Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2025
Prepared by Staff, December 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	$ 521,773.00	176,084.05	$ 46,698.36	47,083.36	345,688.95
Misc Inc - Oper & Admin	0.00	648.18	190.21	457.97	(648.18)
Interest Income	14.00	2.20	0.60	0.55	11.80
LIF Loan Principal	0.00	0.00	0.00	0.00	0.00
Extra-Ordinary Income	3,000.00	0.00	0.00	0.00	3,000.00
Leasehold Interest	0.00	0.00	0.00	0.00	0.00
Total Revenues	**524,787.00**	**176,734.43**	**46,889.17**	**47,541.88**	**348,052.57**
Expenses					
Marketing	8,900.00	9,219.80	1,242.50	1,455.50	(319.80)
Salaries	136,024.00	49,383.64	10,030.98	10,278.98	86,640.36
FICA-Medicare Tax Expense	10,182.00	3,741.89	759.32	778.30	6,440.11
Health Ins.	6,298.00	2,225.77	567.13	567.13	4,072.23
Dental Ins	813.00	195.54	(11.36)	(11.36)	617.46
Vision Ins.	192.00	44.66	(2.60)	(2.60)	147.34
Comp Ins.	2,400.00	0.00	0.00	0.00	2,400.00
Retirement Expense	11,736.00	4,742.85	902.76	1,602.76	6,993.15
NYS Unemployment	444.00	90.34	0.00	5.02	353.66
NYS Re-Emp Service	26.00	3.35	0.00	0.19	22.65
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	1,230.00	(127.86)	(43.72)	(45.88)	1,357.86
Paychex Processing	4,292.00	1,408.18	357.20	337.20	2,883.82
Life Ins.	0.00	33.75	0.00	0.00	(33.75)
Office Expenses	19,447.00	7,670.56	1,640.03	3,645.05	11,776.44
Depreciation	160,560.00	58,444.00	14,611.00	14,611.00	102,116.00
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	71,350.00	23,543.81	5,266.03	5,719.62	47,806.19
Legal/Environmental	6,000.00	0.00	0.00	0.00	6,000.00
Legal General	0.00	2,680.00	640.00	2,040.00	(2,680.00)
Accounting and Auditing	8,767.00	8,300.00	0.00	8,300.00	467.00
Engineering/Design/Consulting	5,200.00	0.00	0.00	0.00	5,200.00
Maintenance - Improvements	6,000.00	166.48	166.48	0.00	5,833.52
Maintenance - Common Area	14,500.00	4,354.63	1,020.45	427.05	10,145.37
Maintenance - Building Repairs	20,800.00	15,585.24	3,709.92	871.83	5,214.76
Maintenance - Materials	7,000.00	4,084.15	175.07	1,981.52	2,915.85
Maintenance - Grounds	25,200.00	2,804.72	1,679.72	900.00	22,395.28
Maintenance - Equipment/Tools	11,000.00	7,228.30	1,726.35	1,162.95	3,771.70
Waste Removal	5,544.00	2,421.08	530.66	547.98	3,122.92
Property Taxes	36,000.00	11,933.59	0.00	0.00	24,066.41
Water	9,612.00	3,304.36	826.09	826.09	6,307.64
Electric	52,051.00	11,794.12	559.33	3,142.10	40,256.88
Gas	25,927.00	1,842.55	309.47	341.74	24,084.45
Interest Expense-Roof Project	3,789.00	1,338.75	327.63	332.34	2,450.25
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	**675,084.00**	**239,058.25**	**47,140.44**	**59,964.51**	**436,025.75**
Total Revenue	524,787.00	176,734.43	46,889.17	47,541.88	348,052.57
Total Expenses	675,084.00	239,058.25	47,140.44	59,964.51	436,025.75
Net Income Over Expenditure	**$ (150,297.00)**	**(62,323.82)**	**$ (251.27)**	**(12,422.63)**	**(87,973.18)**

Watertown Industrial Center LDC
Income Statement for the Four Month Period Ending October 31, 2025
Unrestricted Income

