	1,459.66	3,864.49	1,091.74
Gas	12,445.00	17,590.73	559.21	1,263.65	(5,145.73)
Interest Expense-Roof Project	9,700.00	8,439.85	749.08	752.74	1,260.15
Interest Expense-JCLDC Project	12,414.00	11,429.14	993.61	1,002.76	984.86
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
Total Operations	681,327.00	606,629.84	52,559.83	47,724.81	74,697.16
Total Revenue	614,225.00	471,933.02	44,107.20	42,382.28	142,291.98
Total Expenses	681,327.00	606,629.84	52,559.83	47,724.81	74,697.16
Net Income Over Expenditure	\$ (67,102.00)	(134,696.82)	\$ (8,452.63)	(5,342.53)	67,594.82

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2017

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 526,631.00	397,343.14	\$ 37,562.05	35,837.12	75.45
Misc Inc - Oper & Admin	19,000.00	16,095.19	1,250.00	1,250.00	84.71
Interest Income	2.00	0.73	0.08	0.08	36.50
Total Revenues	545,633.00	413,439.06	38,812.13	37,087.20	75.77
Expenses					
Marketing	10,500.00	9,153.80	749.95	549.95	87.18
Salaries	88,938.00	82,326.24	10,473.27	6,982.18	92.57
Benefits	28,795.00	26,472.00	2,906.00	2,181.09	91.93
Paychex Processing	2,505.00	1,874.70	197.64	136.44	74.84
Office Expenses	13,360.00	17,095.96	1,472.30	1,156.38	127.96
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	50,311.00	44,794.14	3,905.08	3,905.08	89.03
Professional Consultants	28,306.00	10,679.00	2,568.00	(214.00)	37.73
Maintenance Expenses	87,166.00	95,168.56	7,299.23	6,866.40	109.18
Utilities Taxes & Rent	84,394.00	91,722.47	3,475.31	6,635.43	108.68
Interest Expense JCLDC Project	12,414.00	11,429.14	993.61	1,002.76	92.07
Interest Exp Roof Project	9,700.00	8,439.85	749.08	752.74	87.01
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
Total Operations	418,389.00	411,155.88	34,789.47	29,954.45	98.27
Total Revenue	545,633.00	413,439.06	38,812.13	37,087.20	75.77
Total Expenses	418,389.00	411,155.88	34,789.47	29,954.45	98.27
Net Income Over Expenditure	\$ 127,244.00	2,283.18	\$ 4,022.66	7,132.75	1.79

Watertown Industrial Center LDC
Balance Sheet
May 31, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	54,307.58
Capital Reserve		98,943.62
Leasehold Improvement Fund		148,727.88
Accounts Receivable		342.23
Acc. Rec. LHI		433,838.58
Rents Receivable		10,353.60
		<hr/>
Total Current Assets		746,513.49
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(51,105.08)
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		(3,381,678.95)
		<hr/>
Total Property and Equipment		2,196,758.00
Other Assets		
Work In Process-Variou		57,362.84
		<hr/>
Total Other Assets		57,362.84
		<hr/>
Total Assets	\$	<u><u>3,000,634.33</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	14,063.65
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		9.40
ACCRUED PAYROLL		1,471.00
Retirement Withheld		107.86
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		393,777.78
Due WIC LHI		50.72
Deferred Revenue		40,060.80
		<hr/>
Total Current Liabilities		450,568.26
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		393,777.78
Roof Replacement Loan		298,160.70
		<hr/>
Total Long-Term Liabilities		691,938.48
		<hr/>
Total Liabilities		1,142,506.74
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		(134,696.82)
		<hr/>

Watertown Industrial Center LDC
Balance Sheet
May 31, 2017

Total Capital	<u>1,858,127.59</u>
Total Liabilities & Capital	<u><u>\$ 3,000,634.33</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 4/30/2017 - 5/31/2017

