

Watertown Industrial Center LDC**Income Statement for the Twelve Month Period Ending June 30, 2017**

Prepared by Staff, July 14, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 526,631.00	434,905.19	\$ 37,562.05	37,562.05	91,725.81
Misc Inc - Oper & Admin	19,000.00	17,345.19	1,250.00	1,250.00	1,654.81
Interest Income	2.00	0.73	0.00	0.08	1.27
LIF Loan Principal	54,444.00	50,062.53	4,210.03	4,199.52	4,381.47
Leasehold Interest	14,148.00	13,726.51	1,085.05	1,095.55	421.49
Total Revenues	614,225.00	516,040.15	44,107.13	44,107.20	98,184.85
Expenses					
Marketing	10,500.00	11,005.25	1,851.45	749.95	(505.25)
Salaries	88,938.00	89,308.42	6,982.18	10,473.27	(370.42)
FICA-Medicare Tax Expense	6,804.00	6,724.11	525.82	788.73	79.89
Health Ins.	7,446.00	7,624.86	687.02	636.44	(178.86)
Dental Ins	361.00	266.24	(4.90)	(7.35)	94.76
Vision Ins.	179.00	187.25	(2.44)	52.32	(8.25)
Comp Ins.	5,119.00	4,593.90	324.50	493.62	525.10
Retirement Expense	6,226.00	6,756.67	733.11	499.17	(530.67)
NYS Unemployment	452.00	332.42	3.88	44.34	119.58
NYS Re-Emp Service	18.00	16.37	0.19	2.19	1.63
Vehicle Allowance	1,800.00	1,800.00	0.00	300.00	0.00
Disability	390.00	330.56	(4.80)	71.04	59.44
Paychex Processing	2,505.00	2,006.53	131.83	197.64	498.47
Life Ins.	0.00	102.00	0.00	25.50	(102.00)
Office Expenses	13,360.00	17,827.28	1,068.69	1,134.93	(4,467.28)
Depreciation	262,938.00	213,244.32	17,770.36	17,770.36	49,693.68
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	50,311.00	48,699.22	3,905.08	3,905.08	1,611.78
Legal/Environmental	2,775.00	1,147.00	0.00	425.50	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	0.00	2,142.50	11,635.00
Maintenance - Improvements	18,300.00	6,154.20	0.00	4,371.33	12,145.80
Maintenance - Common Area	22,016.00	12,246.13	328.26	1,043.28	9,769.87
Maintenance - Building Repairs	17,850.00	35,466.71	827.65	826.11	(17,616.71)
Maintenance - Materials	4,000.00	5,153.33	741.64	311.58	(1,153.33)
Maintenance - Grounds	23,000.00	25,846.85	0.00	112.00	(2,846.85)
Maintenance - Equipment/Tools	2,000.00	13,116.57	917.68	634.93	(11,116.57)
Waste Removal	8,600.00	9,544.71	768.65	770.83	(944.71)
Property Taxes	25,196.00	28,801.91	0.00	0.00	(3,605.91)
Water	8,392.00	8,570.12	685.61	685.61	(178.12)
Electric	29,761.00	32,322.56	2,220.71	2,892.25	(2,561.56)
Gas	12,445.00	17,829.47	238.74	559.21	(5,384.47)
Interest Expense-Roof Project	9,700.00	9,185.25	745.40	749.08	514.75
Interest Expense-JCLDC Project	12,414.00	12,413.58	984.44	993.61	0.42
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	650,155.81	42,430.75	53,655.05	31,171.19
Total Revenue	614,225.00	516,040.15	44,107.13	44,107.20	98,184.85
Total Expenses	681,327.00	650,155.81	42,430.75	53,655.05	31,171.19
Net Income Over Expenditure	\$ (67,102.00)	(134,115.66)	\$ 1,676.38	(9,547.85)	67,013.66