		Current Year Budget	Year-to-Date Total		Current Month	Previous Month	% YTD Budget
Revenues							
Lease Revenue	$	521,773.00	176,084.05	$	46,698.36	47,083.36	33.75
Misc Inc - Oper & Admin		0.00	648.18		190.21	457.97	0.00
Interest Income		14.00	2.20		0.60	0.55	15.71
Extra-Ordinary Income		3,000.00	0.00		0.00	0.00	0.00
Total Revenues		**524,787.00**	**176,734.43**		**46,889.17**	**47,541.88**	**33.68**
Expenses							
Marketing		8,900.00	9,219.80		1,242.50	1,455.50	103.59
Salaries		136,024.00	49,383.64		10,030.98	10,278.98	36.31
Benefits		35,121.00	11,550.29		2,321.53	3,043.56	32.89
Paychex Processing		4,292.00	1,408.18		357.20	337.20	32.81
Office Expenses		19,447.00	7,670.56		1,640.03	3,645.05	39.44
Dues/Publ/Training/Seminars		2,000.00	0.00		0.00	0.00	0.00
Insurance		71,350.00	23,543.81		5,266.03	5,719.62	33.00
Professional Consultants		19,967.00	10,980.00		640.00	10,340.00	54.99
Maintenance Expenses		84,500.00	34,223.52		8,477.99	5,343.35	40.50
Utilities Taxes & Rent		129,134.00	31,295.70		2,225.55	4,857.91	24.24
Interest Exp Roof Project		3,789.00	1,338.75		327.63	332.34	35.33
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		**514,524.00**	**180,614.25**		**32,529.44**	**45,353.51**	**35.10**
Total Revenue		524,787.00	176,734.43		46,889.17	47,541.88	33.68
Total Expenses		514,524.00	180,614.25		32,529.44	45,353.51	35.10
Net Income Over Expenditure	**$**	**10,263.00**	**(3,879.82)**	**$**	**14,359.73**	**2,188.37**	**(37.80)**

Watertown Industrial Center Compartive Balance Sheet for: 9/30/25 - 10/31/25

ASSETS	9/30/2025		10/31/2025		After Adjusting Entries 6/30/2025	
Current Assets						
General Checking - Key Bank	$ 143,198.48		$ 146,346.15		$ 153,176.40	
Capital Reserve	66,617.35		70,228.74		59,469.64	
Leasehold Improvement Fund	87,084.33		87,048.09		118,847.66	
Accounts Receivable	722.72		84.31		6,733.97	
Acc. Rec. LHI	(585.20)		(585.20)		(585.20)	
Rents Receivable	2,311.74		2,707.23		25,353.70	
Total Current Assets		299,349.42		305,829.32		362,996.17
Property and Equipment						
Furniture/Fixtures/Equipment	67,217.05		67,217.05		67,217.05	
Allow. for Deprn. - FF&E	(63,499.27)		(63,600.27)		(63,196.27)	
Capital Improvements - Cap Imp	5,081,634.58		5,081,634.58		5,081,634.58	
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	(4,695,581.32)		(4,710,091.32)		(4,652,051.32)	
Total Property and Equipment		2,135,749.44		2,121,138.44		2,179,582.44
Other Assets						
Work In Process-Various	3,309.72		18,009.72		(0.28)	
Total Other Assets		3,309.72		18,009.72		(0.28)
Total Assets		$ 2,438,408.58		$ 2,444,977.48		$ 2,542,578.33
LIABILITIES AND CAPITAL						
Current Liabilities						
Accounts Payable	$ 25,091.55		$ 33,838.74		$ 61,547.08	
RETAINAGE PAYABLE	(0.45)		(0.45)		(0.45)	
Due HUD - Leasehold Impr. Fund	52.50		16.26		50.12	
NYS Income Tax Withheld	0.00		(0.02)		0.00	
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		5.42	
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)	
Total Current Liabilities		26,032.97		34,743.90		62,486.12
Long-Term Liabilities						
Bldg. B Renovation Loan-WLDC	0.42		0.42		0.42	
Roof Replacement Loan	131,054.41		129,163.65		136,698.46	
Total Long-Term Liabilities		131,054.83		129,164.07		136,698.88
Total Liabilities		157,087.80		163,907.97		199,185.00
Capital						
Fund Balance	690,291.44		690,291.44		384,502.07	
Capital Improvement Reserve	147,929.82		147,929.82		147,929.82	
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	(62,072.55)		(62,323.82)		305,789.37	
Total Capital		2,281,320.78		2,281,069.51		2,343,393.33
Total Liabilities & Capital		$ 2,438,408.58		$ 2,444,977.48		$ 2,550,195.33