ASSETS	4/30/2017	5/31/2017	6/30/2016
Current Assets			
General Checking - Key Bank	\$ 53,565.11	\$ 54,307.58	\$ 121,658.76
Capital Reserve	95,572.83	98,943.62	63,240.05
Leasehold Improvement Fund	148,093.42	148,727.88	148,319.44
Accounts Receivable	3,889.24	342.23	333.04
Acc. Rec. LHI	438,038.10	433,838.58	502,398.65
Rents Receivable	<u>5,761.15</u>	<u>10,353.60</u>	<u>8,099.23</u>
Total Current Assets	744,919.85	746,513.49	844,049.17
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(51,042.29)	(51,105.08)	(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>(3,363,971.38)</u>	<u>(3,381,678.95)</u>	<u>(3,186,895.68)</u>
Total Property and Equipment	2,214,528.36	2,196,758.00	2,392,231.96
Other Assets			
Work In Process-Variou	<u>55,316.84</u>	<u>57,362.84</u>	<u>18,026.69</u>
Total Other Assets	55,316.84	57,362.84	18,026.69
Total Assets	<u>\$ 3,014,765.05</u>	<u>\$ 3,000,634.33</u>	<u>\$ 3,254,307.82</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 10,510.64	\$ 14,063.65	\$ 8,773.29
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	8.14	9.40	10.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	107.86	0.00
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	397,446.04	393,777.78	433,629.21
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>40,592.06</u>	<u>40,060.80</u>	<u>68,769.44</u>
Total Current Liabilities	451,108.78	450,568.26	513,731.06
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	397,446.04	393,777.78	433,629.21
Roof Replacement Loan	<u>299,630.01</u>	<u>298,160.70</u>	<u>314,123.14</u>
Total Long-Term Liabilities	697,076.05	691,938.48	747,752.35
Total Liabilities	1,148,184.83	1,142,506.74	1,261,483.41
Capital			
Fund Balance	(37,279.48)	(37,279.48)	40,418.64
Capital Improvement Reserve	270,283.82	270,283.82	270,283.82
Fund Balance - Leasehold Impr.	(7,439.76)	(7,439.76)	(7,439.76)
Fund Balance - Capital Reserve	1,767,259.83	1,767,259.83	1,767,259.83
Net Income	<u>(126,244.19)</u>	<u>(134,696.82)</u>	<u>(77,698.12)</u>
Total Capital	1,866,580.22	1,858,127.59	1,992,824.41
Total Liabilities & Capital	<u>\$ 3,014,765.05</u>	<u>\$ 3,000,634.33</u>	<u>\$ 3,254,307.82</u>

Watertown Industrial Center LDC
Tenant Receivables
As of May 31, 2017

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
Brenons Coin Machines	5426	6/1/17	-150.00				-150.00
Brenons Coin Machines			-150.00				-150.00
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
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	5430	4/15/17		1,668.50			1,668.50
	5447	5/15/17	3,393.43				3,393.43
MODERN MOVING AND STORAG			3,393.43	1,668.50			5,061.93
NEW YORK AIR BRAKE	5413	4/1/17		1,233.20			1,233.20
	5436	5/1/17	1,233.20				1,233.20
NEW YORK AIR BRAKE			1,233.20	1,233.20			2,466.40
PICK N GO PROPERTY WASTE S							
SERV-PRO	3692	8/1/10				-50.72	-50.72
	3692-	8/10/10				50.72	50.72
	4809	1/1/15				-0.01	-0.01
	5316	11/1/16				335.84	335.84
	5341	12/1/16				2,014.94	2,014.94
SERV-PRO						2,350.77	2,350.77
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
	5441	5/1/17	151.64				151.64
SWEET OCCASIONS STUDIO LL			151.64	151.64	151.64	303.28	758.20
			4,628.27	3,053.34	151.64	-1,453.18	6,380.07

Watertown Industrial Center LDC
Aged Receivables
As of May 31, 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
PICNGO PICK N GO PROPERTY W 3157834122	5457	203.89 54.03				203.89 54.03
PICNGO PICK N GO PROPERTY W		257.92				257.92
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		257.92			84.31	342.23

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2017 to May 31, 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
5/15/17	141000 100000	3501	Invoice: 5435 JEFFERSON COUNTY LDC	1,375.37	1,375.37
5/15/17	125000 100000	6773	Invoice: 5434 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
5/15/17	141000 100000	1391	Invoice: 5440 WATERTOWN MODEL RAILROAD CLUB	318.36	318.36
5/15/17	141000 100000	428456	Invoice: 5429 W.B. Mason Co, Inc.	1,019.54	1,019.54
5/15/17	141000 100000	1234	Invoice: 5432 Acadia Energy Corporation	489.15	489.15
5/15/17	141000 100000	142764	Invoice: 5428 Jain Irrigation Inc.	6,213.00	6,213.00
5/15/17	141000 100000	87394	Invoice: 5446 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
5/15/17	141000 100000	16459	Invoice: 5431 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
5/15/17	141000 100000	1151	Invoice: 5442 STEVEN ELLIOT	684.57	684.57
5/15/17	141000 141000 100000	7898	Invoice: 5316 Invoice: 5445 SERV-PRO	2,350.76	335.82 2,014.94
5/15/17	141000 100000	0017572032	Invoice: 5433 Ampersand New York Operations Co. LLC.	785.90	785.90
5/15/17	141000 100000	1192	Invoice: 5444 LAURENCE WOLLUM	290.58	290.58
5/15/17	141000 100000	8232	Invoice: 5437 Nytric Electrical Contractors, LLC.	3,517.99	3,517.99
5/23/17	141000 100000	10717	Invoice: 5443 CONVERSE LABORATORIES INC.	1,605.67	1,605.67
5/23/17	125000 141000 100000	5794	Invoice: 5427 Invoice: 5366 BROOKFIELD RENEWABLE POWER	14,545.58	3,419.05 11,126.53
5/31/17	125000 141000 100000	11646	Invoice: 5439 Invoice: 5438 PICK N GO PROPERTY WASTE SERVICES	1,097.09	181.99 915.10
				37,820.64	37,820.64

