

Watertown Industrial Center LDC**Income Statement for the Nine Month Period Ending March 31, 2025**

Prepared by Staff, April 16, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 573,417.00	362,391.60	\$ 41,020.38	41,373.80	211,025.40
Misc Inc - Oper & Admin	0.00	163,694.92	3,331.62	0.00	(163,694.92)
Interest Income	12.00	11.00	1.33	1.18	1.00
LIF Loan Principal	45,984.00	41,333.81	4,638.65	4,627.08	4,650.19
Leasehold Interest	0.00	623.02	23.22	34.79	(623.02)
Total Revenues	619,413.00	568,054.35	49,015.20	46,036.85	51,358.65
Expenses					
Marketing	10,000.00	8,439.00	0.00	0.00	1,561.00
Salaries	131,754.00	97,933.84	9,596.44	9,596.44	33,820.16
FICA-Medicare Tax Expense	9,750.00	7,416.87	726.56	726.56	2,333.13
Health Ins.	5,872.00	4,710.05	531.96	531.96	1,161.95
Dental Ins	774.00	611.92	(10.52)	228.52	162.08
Vision Ins.	202.00	141.89	(2.74)	53.69	60.11
Comp Ins.	2,900.00	2,623.29	258.92	258.76	276.71
Retirement Expense	11,228.00	9,212.31	863.62	863.62	2,015.69
NYS Unemployment	438.00	503.13	56.76	109.62	(65.13)
NYS Re-Emp Service	25.00	18.64	2.10	4.06	6.36
Vehicle Allowance	1,800.00	1,350.00	150.00	150.00	450.00
Disability	1,214.00	529.72	(42.04)	40.58	684.28
Paychex Processing	4,292.00	3,391.68	335.44	335.44	900.32
Life Ins.	0.00	74.25	0.00	24.75	(74.25)
Office Expenses	20,879.00	14,757.35	1,595.21	1,329.86	6,121.65
Depreciation	158,226.00	120,420.00	13,380.00	13,380.00	37,806.00
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	51,865.79	5,719.58	5,719.58	16,188.21
Legal General	7,000.00	3,339.00	0.00	0.00	3,661.00
Accounting and Auditing	8,581.00	7,495.00	245.00	0.00	1,086.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	7,800.00
Maintenance - Common Area	11,500.00	10,352.61	395.14	893.46	1,147.39
Maintenance - Building Repairs	20,800.00	14,637.31	1,804.74	0.00	6,162.69
Maintenance - Materials	7,000.00	4,779.10	459.35	736.70	2,220.90
Maintenance - Grounds	23,700.00	14,125.62	6,850.00	1,781.64	9,574.38
Maintenance - Equipment/Tools	23,500.00	15,466.93	2,859.74	2,191.24	8,033.07
Waste Removal	5,544.00	4,202.32	442.04	443.59	1,341.68
Property Taxes	35,764.00	28,513.72	0.00	991.72	7,250.28
Water	9,324.00	6,416.24	0.00	802.03	2,907.76
Electric	49,682.00	42,683.71	4,570.63	7,764.19	6,998.29
Gas	29,702.00	19,792.14	2,030.87	5,948.35	9,909.86
Interest Expense-Roof Project	4,463.00	3,409.31	360.39	365.02	1,053.69
Interest Expense-JCLDC Project	635.00	623.02	23.22	34.79	11.98
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	689,103.00	499,835.76	53,202.41	55,306.17	189,267.24
Total Revenue	619,413.00	568,054.35	49,015.20	46,036.85	51,358.65
Total Expenses	689,103.00	499,835.76	53,202.41	55,306.17	189,267.24
Net Income Over Expenditure	\$ (69,690.00)	68,218.59	\$ (4,187.21)	(9,269.32)	(137,908.59)

Watertown Industrial Center LDC
Income Statement for the Nine Month Period Ending March 31, 2025