Watertown Industrial Center LDC
Income Statement for the Twelve Month Period Ending June 30, 2017
 Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 526,631.00	434,905.19	\$ 37,562.05	37,562.05	82.58
Misc Inc - Oper & Admin	19,000.00	17,345.19	1,250.00	1,250.00	91.29
Interest Income	2.00	0.73	0.00	0.08	36.50
Total Revenues	545,633.00	452,251.11	38,812.05	38,812.13	82.89
Expenses					
Marketing	10,500.00	11,005.25	1,851.45	749.95	104.81
Salaries	88,938.00	89,308.42	6,982.18	10,473.27	100.42
Benefits	28,795.00	28,734.38	2,262.38	2,906.00	99.79
Paychex Processing	2,505.00	2,006.53	131.83	197.64	80.10
Office Expenses	13,360.00	17,827.28	1,068.69	1,134.93	133.44
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	50,311.00	48,699.22	3,905.08	3,905.08	96.80
Professional Consultants	28,306.00	10,679.00	0.00	2,568.00	37.73
Maintenance Expenses	87,166.00	97,983.79	2,815.23	7,299.23	112.41
Utilities Taxes & Rent	84,394.00	97,068.77	3,913.71	4,907.90	115.02
Interest Expense JCLDC Project	12,414.00	12,413.58	984.44	993.61	100.00
Interest Exp Roof Project	9,700.00	9,185.25	745.40	749.08	94.69
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	436,911.49	24,660.39	35,884.69	104.43
Total Revenue	545,633.00	452,251.11	38,812.05	38,812.13	82.89
Total Expenses	418,389.00	436,911.49	24,660.39	35,884.69	104.43
Net Income Over Expenditure	\$ 127,244.00	15,339.62	\$ 14,151.66	2,927.44	12.06

Watertown Industrial Center LDC
Balance Sheet
June 30, 2017

ASSETS

Current Assets		
General Checking - Key Bank	\$	54,192.36
Capital Reserve		102,314.33
Leasehold Improvement Fund		149,361.09
Accounts Receivable		138.34
Acc. Rec. LHI		429,633.55
Rents Receivable		12,959.19
		748,598.86
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		54,571.05
Allow. for Deprn. - FF&E		(51,167.87)
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		(3,399,386.52)
		2,178,987.64
Total Property and Equipment		
Other Assets		
Work In Process-Variou		61,322.84
		61,322.84
Total Other Assets		
Total Assets	\$	2,988,909.34

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	11,217.68
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		9.40
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		1,027.50
Deferred Liab. Bldg. B Project		390,105.35
Due WIC LHI		50.72
Deferred Revenue		39,528.20
		443,412.53
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		390,100.35
Roof Replacement Loan		296,687.71
		686,788.06
Total Long-Term Liabilities		
Total Liabilities		1,130,200.59
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		(134,115.66)
		1,767,259.83

Watertown Industrial Center LDC
Balance Sheet
June 30, 2017

Total Capital	<u>1,858,708.75</u>
Total Liabilities & Capital	<u>\$ 2,988,909.34</u>