Watertown Industrial Center LDC
Aged Payables
As of May 31, 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
AUBERTINE AND CURRI	9274	2,142.50				2,142.50
AUBERTINE AND CURR		2,142.50				2,142.50
ABJ FIRE PROTECTION	000098730	616.00				616.00
ABJ FIRE PROTECTION		616.00				616.00
NOBEL ACE HDWE	5/17 STMNT	156.69				156.69
NOBEL ACE HDWE		156.69				156.69
CITY COMPTROLLER	0004614/53117 0002012-53117	425.14 260.47				425.14 260.47
CITY COMPTROLLER		685.61				685.61
CRYSTAL ROCK	5/17 STMNT	9.50				9.50
CRYSTAL ROCK		9.50				9.50
G&K SERVICES	6209731937 6209736578	139.26 139.26				139.26 139.26
G&K SERVICES		278.52				278.52
Great America Financial	20690153	306.70				306.70
Great America Financial		306.70				306.70
MENTER RUDIN & TRIV	180712 TJF	425.50				425.50
MENTER RUDIN & TRIV		425.50				425.50
NATIONAL GRID	9303154019-52 201708829-525 0918937121-52 1078719124-52 5874117053-52 0498937125-52 0058937125-52 0038937138-52 0338937134-52 0438937154-52 1118719155-52 0898937150-52 2853006034-52 7083010042-52 9678936125-52 0518786126-53	29.97 93.69 28.27 215.09 108.07 25.36 267.94 207.21 24.86 341.55 50.12 94.20 106.49 139.33 36.56 125.77				29.97 93.69 28.27 215.09 108.07 25.36 267.94 207.21 24.86 341.55 50.12 94.20 106.49 139.33 36.56 125.77
NATIONAL GRID		1,894.48				1,894.48
NYTRIC ELECTRICAL C	10915	290.00				290.00
NYTRIC ELECTRICAL C		290.00				290.00

Watertown Industrial Center LDC
Aged Payables
As of May 31, 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
P&M CONSTRUCTION	2481	790.00				790.00
P&M CONSTRUCTION		790.00				790.00
P.S.G.	2017-091	966.00				966.00
	2017-093	966.00				966.00
	2017-098	630.24				630.24
P.S.G.		2,562.24				2,562.24
SPRAGUE OPERATING	70456368	178.42				178.42
SPRAGUE OPERATING		178.42				178.42
U.S. MATERIALS HANDL	H21720	2,046.00				2,046.00
U.S. MATERIALS HAND		2,046.00				2,046.00
VERIZON WIRELESS	9786750515	210.46				210.46
VERIZON WIRELESS		210.46				210.46
WASTE MANAGEMENT	3289127-0448-	770.83				770.83
WASTE MANAGEMENT		770.83				770.83
NORTHERN NY NEWSP	784723	675.00				675.00
NORTHERN NY NEWSP		675.00				675.00
G.W. WHITE & SON INC	105092-5/17 S	28.45				28.45
G.W. WHITE & SON INC		28.45				28.45
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
		14,066.90			-3.00	14,063.90