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 573,417.00	362,391.60	\$ 41,020.38	41,373.80	63.20
Misc Inc - Oper & Admin	0.00	163,694.92	3,331.62	0.00	0.00
Interest Income	12.00	11.00	1.33	1.18	91.67
Total Revenues	573,429.00	526,097.52	44,353.33	41,374.98	91.75
Expenses					
Marketing	10,000.00	8,439.00	0.00	0.00	84.39
Salaries	131,754.00	97,933.84	9,596.44	9,596.44	74.33
Benefits	34,203.00	27,192.07	2,534.62	2,992.12	79.50
Paychex Processing	4,292.00	3,391.68	335.44	335.44	79.02
Office Expenses	20,879.00	14,757.35	1,595.21	1,329.86	70.68
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	0.00
Insurance	68,054.00	51,865.79	5,719.58	5,719.58	76.21
Professional Consultants	28,281.00	10,834.00	245.00	0.00	38.31
Maintenance Expenses	94,300.00	59,361.57	12,368.97	5,603.04	62.95
Utilities Taxes & Rent	130,016.00	101,608.13	7,043.54	15,949.88	78.15
Interest Expense-JCLDC Project	635.00	623.02	23.22	34.79	98.11
Interest Exp Roof Project	4,463.00	3,409.31	360.39	365.02	76.39
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	530,877.00	379,415.76	39,822.41	41,926.17	71.47
Total Revenue	573,429.00	526,097.52	44,353.33	41,374.98	91.75
Total Expenses	530,877.00	379,415.76	39,822.41	41,926.17	71.47
Net Income Over Expenditure	\$ 42,552.00	146,681.76	\$ 4,530.92	(551.19)	344.71

Watertown Industrial Center LDC
Balance Sheet
March 31, 2025

ASSETS

Current Assets		
General Checking - Key Bank	\$	186,556.99
Capital Reserve		158,421.99
Leasehold Improvement Fund		193,790.72
Accounts Receivable		941.34
Acc. Rec. LHI		4,064.71
Rents Receivable		7,875.89
		551,651.64
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(62,863.27)
Capital Improvements - Cap Imp		4,581,523.58
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		(4,612,244.32)
		1,719,611.44
Total Property and Equipment		
Other Assets		
Work In Process-Variou		278,553.79
		278,553.79
Total Other Assets		
Total Assets	\$	2,549,816.87

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	28,198.61
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		46.16
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		(0.50)
Deferred Liab. Bldg. B Project		4,655.33
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		(0.28)
Deferred Revenue		(589.57)
ARPA Grant - Infrastructure		265,252.00
		299,035.60
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		4,650.33
Roof Replacement Loan		142,300.39
		146,950.72
Total Long-Term Liabilities		
Total Liabilities		445,986.32
Capital		
Fund Balance		303,246.07
Capital Improvement Reserve		227,193.82
Fund Balance - Leasehold Impr.		0.24
Fund Balance - Capital Reserve		1,505,171.83

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
March 31, 2025

Net Income	<u>68,218.59</u>	
Total Capital		<u>2,103,830.55</u>
Total Liabilities & Capital	\$	<u><u>2,549,816.87</u></u>