Watertown Industrial Center Compative Balance Sheet for: 5/31/2017 - 6/30/2017

ASSETS	5/31/2017	6/30/2017	6/30/2016
Current Assets			
General Checking - Key Bank	\$ 54,307.58	\$ 54,192.36	\$ 121,658.76
Capital Reserve	98,943.62	102,314.33	63,240.05
Leasehold Improvement Fund	148,727.88	149,361.09	148,319.44
Accounts Receivable	342.23	138.34	333.04
Acc. Rec. LHI	433,838.58	429,633.55	502,398.65
Rents Receivable	<u>10,353.60</u>	<u>12,959.19</u>	<u>8,099.23</u>
Total Current Assets	746,513.49	748,598.86	844,049.17
Property and Equipment			
Furniture/Fixtures/Equipment	54,571.05	54,571.05	54,571.05
Allow. for Deprn. - FF&E	(51,105.08)	(51,167.87)	(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>(3,381,678.95)</u>	<u>(3,399,386.52)</u>	<u>(3,186,895.68)</u>
Total Property and Equipment	2,196,758.00	2,178,987.64	2,392,231.96
Other Assets			
Work In Process-Variou	<u>57,362.84</u>	<u>61,322.84</u>	<u>18,026.69</u>
Total Other Assets	57,362.84	61,322.84	18,026.69
Total Assets	<u>\$ 3,000,634.33</u>	<u>\$ 2,988,909.34</u>	<u>\$ 3,254,307.82</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 15,158.87	\$ 11,217.68	\$ 8,773.29
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	9.40	9.40	10.35
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	107.86	3.13	0.00
Due WIC Rent	1,027.50	1,027.50	1,027.50
Deferred Liab. Bldg. B Project	393,777.78	390,105.35	433,629.21
Due WIC LHI	50.72	50.72	50.72
Deferred Revenue	<u>40,060.80</u>	<u>39,528.20</u>	<u>68,769.44</u>
Total Current Liabilities	451,663.48	443,412.53	513,731.06
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	393,777.78	390,100.35	433,629.21
Roof Replacement Loan	<u>298,160.70</u>	<u>296,687.71</u>	<u>314,123.14</u>
Total Long-Term Liabilities	691,938.48	686,788.06	747,752.35
Total Liabilities	1,143,601.96	1,130,200.59	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>(135,792.04)</u>	<u>(134,115.66)</u>	<u>(77,698.12)</u>
Total Capital	1,857,032.37	1,858,708.75	1,992,824.41
Total Liabilities & Capital	<u>\$ 3,000,634.33</u>	<u>\$ 2,988,909.34</u>	<u>\$ 3,254,307.82</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jun 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
CONVERSE LABORATORIES INC							
BROOKFIELD RENEWABLE POW							
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	5447	5/15/17	3,393.43				3,393.43
	5461	6/15/17	3,393.43				3,393.43
MODERN MOVING AND STORAG			6,786.86				6,786.86
NEW YORK AIR BRAKE	5413	4/1/17			1,233.20		1,233.20
	5436	5/1/17		1,233.20			1,233.20
	5460	6/1/17	1,233.20				1,233.20
NEW YORK AIR BRAKE			1,233.20	1,233.20	1,233.20		3,699.60
WATERTOWN MODEL RAILROAD	5484	7/1/17	-318.36				-318.36
WATERTOWN MODEL RAILROAD			-318.36				-318.36
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				0.02	0.02
	5341	12/1/16				2,014.94	2,014.94
SERV-PRO						2,014.95	2,014.95
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
	5459	6/1/17	151.64				151.64
SWEET OCCASIONS STUDIO LLC			151.64	151.64	151.64	454.92	909.84
			7,853.34	1,384.84	1,384.84	-1,637.36	8,985.66

Watertown Industrial Center LDC
Aged Receivables
As of Jun 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
PICNGO PICK N GO PROPERTY W 3157834122	5483	54.03				54.03
PICNGO PICK N GO PROPERTY W		54.03				54.03
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		54.03			84.31	138.34

