Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2025
Prepared by Staff, June 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	$ 573,417.00	444,593.71	$ 41,680.88	40,521.23	128,823.29
Misc Inc - Oper & Admin	0.00	163,694.92	0.00	0.00	(163,694.92)
Interest Income	12.00	13.30	1.00	1.30	(1.30)
LIF Loan Principal	45,984.00	45,983.72	0.00	4,649.91	0.28
Leasehold Interest	0.00	634.98	0.00	11.96	(634.98)
Total Revenues	**619,413.00**	**654,920.63**	**41,681.88**	**45,184.40**	**(35,507.63)**
Expenses					
Marketing	10,000.00	9,688.00	1,249.00	0.00	312.00
Salaries	131,754.00	121,126.72	13,596.44	9,596.44	10,627.28
FICA-Medicare Tax Expense	9,750.00	9,175.99	1,032.56	726.56	574.01
Health Ins.	5,872.00	5,773.97	531.96	531.96	98.03
Dental Ins	774.00	837.12	235.72	(10.52)	(63.12)
Vision Ins.	202.00	192.84	53.69	(2.74)	9.16
Comp Ins.	2,900.00	5,459.29	2,836.00	0.00	(2,559.29)
Retirement Expense	11,228.00	10,939.55	863.62	863.62	288.45
NYS Unemployment	438.00	563.64	3.75	56.76	(125.64)
NYS Re-Emp Service	25.00	20.88	0.14	2.10	4.12
Vehicle Allowance	1,800.00	1,650.00	150.00	150.00	150.00
Disability	1,214.00	521.35	33.67	(42.04)	692.65
Paychex Processing	4,292.00	4,279.99	534.87	353.44	12.01
Life Ins.	0.00	108.00	33.75	0.00	(108.00)
Office Expenses	20,879.00	17,020.98	993.63	1,270.00	3,858.02
Depreciation	158,226.00	147,180.00	13,380.00	13,380.00	11,046.00
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	63,304.95	5,719.58	5,719.58	4,749.05
Legal General	7,000.00	4,969.00	400.00	1,230.00	2,031.00
Accounting and Auditing	8,581.00	8,595.00	0.00	1,100.00	(14.00)
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	12,209.65	407.90	1,449.14	(709.65)
Maintenance - Building Repairs	20,800.00	16,244.56	977.50	629.75	4,555.44
Maintenance - Materials	7,000.00	5,390.55	516.14	95.31	1,609.45
Maintenance - Grounds	23,700.00	21,263.62	0.00	7,138.00	2,436.38
Maintenance - Equipment/Tools	23,500.00	15,552.07	80.55	4.59	7,947.93
Waste Removal	5,544.00	5,082.28	438.98	440.98	461.72
Property Taxes	35,764.00	33,897.87	0.00	5,384.15	1,866.13
Water	9,324.00	8,902.54	802.03	802.03	421.46
Electric	49,682.00	45,655.36	3,532.07	(560.42)	4,026.64
Gas	29,702.00	20,904.67	1,483.99	(371.46)	8,797.33
Interest Expense-Roof Project	4,463.00	4,116.13	351.08	355.74	346.87
Interest Expense-JCLDC Project	635.00	634.98	0.00	11.96	0.02
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**	**601,261.55**	**50,238.62**	**50,304.93**	**87,841.45**
Total Revenue	619,413.00	654,920.63	41,681.88	45,184.40	(35,507.63)
Total Expenses	689,103.00	601,261.55	50,238.62	50,304.93	87,841.45
Net Income Over Expenditure	**$ (69,690.00)**	**53,659.08**	**$ (8,556.74)**	**(5,120.53)**	**(123,349.08)**

Watertown Industrial Center LDC
Income Statement for the Eleven Month Period Ending May 31, 2025
Unrestricted Income