Watertown Industrial Center LDC
Tenant Receivables
As of Oct 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	7517	11/1/25	-1,191.00				-1,191.00
	7518	12/1/25	-279.24				-279.24
Bice Family LLC			**-1,470.24**				**-1,470.24**
DigiCollect LLC	7476	11/1/25	-304.50				-304.50
	7477	12/1/25	-304.50				-304.50
DigiCollect LLC			**-609.00**				**-609.00**
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**
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	7443	10/1/25	4,565.40				4,565.40
MODERN MOVING AND STORAG			**4,565.40**				**4,565.40**
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
	7452	10/1/25	1.00				1.00
SERV-PRO			**1.00**			**-0.01**	**0.99**
Taylor's Surface Prep, LLC	7463	10/1/25	374.95				374.95
Taylor's Surface Prep, LLC			**374.95**				**374.95**
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**
			2,862.11			**-4,111.36**	**-1,249.25**

Watertown Industrial Center LDC
Aged Receivables
As of Oct 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
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					**84.31**	**84.31**

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Oct 1, 2025 to Oct 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
10/2/25	405501	7002907018	ELECTRICAL REIMBURSEMENT ON ACCOUNT #2853006061		190.21
	100000		National Grid	190.21	
10/2/25	141000	96015	Invoice: 7526		6,145.00
	100000		MASSEYS FURNITURE BARN	6,145.00	
10/2/25	141000	7850	Invoice: 7524		4,764.33
	100000		JEFFERSON COUNTY LDC	4,764.33	
10/2/25	141000	949293	Invoice: 7461		374.97
	141000		Invoice: 7462		725.03
	100000		Taylor's Surface Prep, LLC	1,100.00	
10/2/25	141000	949292	Invoice: 7462		374.96
	141000		Invoice: 7463		725.04
	100000		Taylor's Surface Prep, LLC	1,100.00	
10/2/25	141000	1646	Invoice: 7530		385.00
	100000		WATERTOWN MODEL RAILROAD CLUB	385.00	
10/9/25	141000	3812	Invoice: 7528		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
10/9/25	141000	863998	Invoice: 7521		1,332.00
	100000		W.B. Mason Co, Inc.	1,332.00	
10/9/25	141000	25520	Invoice: 7527		1,741.73
	100000		BLACK HORSE GROUP, LLC	1,741.73	
10/9/25	141000	96322	Invoice: 7520		753.21
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	753.21	
10/9/25	141000	12744	Invoice: 7525		5,389.68
	100000		Nytric Electrical Contractors, LLC.	5,389.68	
10/9/25	141000	0000080819	Invoice: 7529		407.95
	100000		LAURENCE WOLLUM	407.95	
10/9/25	141000	102114	Invoice: 7522		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
10/9/25	141000	0080132623	Invoice: 7523		990.89
	100000		Ampersand New York Operations Co. LLC.	990.89	
10/30/25	141000	3676	Invoice: 7519		445.00
	100000		PICK N GO PROPERTY WASTE SERVICES	445.00	
10/30/25	125000	033629	Invoice: 7415		638.41
	141000		Invoice: 7442		4,565.40
	125000		Invoice: 7531		2,204.54
	100000		MODERN MOVING AND STORAGE	7,408.35	
10/30/25	141000	13092	Invoice: 7450		1.00
	141000		Invoice: 7452		2,796.31
	100000		SERV-PRO	2,797.31	
				49,336.03	**49,336.03**

Watertown Industrial Center LDC
Aged Payables
As of Oct 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	92075167	10,500.00				10,500.00
ABJ FIRE PROTECTION	92075168	4,200.00				4,200.00
	92076083	1,183.10				1,183.10
	92076307	735.75				735.75
ABJ ABJ FIRE PROTECTION		**16,618.85**				**16,618.85**
ACE	11213-9/25		933.66			933.66
NOBEL ACE HDWE	11213-10/25	718.48				718.48
315-782-5964						
ACE NOBEL ACE HDWE		**718.48**	**933.66**			**1,652.14**
BURRVILLE	672283	111.65				111.65
BURRVILLE POWER EQ	672280	121.95				121.95
	672281	126.62				126.62
315-786-3468	672282	115.20				115.20
BURRVILLE BURRVILLE POWER EQ		**475.42**				**475.42**
CINTAS CINTAS	12666550-10/2	284.70				284.70
CINTAS CINTAS		**284.70**				**284.70**
CITYCOMP	0002012-10/25-	313.79				313.79
CITY COMPTROLLER	0004614-10/25-	512.30				512.30
315-785-7757						
CITYCOMP CITY COMPTROLLER		**826.09**				**826.09**
COOPER COOPER ELECTRIC	S060284741.00	166.48				166.48
COOPER COOPER ELECTRIC		**166.48**				**166.48**