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jun 1, 2017 to Jun 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
6/14/17	141000 100000	8306	Invoice: 5455 Nytric Electrical Contractors, LLC.	3,517.99	3,517.99
6/14/17	141000 100000	143368	Invoice: 5454 Jain Irrigation Inc.	6,213.00	6,213.00
6/14/17	141000 100000	032396	Invoice: 5430 MODERN MOVING AND STORAGE	1,668.50	1,668.50
6/14/17	141000 100000	1152	Invoice: 5462 STEVEN ELLIOT	684.57	684.57
6/14/17	141000 100000	1193	Invoice: 5464 LAURENCE WOLLUM	290.58	290.58
6/14/17	141000 100000	434470	Invoice: 5448 W.B. Mason Co, Inc.	1,019.54	1,019.54
6/14/17	141000 100000	1247	Invoice: 5449 Acadia Energy Corporation	489.15	489.15
6/14/17	141000 100000	16573	Invoice: 5453 BLACK HORSE GROUP, LLC	1,145.09	1,145.09
6/14/17	141000 100000	0018045922	Invoice: 5452 Ampersand New York Operations Co. LLC.	785.90	785.90
6/14/17	125000 100000	6785	Invoice: 5450 JEFFERSON COUNTY INDUSTRIAL	1,250.00	1,250.00
6/14/17	141000 100000	3543	Invoice: 5451 JEFFERSON COUNTY LDC	1,375.37	1,375.37
6/14/17	141000 100000	1394	Invoice: 5458 WATERTOWN MODEL RAILROAD CLUB	318.36	318.36
6/14/17	141000 141000 100000	7954	Invoice: 5316 Invoice: 5465 SERV-PRO	2,350.76	335.82 2,014.94
6/14/17	141000 100000	87470	Invoice: 5466 UPSTATE CONSTRUCTION SERVICES, INC.	1,131.99	1,131.99
6/26/17	125000 141000 100000	11677	Invoice: 5457 Invoice: 5456 PICK N GO PROPERTY WASTE SERVICES	1,118.99	203.89 915.10
6/30/17	141000 100000	10801	Invoice: 5463 CONVERSE LABORATORIES INC.	1,605.67	1,605.67
6/30/17	141000 100000	6159	Invoice: 5367 BROOKFIELD RENEWABLE POWER	11,126.53	11,126.53
6/30/17	141000 100000	1397	Invoice: 5484 WATERTOWN MODEL RAILROAD CLUB	318.36	318.36
				36,410.35	36,410.35

Watertown Industrial Center LDC
Aged Payables
As of Jun 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
Advanced Business Syste	460538	44.00				44.00
Advanced Business Sys		44.00				44.00
NOBEL ACE HDWE	6/17 STMNT	281.13				281.13
NOBEL ACE HDWE		281.13				281.13
BLACK RIVER PAPER C	98744	272.48				272.48
BLACK RIVER PAPER C		272.48				272.48
CITY COMPROLLER	0004614-63017	425.14				425.14
	0002012-63017	260.47				260.47
CITY COMPROLLER		685.61				685.61
DIRECT ENERGY	171640031257		9.31			9.31
	171640031257		53.44			53.44
	171640031257		231.54			231.54
	171640031247		328.02			328.02
	171640031257		124.64			124.64
	171740031369		112.83			112.83
	171740031369		437.67			437.67
	171740031369		99.14			99.14
	171640031257		36.00			36.00
	171860031480	340.18				340.18
	171860031480	123.82				123.82
	171860031480	10.72				10.72
	171870031494	34.85				34.85
	171860031480	49.13				49.13
	171860031480	293.80				293.80
DIRECT ENERGY		852.50	1,432.59			2,285.09
G&K SERVICES	6209741141	139.26				139.26
G&K SERVICES		139.26				139.26
HANES SUPPLY, INC.	8005091-00	7.68				7.68
HANES SUPPLY, INC.		7.68				7.68
NATIONAL GRID	0438937154-62	345.80				345.80
	5874117053-62	91.31				91.31
	1078719124-62	218.78				218.78
	0918937121-62	27.22				27.22
	9303154019-62	4.66				4.66
	0058937125-62	235.35				235.35
	0038937138-62	207.29				207.29
	4083010042-62	123.20				123.20
	9678936125-62	24.49				24.49
	2853006034-62	90.88				90.88
	1118719155-62	24.58				24.58
	0898937150-62	25.03				25.03
	0498937125-62	24.52				24.52
	0338937134-62	24.52				24.52
	0518786126-62	127.17				127.17