Watertown Industrial Center Compative Balance Sheet for: 2/28/25 - 3/31/25

ASSETS	2/28/2025	3/31/2025	After Adjusting Entries 6/30/2024
Current Assets			
General Checking - Key Bank	\$ 188,801.11	\$ 186,556.99	\$ 129,683.41
Capital Reserve	155,999.96	158,421.99	136,828.72
Leasehold Improvement Fund	193,789.08	193,790.72	193,776.20
Accounts Receivable	941.34	941.34	1,690.49
Acc. Rec. LHI	8,703.36	4,064.71	45,398.52
Rents Receivable	<u>14,967.46</u>	<u>7,875.89</u>	<u>17,495.50</u>
Total Current Assets	563,202.31	551,651.64	524,872.84
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(62,752.27)	(62,863.27)	(61,864.27)
Capital Improvements - Cap Imp	4,581,523.58	4,581,523.58	4,581,523.58
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>(4,598,975.32)</u>	<u>(4,612,244.32)</u>	<u>(4,492,823.32)</u>
Total Property and Equipment	1,732,991.44	1,719,611.44	1,840,031.44
Other Assets			
Work In Process-Variou	<u>258,514.24</u>	<u>278,553.79</u>	<u>58,372.87</u>
Total Other Assets	258,514.24	278,553.79	58,372.87
Total Assets	<u>\$ 2,554,707.99</u>	<u>\$ 2,549,816.87</u>	<u>\$ 2,423,277.15</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 17,768.86	\$ 28,198.61	\$ 8,675.68
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	44.52	46.16	31.64
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	3.13	3.13
Due WIC Rent	(0.50)	(0.50)	(0.50)
Deferred Liab. Bldg. B Project	9,293.98	4,655.33	45,989.14
Deferred Liab.Back of A Project	0.17	0.17	0.17
Due WIC LHI	(0.28)	(0.28)	(0.28)
Deferred Revenue	(589.57)	(589.57)	(589.57)
ARPA Grant - Infrastructure	<u>265,252.00</u>	<u>265,252.00</u>	<u>125,252.00</u>
Total Current Liabilities	293,242.86	299,035.60	180,831.96
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	9,288.98	4,650.33	45,984.14
Roof Replacement Loan	<u>144,158.39</u>	<u>142,300.39</u>	<u>158,856.59</u>
Total Long-Term Liabilities	153,447.37	146,950.72	204,840.73
Total Liabilities	446,690.23	445,986.32	385,672.69
Capital			
Fund Balance	303,246.07	303,246.07	317,755.39
Capital Improvement Reserve	227,193.82	227,193.82	227,193.82
Fund Balance - Leasehold Impr.	0.24	0.24	0.24
Fund Balance - Capital Reserve	1,505,171.83	1,505,171.83	1,505,171.83
Net Income	<u>72,405.80</u>	<u>68,218.59</u>	<u>(12,516.82)</u>
Total Capital	2,108,017.76	2,103,830.55	2,037,604.46
Total Liabilities & Capital	<u>\$ 2,554,707.99</u>	<u>\$ 2,549,816.87</u>	<u>\$ 2,423,277.15</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Mar 31, 2025

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
Bice Family LLC	7353	4/1/25	-586.22				-586.22
	7354	5/1/25	-586.22				-586.22
	7355	6/1/25	-496.46				-496.46
Bice Family LLC			-1,668.90				-1,668.90
DigiCollect LLC	7348	4/1/25	-304.50				-304.50
	7349	5/1/25	-304.50				-304.50
	7350	6/1/25	-304.50				-304.50
DigiCollect LLC			-913.50				-913.50
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
Jain Irrigation Inc.	6727	4/1/23				-4.00	-4.00
Jain Irrigation Inc.						-4.00	-4.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAGE	7223	7/1/24				458.14	458.14
	7239	8/1/24				4,565.40	4,565.40
	7374	3/1/25	4,565.40				4,565.40
MODERN MOVING AND STORAGE			4,565.40			5,023.54	9,588.94
PICK N GO PROPERTY WASTE S	7376	3/1/25	2,199.22				2,199.22
PICK N GO PROPERTY WASTE S			2,199.22				2,199.22
Randy Sherman	7389	4/1/25	-75.00				-75.00
Randy Sherman			-75.00				-75.00
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
Taylor's Surface Prep, LLC	7392	4/1/25	-1,099.99				-1,099.99
Taylor's Surface Prep, LLC			-1,099.99				-1,099.99
W.B. Mason Co, Inc.	6767	7/1/22				-0.01	-0.01
	6792	8/1/22				-0.01	-0.01
	6813	9/1/22				-0.01	-0.01
	6828	10/1/22				-0.01	-0.01
	6842	11/1/22				-0.01	-0.01
	6856	12/1/22				-0.01	-0.01
	6875	1/1/23				-0.01	-0.01
	6889	2/1/23				-0.01	-0.01
	6912	3/1/23				-0.01	-0.01
	6934	4/1/23				-0.01	-0.01
	6948	5/1/23				-0.01	-0.01