Watertown Industrial Center LDC
Aged Payables
As of Oct 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	253030058072 253030058072	292.38 237.26				292.38 237.26
DE **DIRECT ENERGY**		**529.64**				**529.64**
DIVAL DIVAL SAFETY & SUPPL 800-343-1354	3804334 3804581 3805490	299.88 58.73 174.23				299.88 58.73 174.23
DIVAL **DIVAL SAFETY & SUPP**		**532.84**				**532.84**
DP Bartlett DP Bartlett & Sons Heati	61820	981.50				981.50
DP Bartlett **DP Bartlett & Sons Heat**		**981.50**				**981.50**
ERIE INSURANCE ERIE INSURANCE AT MATTHEWS & DIER 315-782-2020	Q610597521-1	5,166.03				5,166.03
ERIE INSURANCE **ERIE INSURANCE**		**5,166.03**				**5,166.03**
FP FP MAILING SOLUTION	RI106849746 RI106853315	170.61 30.33				170.61 30.33
FP **FP MAILING SOLUTION**		**200.94**				**200.94**
KHB Kendall, Harrienger & Bur	9685 - 9/25 9798-10/25	 640.00	1,640.00 			1,640.00 640.00

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
315-753-8080						
KHB Kendall, Harrienger & B		**640.00**	**1,640.00**			**2,280.00**
NG NATIONAL GRID	1078719124-10	385.72				385.72
	0918937121-10	33.39				33.39
	0438937121-10	439.50				439.50
	0498786119-10	283.33				283.33
	0538786113-10	32.55				32.55
	0898937178-10	261.47				261.47
	0038937138-10	281.52				281.52
	0058937125-10	241.58				241.58
	4083010042-10	224.69				224.69
	9678936125-10	41.15				41.15
	0338937134-10	29.33				29.33
	5874117071-10	29.05				29.05
	0518786126-10	260.42				260.42
NG NATIONAL GRID		**2,543.70**				**2,543.70**
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
NYS DEPT OF LABOR NYS DEPT OF LABOR					**275.00**	**275.00**
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	180140-10/25	445.00				445.00
SEAWAY RENTAL SEAWAY RENTAL COR		**445.00**				**445.00**
TRAVELERS TRAVELERS HAYLOR FREYER & CO	2332V4230	100.00				100.00
TRAVELERS TRAVELERS		**100.00**				**100.00**
WASTE M	3462962-0448-	530.66				530.66

Watertown Industrial Center LDC
Aged Payables
As of Oct 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
WASTE MANAGEMENT 315-773-5696						
WASTE M WASTE MANAGEMENT		**530.66**				**530.66**
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		**30,760.33**	**2,573.66**		**272.00**	**33,605.99**