		Current Year Budget	Year-to-Date Total		Current Month	Previous Month	% YTD Budget
Revenues							
Lease Revenue	$	573,417.00	444,593.71	$	41,680.88	40,521.23	77.53
Misc Inc - Oper & Admin		0.00	163,694.92		0.00	0.00	0.00
Interest Income		12.00	13.30		1.00	1.30	110.83
Total Revenues		**573,429.00**	**608,301.93**		**41,681.88**	**40,522.53**	**106.08**
Expenses							
Marketing		10,000.00	9,688.00		1,249.00	0.00	96.88
Salaries		131,754.00	121,126.72		13,596.44	9,596.44	91.93
Benefits		34,203.00	35,242.63		5,774.86	2,275.70	103.04
Paychex Processing		4,292.00	4,279.99		534.87	353.44	99.72
Office Expenses		20,879.00	17,020.98		993.63	1,270.00	81.52
Dues/Publ/Training/Seminars		4,000.00	0.00		0.00	0.00	0.00
Insurance		68,054.00	63,304.95		5,719.58	5,719.58	93.02
Professional Consultants		28,281.00	13,564.00		400.00	2,330.00	47.96
Maintenance Expenses		94,300.00	70,660.45		1,982.09	9,316.79	74.93
Utilities Taxes & Rent		130,016.00	114,442.72		6,257.07	5,695.28	88.02
Interest Expense-JCLDC Project		635.00	634.98		0.00	11.96	100.00
Interest Exp Roof Project		4,463.00	4,116.13		351.08	355.74	92.23
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**	**454,081.55**		**36,858.62**	**36,924.93**	**85.53**
Total Revenue		573,429.00	608,301.93		41,681.88	40,522.53	106.08
Total Expenses		530,877.00	454,081.55		36,858.62	36,924.93	85.53
Net Income Over Expenditure	**$**	**42,552.00**	**154,220.38**	**$**	**4,823.26**	**3,597.60**	**362.43**

Watertown Industrial Center LDC
Balance Sheet
May 31, 2025

ASSETS

Current Assets		
General Checking - Key Bank	$ 161,601.74	
Capital Reserve	59,469.15	
Leasehold Improvement Fund	118,846.68	
Accounts Receivable	6,041.97	
Acc. Rec. LHI	(585.20)	
Rents Receivable	7,920.14	
Total Current Assets		353,294.48
Property and Equipment		
Furniture/Fixtures/Equipment	67,217.05	
Allow. for Deprn. - FF&E	(63,085.27)	
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	(4,638,782.32)	
Total Property and Equipment		1,692,851.44
Other Assets		
Work In Process-Various	457,730.19	
Total Other Assets		457,730.19
Total Assets		$ 2,503,876.11

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$ 9,844.16	
RETAINAGE PAYABLE	(0.45)	
Due HUD - Leasehold Impr. Fund	49.14	
ACCRUED PAYROLL	1,471.00	
Retirement Withheld	3.13	
Due WIC Rent	(0.50)	
Deferred Liab. Bldg. B Project	5.42	
DEFERRED LIAB. BACK OF A PROJ	0.17	
Due WIC LHI	(0.28)	
Deferred Revenue	(589.57)	
ARPA Grant - Infrastructure	265,252.00	
Total Current Liabilities		276,034.22
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC	0.42	
Roof Replacement Loan	138,570.43	
Total Long-Term Liabilities		138,570.85
Total Liabilities		414,605.07
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	

Watertown Industrial Center LDC
Balance Sheet
May 31, 2025

Net Income	53,659.08	
Total Capital		2,089,271.04
Total Liabilities & Capital		$ 2,503,876.11

Watertown Industrial Center Compartive Balance Sheet for: 4/30/25 - 5/31/25

ASSETS	4/30/2025		5/31/2025		After Adjusting Entries 6/30/2024	
Current Assets						
General Checking - Key Bank	$ 149,124.37		$ 161,601.74		$ 129,683.41	
Capital Reserve	160,917.81		59,469.15		136,828.72	
Leasehold Improvement Fund	187,159.78		118,846.68		193,776.20	
Accounts Receivable	5,222.72		6,041.97		1,690.49	
Acc. Rec. LHI	(585.20)		(585.20)		45,398.52	
Rents Receivable	20,595.53		7,920.14		17,495.50	
Total Current Assets		522,435.01		353,294.48		524,872.84
Property and Equipment						
Furniture/Fixtures/Equipment	67,217.05		67,217.05		67,217.05	
Allow. for Deprn. - FF&E	(62,974.27)		(63,085.27)		(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	(4,625,513.32)		(4,638,782.32)		(4,492,823.32)	
Total Property and Equipment		1,706,231.44		1,692,851.44		1,840,031.44
Other Assets						
Work In Process-Various	285,557.56		457,730.19		58,372.87	
Total Other Assets		285,557.56		457,730.19		58,372.87
Total Assets		$ 2,514,224.01		$ 2,503,876.11		$ 2,423,277.15