Watertown Industrial Center LDC
Tenant Receivables
As of Mar 31, 2025

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
	6960	6/1/23				-0.01	-0.01
W.B. Mason Co, Inc.						-0.12	-0.12
			3,007.23			912.18	3,919.41

Watertown Industrial Center LDC Aged Receivables As of Mar 31, 2025

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
MODERN MOVING MODERN MOVING AND S 315-225-9279	7246				857.03	857.03
MODERN MOVING MODERN MOVING AND S					857.03	857.03
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					941.34	941.34

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

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
3/7/25	141000 100000	0000080785	Invoice: 7383 LAURENCE WOLLUM	407.95	407.95
3/7/25	141000 100000	95869	Invoice: 7379 UPSTATE CONSTRUCTION SERVICES, INC.	1,273.70	1,273.70
3/7/25	141000 100000	12774	Invoice: 7384 SERV-PRO	2,711.03	2,711.03
3/7/25	141000 100000	25011	Invoice: 7375 BLACK HORSE GROUP, LLC	1,493.12	1,493.12
3/7/25	141000 100000	855658	Invoice: 7380 W.B. Mason Co, Inc.	1,114.93	1,114.93
3/7/25	141000 100000	0078959731	Invoice: 7363 Ampersand New York Operations Co. LLC.	972.30	972.30
3/7/25	141000 100000	3513	Invoice: 7360 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22
3/7/25	141000 141000 100000	7619	Invoice: 7361 Invoice: 7381 JEFFERSON COUNTY LDC	3,106.00	1,553.00 1,553.00
3/7/25	141000 100000	00164121	Invoice: 7356 City of Watertown	1,284.00	1,284.00
3/7/25	141000 141000 100000	5795	Invoice: 7312 Invoice: 7386 Tom Barker	150.00	75.00 75.00
3/7/25	141000 141000 100000	1060	Invoice: 7344 Invoice: 7371 Randy Sherman	150.00	75.00 75.00
3/7/25	141000 141000 100000	1061	Invoice: 7388 Invoice: 7389 Randy Sherman	150.00	75.00 75.00
3/7/25	141000 100000	1626	Invoice: 7385 WATERTOWN MODEL RAILROAD CLUB	385.00	385.00
3/14/25	141000 100000	3530	Invoice: 7382 CONVERSE LABORATORIES INC.	1,942.61	1,942.61
3/14/25	141000 141000 100000	033578	Invoice: 7223 Invoice: 7358 MODERN MOVING AND STORAGE	7,000.00	2,434.60 4,565.40
3/21/25	141000 100000	12547	Invoice: 7395 Nytric Electrical Contractors, LLC.	5,075.65	5,075.65
3/21/25	141000 100000	101645	Invoice: 7377 Erie Boulevard Hydropower L.P.	12,542.76	12,542.76
3/21/25	141000 100000	79115750	Invoice: 7378 Ampersand New York Operations Co. LLC.	972.30	972.30
3/21/25	405501	4123075	ELECTRIC REIMBURSEMENT 2024 SSD'S SYSTEMS		3,331.62

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

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		WSP USA ADMIN INC	3,331.62	
3/21/25	141000 100000	00164629	Invoice: 7372 City of Watertown	1,284.00	1,284.00
3/21/25	141000 100000	00164629	Invoice: 7373 City of Watertown	1,284.00	1,284.00
3/28/25	141000 100000	112	Invoice: 7387 JOHN BUZYNSKI	75.00	75.00
3/31/25	141000 141000 141000 100000	945672	Invoice: 7390 Invoice: 7391 Invoice: 7392 Taylor's Surface Prep, LLC	2,538.38	338.40 1,099.99 1,099.99
				51,443.57	51,443.57