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2025 to Oct 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
10/1/25	12506	200000	Invoice: 244793	8,300.00	
		100000	BOWERS & COMPANY CPA's		8,300.00
10/1/25	12507	200000	Invoice: 000044934246	658.27	
		100000	EXCELLUS HEALTH PLAN		658.27
10/1/25	12508	200000	Invoice: 709901	170.61	
		100000	FP MAILING SOLUTIONS		170.61
10/1/25	12509	200000	Invoice: 40160482	351.12	
		100000	Great America Financial Services		351.12
10/1/25	12510	200000	Invoice: 2493153	1,455.50	
		100000	MCQUADE & BANNIGAN		1,455.50
10/1/25	12511	200000	Invoice: 6388	700.00	
		100000	OMEGA, INC.		700.00
10/1/25	12512	200000	Invoice: 3283	900.00	
		100000	P&M CONSTRUCTION		900.00
10/1/25	12513	200000	Invoice: 4503	2,410.00	
		100000	SWBG WHOLESALE INC.		2,410.00
10/1/25	12514	200000	Invoice: 3461236-0448-7	547.98	
		100000	WASTE MANAGEMENT OF NEW YORK		547.98
10/1/25	12515	200000	Invoice: 105092 - 9/30	1,435.25	
		100000	G.W. WHITE & SON INC.		1,435.25
10/1/25	12516	200000	Invoice: 10/25 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
10/17/25	12517	200000	Invoice: 0918937121-92525	32.03	
		200000	Invoice: 0898937178-92525	34.65	
		200000	Invoice: 1078719124-92525	289.75	
		200000	Invoice: 0498937161-92525	32.02	
		200000	Invoice: 0538786113-92525	32.03	
		200000	Invoice: 0438937172-92525	522.80	
		200000	Invoice: 4083010042-92525	233.70	
		200000	Invoice: 0058937125-92525	213.83	
		200000	Invoice: 0958937178-92525	581.99	
		200000	Invoice:	252.18	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2025 to Oct 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
			0038937138-92525		
		200000	Invoice: 0338937134-92525	28.85	
		200000	Invoice: 9678936125-92525	28.85	
		200000	Invoice: 0498786119-92525	338.69	
		200000	Invoice: 5874117071-92525	90.06	
		200000	Invoice: 0518786126-92925	266.99	
		100000	NATIONAL GRID		2,978.42
10/17/25	12518	100000	VOID		
10/17/25	12518	200000	Invoice: 12666550-9/25	427.05	
		100000	CINTAS		427.05
10/17/25	12519	200000	Invoice: 0004614-9/25-A/B	512.30	
		200000	Invoice: 0002012-9/25-C	313.79	
		100000	CITY COMPTROLLER		826.09
10/17/25	12520	200000	Invoice: 252740057880207	228.46	
		200000	Invoice: 252740057880206	276.96	
		100000	DIRECT ENERGY		505.42
10/17/25	12521	200000	Invoice: RI106794150	189.00	
		100000	FP MAILING SOLUTIONS		189.00
10/17/25	12522	200000	Invoice: 2494776	1,242.50	
		100000	MCQUADE & BANNIGAN		1,242.50
10/17/25	12523	200000	Invoice: AH-02	450.00	
		200000	Invoice: AH-01	150.00	
		200000	Invoice: AH-03	675.00	
		100000	P.S.G.		1,275.00
10/17/25	12524	200000	Invoice: S212573	1,679.72	
		100000	SANICO		1,679.72
10/17/25	12525	200000	Invoice: 19868-9/25	719.00	
		100000	SEAWAY RENTAL CORP.		719.00
10/17/25	12526	200000	Invoice: 144093601100725	301.47	
		100000	Charter Communications		301.47
10/17/25	12527	200000	Invoice: 6124954163	643.47	
		100000	VERIZON WIRELESS		643.47
10/17/25	12528	200000	Invoice: STMT76192272	448.82	
		100000	W.B. MASON COMPANY, INC.		448.82

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Oct 1, 2025 to Oct 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
10/17/25	12529	200000	Invoice: 4445699	93.03	
		100000	WESTELCOM		93.03
10/17/25	2029	200000	Invoice: LHI 22-24	36.98	
		102000	JEFFERSON COUNTY TREASURER		36.98
	Total			**30,513.09**	**30,513.09**

Watertown Industrial Center LDC
Maintenance Report for the Four Month Period Ending October 31, 2025
Prepared by WICLDC STAFF, December 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	$ 96,755.00	31,093.38	$ 8,456.99	8,456.99	32.14
Total Revenues	96,755.00	31,093.38	8,456.99	8,456.99	32.14
Expenses					
Maintenance - Improvements	6,000.00	166.48	166.48	0.00	2.77
Maintenance - Building Repairs	20,800.00	15,585.24	3,709.92	871.83	74.93
Maintenance - Common Area	14,500.00	4,354.63	1,020.45	427.05	30.03
Maintenance - Grounds	25,200.00	2,804.72	1,679.72	900.00	11.13
Maintenance - Equipment/Tools	11,000.00	7,228.30	1,726.35	1,162.95	65.71
Maintenance - Materials	7,000.00	4,084.15	175.07	1,981.52	58.35
Total Operations	84,500.00	34,223.52	8,477.99	5,343.35	40.50
Net Income Over Expenditure	**$ 12,255.00**	**(3,130.14)**	**$ (21.00)**	**3,113.64**	**(25.54)**