LIABILITIES AND CAPITAL						
Current Liabilities						
Accounts Payable	$ 9,769.41		$ 9,844.16		$ 8,675.68	
RETAINAGE PAYABLE	(0.45)		(0.45)		(0.45)	
Due HUD - Leasehold Impr. Fund	47.74		49.14		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	5.42		5.42		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	265,252.00		265,252.00		125,252.00	
Total Current Liabilities		275,958.07		276,034.22		180,831.96
Long-Term Liabilities						
Bldg. B Renovation Loan-WLDC	0.42		0.42		45,984.14	
Roof Replacement Loan	140,437.74		138,570.43		158,856.59	
Total Long-Term Liabilities		140,438.16		138,570.85		204,840.73
Total Liabilities		416,396.23		414,605.07		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	62,215.82		53,659.08		(12,516.82)	
Total Capital		2,097,827.78		2,089,271.04		2,037,604.46
Total Liabilities & Capital		$ 2,514,224.01		$ 2,503,876.11		$ 2,423,277.15

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

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
Bice Family LLC	7355	6/1/25	-496.46				-496.46
Bice Family LLC			**-496.46**				**-496.46**
DigiCollect LLC	7350	6/1/25	-304.50				-304.50
DigiCollect LLC			**-304.50**				**-304.50**
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 STORAG	7239	8/1/24				1,011.37	1,011.37
	7401	5/1/25	4,565.40				4,565.40
MODERN MOVING AND STORAG			**4,565.40**			**1,011.37**	**5,576.77**
PICK N GO PROPERTY WASTE S	7419	5/1/25	2,199.22				2,199.22
PICK N GO PROPERTY WASTE S			**2,199.22**				**2,199.22**
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	7393	5/1/25	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
	6960	6/1/23				-0.01	-0.01
W.B. Mason Co, Inc.						**-0.12**	**-0.12**
			7,063.65			**-3,099.99**	**3,963.66**

Watertown Industrial Center LDC
Aged Receivables
As of May 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	7415	5,138.41				5,138.41
MODERN MOVING MODERN MOVING AND S		**5,138.41**				**5,138.41**
PICNGO PICK N GO PROPERTY W 3157834122	2025/20/0081103	444.25				444.25
PICNGO PICK N GO PROPERTY W		**444.25**				**444.25**
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**
TAYLORS SURFACE Taylor's Surface Prep, LLC	7429	375.00				375.00
TAYLORS SURFACE Taylor's Surface Prep, LL		**375.00**				**375.00**
Report Total		**5,957.66**			**84.31**	**6,041.97**

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From May 1, 2025 to May 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
5/6/25	141000	12589	Invoice: 7414		603.96
	100000		SERV-PRO	603.96	
5/6/25	141000	101723	Invoice: 7405		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
5/6/25	141000	00165038	Invoice: 7398		1,284.00
	100000		City of Watertown	1,284.00	
5/6/25	141000	7693	Invoice: 7422		4,764.33
	100000		JEFFERSON COUNTY LDC	4,764.33	
5/16/25	141000	033589	Invoice: 7239		2,434.60
	141000		Invoice: 7400		4,565.40
	100000		MODERN MOVING AND STORAGE	7,000.00	
5/16/25	141000	0079395640	Invoice: 7421		972.30
	100000		Ampersand New York Operations Co. LLC.	972.30	
5/16/25	141000	25185	Invoice: 7418		1,741.73
	100000		BLACK HORSE GROUP, LLC	1,741.73	
5/16/25	141000	3614	Invoice: 7426		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
5/16/25	141000	95995	Invoice: 7416		1,280.98
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,280.98	
5/16/25	141000	12603	Invoice: 7423		5,075.65
	100000		Nytric Electrical Contractors, LLC.	5,075.65	
5/16/25	141000	0000080796	Invoice: 7427		407.95
	100000		LAURENCE WOLLUM	407.95	
5/16/25	141000	858036	Invoice: 7417		1,114.93
	100000		W.B. Mason Co, Inc.	1,114.93	
5/16/25	141000	1629	Invoice: 7428		385.00
	100000		WATERTOWN MODEL RAILROAD CLUB	385.00	
5/30/25	141000	101793	Invoice: 7420		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
5/30/25	141000	12884	Invoice: 7424		2,797.31
	100000		SERV-PRO	2,797.31	
				54,356.27	**54,356.27**