Watertown Industrial Center LDC
Aged Payables
As of Mar 31, 2025

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
ACE NOBEL ACE HDWE 315-782-5964	11213-3/25	644.75				644.75
ACE NOBEL ACE HDWE		644.75				644.75
BOWERS BOWERS & COMPANY BRIE 315-788-7690	238286	245.00				245.00
BOWERS BOWERS & COMPANY		245.00				245.00
CINTAS CINTAS	12666550-3/25	395.14				395.14
CINTAS CINTAS		395.14				395.14
CONTINENTAL CONTINENTAL CONST	BFP-1	16,709.55				16,709.55
CONTINENTAL CONTINENTAL CONST		16,709.55				16,709.55
CONVERSE LABS CONVERSE LABORATO DAVE CONVERSE	72557	420.00				420.00
CONVERSE LABS CONVERSE LABORATO		420.00				420.00
COOPER COOPER ELECTRIC	348751-3/25	84.40				84.40
COOPER COOPER ELECTRIC		84.40				84.40

Watertown Industrial Center LDC
Aged Payables
As of Mar 31, 2025

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
DE DIRECT ENERGY	250920056654 250920056654	249.42 718.71				249.42 718.71
DE DIRECT ENERGY		968.13				968.13
FP FP MAILING SOLUTION	RI106592183	157.98				157.98
FP FP MAILING SOLUTION		157.98				157.98
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14307	133.00				133.00
MITTAG MITTAG'S LOCK & KEY		133.00				133.00
NG NATIONAL GRID	0058937125-32 0038937138-32 0338937134-32 2853006061-32 4083010042-32 9678936125-32 0538786113-32 1118719182-32 0958937178-32 0498937161-32 1078719124-32 0438937172-32 0898937178-32 2017080029-32 0498786119-32 0918937121-32 0518786126-32	520.07 358.48 26.67 355.57 720.86 229.39 29.61 357.49 488.01 542.74 457.19 668.52 23.68 90.92 432.44 91.25 240.48				520.07 358.48 26.67 355.57 720.86 229.39 29.61 357.49 488.01 542.74 457.19 668.52 23.68 90.92 432.44 91.25 240.48
NG NATIONAL GRID		5,633.37				5,633.37
NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00

Watertown Industrial Center LDC Aged Payables As of Mar 31, 2025

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
NYS DEPT OF LABOR						
<hr/>						
NYS DEPT OF LABOR					275.00	275.00
NYS DEPT OF LABOR						
<hr/>						
SANICO SANICO KELLY 607-773-0321	S197539		890.82			890.82
SANICO SANICO			890.82			890.82
<hr/>						
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	176352-FINAL	621.81				621.81
SEAWAY RENTAL SEAWAY RENTAL COR		621.81				621.81
<hr/>						
SECURITY SUPPLY SECURITY SUPPLY CO 518-757-2226	05265001	347.87				347.87
SECURITY SUPPLY SECURITY SUPPLY CO		347.87				347.87
<hr/>						
WASTE M WASTE MANAGEMENT 315-773-5696	3449558-0448-	442.04				442.04
WASTE M WASTE MANAGEMENT		442.04				442.04
<hr/>						
WICLDC WATERTOWN INDUSTR Billy Soluri 315-782-9277	3/09 LHI SERV 04/09-SERVPR 5/09 LHI SERV				-1.00 -1.00 -1.00	-1.00 -1.00 -1.00
WICLDC WATERTOWN INDUSTR					-3.00	-3.00

Watertown Industrial Center LDC

Aged Payables

As of Mar 31, 2025

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Report Total		26,803.04	890.82		272.00	27,965.86