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2017 to May 31, 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
5/1/17	9462	200000 100000	Invoice: 5/17 INS Central Insurance Companies	3,905.08	3,905.08
5/1/17	9463	200000 100000	Invoice: 000014720400 EXCELLUS BLUE CROSS	788.18	788.18
5/1/17	9464	200000 100000	Invoice: 5/17 - 7/17 Guardian Life Ins Co	159.72	159.72
5/1/17	9465	200000 100000	Invoice: 5/17 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
5/25/17	9466	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 1078719124-42617 Invoice: 0498937125-42617 Invoice: 0438937154 - 42617 Invoice: 0038937138-42617 Invoice: 9303154019-42617 Invoice: 2853006034-42617 Invoice: 0918937121-42617 Invoice: 9678936125-42617 Invoice: 4083010042-42617 Invoice: 1118719155-42617 Invoice: 0898937150-42617 Invoice: 0058937125-42617 Invoice: 0338937134-42617 Invoice: 5874117053-42617 Invoice: 0518786126-42817 NATIONAL GRID	230.46 41.50 199.43 103.09 50.09 45.80 41.58 58.57 128.73 141.66 201.17 202.74 24.90 231.99 128.25	1,829.96
5/25/17	9467	100000	VOID		
5/25/17	9467	200000 100000	Invoice: 4/30/17 STMNT NOBEL ACE HDWE	117.93	117.93
5/25/17	9468	200000 100000	Invoice: 31308 ALL PEST, INC.	1,090.20	1,090.20
5/25/17	9469	200000 100000	Invoice: 98014 BLACK RIVER PAPER COMPANY INC.	162.83	162.83
5/25/17	9470	200000 200000 100000	Invoice: 0002012-4/17 Invoice: 0004614-4/17 CITY COMPROLLER	286.52 467.65	754.17
5/25/17	9471	200000 100000	Invoice: 1153356-00 CITY ELECTRIC	130.92	130.92
5/25/17	9472	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 171230030863167 Invoice: 171230030863165 Invoice: 171230030863166 Invoice: 171230030863168 Invoice: 171230030863169 Invoice: 171230030863171 Invoice: 171230030863170 Invoice: 171230030863172 Invoice: 171230030863164 DIRECT ENERGY	574.19 127.75 175.81 763.51 522.61 283.11 353.09 63.01 37.50	2,900.58
5/25/17	9473	200000 100000	Invoice: 6209727255 G&K SERVICES	139.26	139.26
5/25/17	9474	200000 100000	Invoice: 20528232 Great America Financial Services	337.37	337.37
5/25/17	9475	200000 100000	Invoice: 050417-5 INKWELL GRAPHIX	112.00	112.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2017 to May 31, 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
5/25/17	9476	200000 100000	Invoice: 943645 LAWS LOCK AND KEY SERVICE	64.95	64.95
5/25/17	9477	200000 200000 100000	Invoice: INV27368224 Invoice: INV27813931 LOOPNET	74.95 74.95	149.90
5/25/17	9478	200000 100000	Invoice: 10860 NYTRIC ELECTRICAL CONTRACTORS, LLC	1,580.00	1,580.00
5/25/17	9479	200000 100000	Invoice: 35811 OUTDOOR POWER OF NNY	634.93	634.93
5/25/17	9480	200000 200000 200000 200000 100000	Invoice: 2017-079 Invoice: 2017-082 Invoice: 2017-092 Invoice: 2017-090 P.S.G.	90.00 90.00 966.00 393.33	1,539.33
5/25/17	9481	200000 100000	Invoice: 70446718 SPRAGUE OPERATING RESOURCES	601.49	601.49
5/25/17	9482	200000 100000	Invoice: 5/17 - 6/17 Time Warner Cable	243.81	243.81
5/25/17	9483	200000 100000	Invoice: 9784927042 VERIZON WIRELESS	268.66	268.66
5/25/17	9484	200000 100000	Invoice: 3287752-0448-5 WASTE MANAGEMENT OF NEW YORK	753.12	753.12
5/25/17	9485	200000 100000	Invoice: I43923067 W.B. MASON COMPANY, INC.	207.84	207.84
5/25/17	9486	200000 100000	Invoice: 781842 NORTHERN NY NEWSPAPERS CORP	200.00	200.00
5/25/17	9487	200000 100000	Invoice: 126421-5/17 WESTELCOM	94.59	94.59
5/25/17	9488	200000 100000	Invoice: 1823622 G.W. WHITE & SON INC.	126.44	126.44
	Total			21,111.65	21,111.65

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2017
 Prepared by WICLDC STAFF, June 23, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 107,039.00	83,716.69	\$ 8,046.71	7,563.93	78.21
Total Revenues	<u>107,039.00</u>	<u>83,716.69</u>	<u>8,046.71</u>	<u>7,563.93</u>	78.21
Expenses					
Maintenance - Improvements	18,300.00	6,154.20	4,371.33	0.00	33.63
Maintenance - Building Repairs	17,850.00	34,639.06	826.11	2,823.00	194.06
Maintenance - Common Area	22,016.00	11,917.87	1,043.28	1,248.77	54.13
Maintenance - Grounds	23,000.00	25,846.85	112.00	1,125.20	112.38
Maintenance - Equipment/Tools	2,000.00	12,198.89	634.93	1,593.00	609.94
Maintenance - Materials	4,000.00	4,411.69	311.58	76.43	110.29
Total Operations	<u>87,166.00</u>	<u>95,168.56</u>	<u>7,299.23</u>	<u>6,866.40</u>	109.18
Net Income Over Expenditure	\$ <u>19,873.00</u>	<u>(11,451.87)</u>	\$ <u>747.48</u>	<u>697.53</u>	(57.63)