Watertown Industrial Center LDC
Aged Payables
As of May 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
ABJ ABJ FIRE PROTECTION	92070678 92070556	700.00 -721.25				700.00 -721.25
ABJ **ABJ FIRE PROTECTION**		**-21.25**				**-21.25**
ACE NOBEL ACE HDWE 315-782-5964	11213-5/25	164.26				164.26
ACE **NOBEL ACE HDWE**		**164.26**				**164.26**
CINTAS CINTAS	12666550-5/25	407.90				407.90
CINTAS **CINTAS**		**407.90**				**407.90**
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-5/25- 0004614-5/25-	304.65 497.38				304.65 497.38
CITYCOMP **CITY COMPTROLLER**		**802.03**				**802.03**
DE DIRECT ENERGY	251550057079 251550057079	229.55 460.72				229.55 460.72
DE **DIRECT ENERGY**		**690.27**				**690.27**
GWNC GREATER WATERTOW 315-788-4400	60073A	325.00				325.00
GWNC **GREATER WATERTOW**		**325.00**				**325.00**

Watertown Industrial Center LDC
Aged Payables
As of May 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
KHB Kendall, Harrienger & Bur 315-753-8080	8962	400.00				400.00
KHB Kendall, Harrienger & B		**400.00**				**400.00**
MCQUADE MCQUADE & BANNIGAN 3157882612	2467821	924.00				924.00
MCQUADE MCQUADE & BANNIGA		**924.00**				**924.00**
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14329	450.00				450.00
MITTAG MITTAG'S LOCK & KEY		**450.00**				**450.00**
NG NATIONAL GRID	4083010042-52	763.96				763.96
	9678936125-52	27.46				27.46
	2853006061-52	242.77				242.77
	0058937125-52	218.90				218.90
	0038937138-52	280.32				280.32
	0958937178-52	135.29				135.29
	2017080029-52	86.48				86.48
	0498786119-52	221.31				221.31
	0898937178-52	1,239.33				1,239.33
	0438937172-52	436.10				436.10
	0498937161-52	29.15				29.15
	0918937121-52	29.69				29.69
	1118719182-52	29.67				29.67
	1078719124-52	307.87				307.87
	0338937134-52	26.65				26.65
	0538786113-52	29.58				29.58
	0518786126-52	221.26				221.26
NG NATIONAL GRID		**4,325.79**				**4,325.79**
NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00

Watertown Industrial Center LDC
Aged Payables
As of May 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						
NYS DEPT OF LABOR NYS DEPT OF LABOR					**275.00**	**275.00**
WASTE M WASTE MANAGEMENT 315-773-5696	3452714-0448-	438.98				438.98
WASTE M WASTE MANAGEMENT		**438.98**				**438.98**
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-5/25	432.43				432.43
WHITE'S G.W. WHITE & SON INC		**432.43**				**432.43**
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**
Report Total		**9,339.41**			**272.00**	**9,611.41**