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
3/1/25	12338	200000 100000	Invoice: 3/25 INS Central Insurance Companies	5,719.58	5,719.58
3/1/25	12339	200000 100000	Invoice: 000042278578 EXCELLUS HEALTH PLAN	617.46	617.46
3/1/25	12340	200000 100000	Invoice: 38582142 Great America Financial Services	351.12	351.12
3/1/25	12341	200000 100000	Invoice: 28252 NNY ONLINE	54.00	54.00
3/1/25	12342	200000 100000	Invoice: 030125-10F2 SWBG WHOLESALE INC.	6,850.00	6,850.00
3/1/25	12343	200000 100000	Invoice: 3/25 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
3/16/25	12344	200000	Invoice: 4083010042-22525	1,295.28	
		200000	Invoice: 0498937161-22525	1,220.70	
		200000	Invoice: 2017080029-22525	130.72	
		200000	Invoice: 0498786119-22525	479.01	
		200000	Invoice: 1118719182-22525	901.25	
		200000	Invoice: 0038937138-22525	401.85	
		200000	Invoice: 0538786113-22525	30.04	
		200000	Invoice: 0918937121-22525	194.82	
		200000	Invoice: 0338937134-22525	27.05	
		200000	Invoice: 9678936125-22525	384.23	
		200000	Invoice: 2853006061-22525	604.40	
		200000	Invoice: 0898937178-22525	1,713.19	
		200000	Invoice: 0958937178-22525	529.72	
		200000	Invoice: 0058937125-22525	777.88	
		200000	Invoice: 0438937172-22525	1,603.77	
		200000	Invoice: 1078719124-22525	827.48	
		200000	Invoice: 0518786126-22525	283.80	
		100000	NATIONAL GRID		11,405.19
3/16/25	12345	100000	VOID		
3/16/25	12345	200000 100000	Invoice: 15866 AUBERTINE AND	2,910.00	2,910.00

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
			CURRIER ARCHITECTS		
3/16/25	12346	200000 100000	Invoice: 11213-2/25 NOBEL ACE HDWE	736.70	736.70
3/16/25	12347	200000 100000	Invoice: 12666550-2/25 CINTAS	395.14	395.14
3/16/25	12348	200000 200000 100000	Invoice: 0002012-2/25-C Invoice: 0004614-2/25-A/B CITY COMPTROLLER	304.65 497.38	802.03
3/16/25	12349	200000 200000 100000	Invoice: 250640056454700 Invoice: 250640056454701 DIRECT ENERGY	1,669.98 637.37	2,307.35
3/16/25	12350	200000 100000	Invoice: 19793-3/25 HANES SUPPLY, INC.	229.00	229.00
3/16/25	12351	200000 100000	Invoice: 28130 NNY ONLINE	56.66	56.66
3/16/25	12352	200000 200000 100000	Invoice: 8131 Invoice: 8082 RAYNOR OVERHEAD DOOR SALES, IN	166.00 1,060.00	1,226.00
3/16/25	12353	200000 100000	Invoice: 176352-RB4 SEAWAY RENTAL CORP.	1,837.00	1,837.00
3/16/25	12354	200000 100000	Invoice: 144093601030725 Charter Communications	301.92	301.92
3/16/25	12355	200000 100000	Invoice: 6107453600 VERIZON	268.15	268.15
3/16/25	12356	200000 100000	Invoice: 3447944-0448-5 WASTE MANAGEMENT OF NEW YORK	443.59	443.59
3/16/25	12357	200000 100000	Invoice: STMT70425818 W.B. MASON COMPANY, INC.	283.29	283.29
3/16/25	12358	200000 100000	Invoice: 75229 WESTELCOM	105.38	105.38
	Total			39,117.95	39,117.95

Watertown Industrial Center LDC
Maintenance Report for the Nine Month Period Ending March 31, 2025
 Prepared by WICLDC STAFF, April 16, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 113,793.00	65,313.86	\$ 7,303.39	7,322.45	57.40
Total Revenues	<u>113,793.00</u>	<u>65,313.86</u>	<u>7,303.39</u>	<u>7,322.45</u>	57.40
Expenses					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	14,637.31	1,804.74	0.00	70.37
Maintenance - Common Area	11,500.00	10,352.61	395.14	893.46	90.02
Maintenance - Grounds	23,700.00	14,125.62	6,850.00	1,781.64	59.60
Maintenance - Equipment/Tools	23,500.00	15,466.93	2,859.74	2,191.24	65.82
Maintenance - Materials	7,000.00	4,779.10	459.35	736.70	68.27
Total Operations	<u>94,300.00</u>	<u>59,361.57</u>	<u>12,368.97</u>	<u>5,603.04</u>	62.95
Net Income Over Expenditure	\$ <u>19,493.00</u>	<u>5,952.29</u>	\$ <u>(5,065.58)</u>	<u>1,719.41</u>	30.54