Watertown Industrial Center LDC
Aged Payables
As of Jun 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
NATIONAL GRID		1,594.80				1,594.80
P&M CONSTRUCTION	2484	1,980.00				1,980.00
P&M CONSTRUCTION		1,980.00				1,980.00
PITCHER'S SEWER SER	12934	189.00				189.00
PITCHER'S SEWER SE		189.00				189.00
P.S.G.	2017-120	240.00				240.00
P.S.G.		240.00				240.00
RSI ROOFING, INC.	2633608	320.15				320.15
RSI ROOFING, INC.		320.15				320.15
SEAWAY RENTAL COR	140445	910.00				910.00
SEAWAY RENTAL COR		910.00				910.00
SPRAGUE OPERATING	70466652	12.15				12.15
SPRAGUE OPERATING		12.15				12.15
VERIZON WIRELESS	9788483727	210.48				210.48
VERIZON WIRELESS		210.48				210.48
VICTORY PROMOTION	58296	942.00				942.00
VICTORY PROMOTION		942.00				942.00
WASTE MANAGEMENT	3290936-0448-	768.65				768.65
WASTE MANAGEMENT		768.65				768.65
W.B. MASON COMPANY	145370572	138.45				138.45
W.B. MASON COMPAN		138.45				138.45
NORTHERN NY NEWSP	787672	200.00				200.00
NORTHERN NY NEWSP		200.00				200.00
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

Watertown Industrial Center LDC

Aged Payables

As of Jun 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
		<u>9,788.34</u>	<u>1,432.59</u>	<u></u>	<u>-3.00</u>	<u>11,217.93</u>

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jun 1, 2017 to Jun 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
		200000 100000	Invoice: 2486 P&M CONSTRUCTION	1,980.00	2,770.00
6/16/17	9505	200000 200000 200000 100000	Invoice: 2017-093 Invoice: 2017-098 Invoice: 2017-107 P.S.G.	966.00 630.24 267.50	1,863.74
6/16/17	9506	200000 100000	Invoice: 5/17 STMNT SHERWIN WILLIAMS	188.03	188.03
6/16/17	9507	200000 100000	Invoice: 70456368 SPRAGUE OPERATING RESOURCES	178.42	178.42
6/16/17	9508	200000 100000	Invoice: 6/17 - 7/17 Time Warner Cable	243.81	243.81
6/16/17	9509	200000 100000	Invoice: H21720 U.S. MATERIALS HANDLING	2,046.00	2,046.00
6/16/17	9510	200000 100000	Invoice: 9786750515 VERIZON WIRELESS	210.46	210.46
6/16/17	9511	200000 100000	Invoice: 58295 VICTORY PROMOTIONS, INC.	634.50	634.50
6/16/17	9512	200000 100000	Invoice: 3289127-0448-8 WASTE MANAGEMENT OF NEW YORK	770.83	770.83
6/16/17	9513	200000 100000	Invoice: 784723 NORTHERN NY NEWSPAPERS CORP	675.00	675.00
6/16/17	9514	200000 100000	Invoice: 126421-6/17 WESTELCOM	94.58	94.58
6/16/17	9515	200000 100000	Invoice: 105092-5/17 STMNT G.W. WHITE & SON INC.	28.45	28.45
	Total			24,461.92	24,461.92

Watertown Industrial Center LDC
Maintenance Report for the Twelve Month Period Ending June 30, 2017
 Prepared by WICLDC STAFF, July 14, 2017

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 107,039.00	91,763.40	\$ 8,046.71	8,046.71	85.73
Total Revenues	<u>107,039.00</u>	<u>91,763.40</u>	<u>8,046.71</u>	<u>8,046.71</u>	85.73
Expenses					
Maintenance - Improvements	18,300.00	6,154.20	0.00	4,371.33	33.63
Maintenance - Building Repairs	17,850.00	35,466.71	827.65	826.11	198.69
Maintenance - Common Area	22,016.00	12,246.13	328.26	1,043.28	55.62
Maintenance - Grounds	23,000.00	25,846.85	0.00	112.00	112.38
Maintenance - Equipment/Tools	2,000.00	13,116.57	917.68	634.93	655.83
Maintenance - Materials	4,000.00	5,153.33	741.64	311.58	128.83
Total Operations	<u>87,166.00</u>	<u>97,983.79</u>	<u>2,815.23</u>	<u>7,299.23</u>	112.41
Net Income Over Expenditure	\$ <u>19,873.00</u>	<u>(6,220.39)</u>	\$ <u>5,231.48</u>	<u>747.48</u>	(31.30)