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2025 to Jun 30, 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
5/1/25	12386	200000	Invoice: 6000772.1000	1,100.00	
		100000	BOWERS & COMPANY CPA's		1,100.00
5/1/25	12387	200000	Invoice: 5/25 INS	5,719.58	
		100000	Central Insurance Companies		5,719.58
5/1/25	12388	200000	Invoice: 0004614-3/25-A/B	547.12	
		200000	Invoice: 0002012-3/25-C	335.12	
		100000	CITY COMPTROLLER		882.24
5/1/25	12389	200000	Invoice: 000043054565	617.46	
		100000	EXCELLUS HEALTH PLAN		617.46
5/1/25	12390	200000	Invoice: 39041789	319.20	
		100000	Great America Financial Services		319.20
5/1/25	12391	200000	Invoice: 5/25 - 7/25	430.05	
		100000	Guardian Life Ins Co		430.05
5/1/25	12392	200000	Invoice: 6109951687	258.54	
		100000	VERIZON WIRELESS		258.54
5/1/25	12393	200000	Invoice: 3451075-0448-1	440.98	
		100000	WASTE MANAGEMENT OF NEW YORK		440.98
5/1/25	12394	200000	Invoice: 5/25 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
5/1/25	12395	200000	Invoice: 8935352-25/26	2,836.00	
		100000	Central Insurance Companies		2,836.00
5/19/25	12396	200000	Invoice: 4083010042-42525	436.73	
		200000	Invoice: 0958937178-42525	276.72	
		200000	Invoice: 0438937172-42525	457.88	
		200000	Invoice: 2853006061-42525	288.91	
		200000	Invoice: 0338937134-42525	25.85	
		200000	Invoice: 0038937138-42525	325.58	
		200000	Invoice: 0058937125-42525	273.96	
		200000	Invoice: 0918937121-42525	35.08	
		200000	Invoice: 0498786119-42525	404.57	
		200000	Invoice:	52.45	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2025 to Jun 30, 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
			9678936125-42525		
		200000	Invoice: 0538786113-42525	28.70	
		200000	Invoice: 1078719124-42525	397.15	
		200000	Invoice: 2017080029-42525	86.86	
		200000	Invoice: 1118719182-42525	34.56	
		200000	Invoice: 0518786126-42925	205.82	
		100000	NATIONAL GRID		3,330.82
5/19/25	12397	100000	VOID		
5/19/25	12397	200000	Invoice: 92070556	721.25	
		100000	ABJ FIRE PROTECTION CO.		721.25
5/19/25	12398	200000	Invoice: 11213-4/25	321.74	
		100000	NOBEL ACE HDWE		321.74
5/19/25	12399	200000	Invoice: 12666550-4/25	592.71	
		100000	CINTAS		592.71
5/19/25	12400	200000	Invoice: 0004614-4/25-A/B	497.38	
		200000	Invoice: 0002012-4/25-C	304.65	
		200000	Invoice: 2025/20/0081103	444.25	
		100000	CITY COMPTROLLER		1,246.28
5/19/25	12401	200000	Invoice: BFP-2	103,858.13	
		100000	CONTINENTAL CONSTRUCTION, LLC		103,858.13
5/19/25	12402	200000	Invoice: 251210056856646	631.87	
		200000	Invoice: 251210056856647	243.84	
		100000	DIRECT ENERGY		875.71
5/19/25	12403	200000	Invoice: 47868	375.00	
		100000	RAYNOR OVERHEAD DOOR SALES, IN		375.00
5/19/25	12404	200000	Invoice: 144093601050725	301.92	
		100000	Charter Communications		301.92
5/19/25	12405	200000	Invoice: 124956	202.50	
		100000	U.S. MATERIALS HANDLING		202.50
5/19/25	12406	200000	Invoice: 6112447060	267.00	
		100000	VERIZON WIRELESS		267.00
5/19/25	12407	200000	Invoice: STMT 2264349	284.89	
		100000	W.B. MASON		284.89

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2025 to Jun 30, 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
			COMPANY, INC.		
5/19/25	12408	200000	Invoice: 77982	105.51	
		100000	WESTELCOM		105.51
5/19/25	2027	200000	Invoice: IP-4	68,314.50	
		102000	D.C. BUILDING SYSTEMS		68,314.50
6/1/25	12409	200000	Invoice: 92070678	700.00	
		100000	ABJ FIRE PROTECTION CO.		700.00
6/1/25	12410	200000	Invoice: 6/25 INS	5,719.58	
		100000	Central Insurance Companies		5,719.58
6/1/25	12411	200000	Invoice: 000043440867	617.46	
		100000	EXCELLUS HEALTH PLAN		617.46
6/1/25	12412	200000	Invoice: 39259506	319.20	
		100000	Great America Financial Services		319.20
6/1/25	12413	200000	Invoice: 2467821	924.00	
		100000	MCQUADE & BANNIGAN		924.00
6/1/25	12414	200000	Invoice: 14329	450.00	
		100000	MITTAG'S LOCK & KEY		450.00
6/1/25	12415	200000	Invoice: 3452714-0448-4	438.98	
		100000	WASTE MANAGEMENT OF NEW YORK		438.98
6/1/25	12416	200000	Invoice: 6/25 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
6/17/25	12417	200000	Invoice: 0918937121-52725	29.69	
		200000	Invoice: 0438937172-52725	436.10	
		200000	Invoice: 0498786119-52725	221.31	
		200000	Invoice: 0958937178-52725	135.29	
		200000	Invoice: 0058937125-52725	218.90	
		200000	Invoice: 9678936125-52725	27.46	
		200000	Invoice: 4083010042-52725	763.96	
		200000	Invoice: 2853006061-52725	242.77	
		200000	Invoice: 0038937138-52725	280.32	
		200000	Invoice: 2017080029-52725	86.48	
		200000	Invoice: 0898937178-52725	1,239.33	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2025 to Jun 30, 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
		200000	Invoice: 0498937161-52725	29.15	
		200000	Invoice: 1118719182-52725	29.67	
		200000	Invoice: 0338937134-52725	26.65	
		200000	Invoice: 1078719124-52725	307.87	
		200000	Invoice: 0538786113-52725	29.58	
		200000	Invoice: 0518786126-52926	221.26	
		100000	NATIONAL GRID		4,325.79
6/17/25	12418	100000	VOID		
6/17/25	12418	200000	Invoice: 11213-5/25	164.26	
		100000	NOBEL ACE HDWE		164.26
6/17/25	12419	200000	Invoice: 12666550-5/25	407.90	
		100000	CINTAS		407.90
6/17/25	12420	200000	Invoice: 0002012-5/25-C	304.65	
		200000	Invoice: 0004614-5/25-A/B	497.38	
		100000	CITY COMPTROLLER		802.03
6/17/25	12421	200000	Invoice: 251550057079822	229.55	
		200000	Invoice: 251550057079821	460.72	
		100000	DIRECT ENERGY		690.27
6/17/25	12422	200000	Invoice: 60073A	325.00	
		100000	GREATER WATERTOWN CHAMBER OF COMMERCE		325.00
6/17/25	12423	200000	Invoice: 8962	400.00	
		100000	Kendall, Harrienger & Burrows		400.00
6/17/25	12424	200000	Invoice: 14330	138.50	
		100000	MITTAG'S LOCK & KEY		138.50
6/17/25	12425	200000	Invoice: 48003	692.00	
		100000	RAYNOR OVERHEAD DOOR SALES, IN		692.00
6/17/25	12426	200000	Invoice: 144093601060725	301.92	
		100000	Charter Communications		301.92
6/17/25	12427	200000	Invoice: 6114956165	257.40	
		100000	VERIZON WIRELESS		257.40
6/17/25	12428	200000	Invoice: 4290782	107.91	
		100000	WESTELCOM		107.91

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From May 1, 2025 to Jun 30, 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
6/17/25	12429	200000	Invoice: 105092-5/25	432.43	
		100000	G.W. WHITE & SON INC.		432.43
	Total			**216,053.42**	**216,053.42**

Watertown Industrial Center LDC
Maintenance Report for the Eleven Month Period Ending May 31, 2025
Prepared by WICLDC STAFF, June 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	$ 113,793.00	80,120.40	$ 7,255.77	7,550.77	70.41
Total Revenues	113,793.00	80,120.40	7,255.77	7,550.77	70.41
Expenses					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	16,244.56	977.50	629.75	78.10
Maintenance - Common Area	11,500.00	12,209.65	407.90	1,449.14	106.17
Maintenance - Grounds	23,700.00	21,263.62	0.00	7,138.00	89.72
Maintenance - Equipment/Tools	23,500.00	15,552.07	80.55	4.59	66.18
Maintenance - Materials	7,000.00	5,390.55	516.14	95.31	77.01
Total Operations	94,300.00	70,660.45	1,982.09	9,316.79	74.93
Net Income Over Expenditure	**$ 19,493.00**	**9,459.95**	**$ 5,273.68**	**(1,766.02)**	**48.53**