Watertown Industrial Center LDC
Income Statement for the One Month Period Ending July 31, 2025
Prepared by Staff, August 21, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	$ 521,773.00	41,363.97	$ 41,363.97	41,015.50	480,409.03
Misc Inc - Oper & Admin	0.00	0.00	0.00	(898.46)	0.00
Interest Income	14.00	0.51	0.51	0.49	13.49
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**	**41,364.48**	**41,364.48**	**40,117.53**	**483,422.52**
Expenses					
Marketing	8,900.00	5,381.00	5,381.00	0.00	3,519.00
Salaries	136,024.00	16,253.20	16,253.20	9,596.44	119,770.80
FICA-Medicare Tax Expense	10,182.00	1,231.54	1,231.54	726.56	8,950.46
Health Ins.	6,298.00	524.38	524.38	531.96	5,773.62
Dental Ins	813.00	(16.62)	(16.62)	(10.52)	829.62
Vision Ins.	192.00	(3.97)	(3.97)	(2.74)	195.97
Comp Ins.	2,400.00	0.00	0.00	(203.83)	2,400.00
Retirement Expense	11,736.00	883.19	883.19	863.62	10,852.81
NYS Unemployment	444.00	28.84	28.84	0.00	415.16
NYS Re-Emp Service	26.00	1.07	1.07	0.00	24.93
Vehicle Allowance	1,800.00	150.00	150.00	150.00	1,650.00
Disability	1,230.00	(72.66)	(72.66)	(42.04)	1,302.66
Paychex Processing	4,292.00	376.58	376.58	532.27	3,915.42
Office Expenses	19,447.00	1,336.08	1,336.08	1,709.51	18,110.92
Depreciation	160,560.00	13,380.00	13,380.00	13,380.00	147,180.00
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	71,350.00	6,838.58	6,838.58	5,719.58	64,511.42
Legal/Environmental	6,000.00	0.00	0.00	0.00	6,000.00
Legal General	0.00	0.00	0.00	320.00	0.00
Accounting and Auditing	8,767.00	0.00	0.00	0.00	8,767.00
Engineering/Design/Consulting	5,200.00	0.00	0.00	0.00	5,200.00
Maintenance - Improvements	6,000.00	0.00	0.00	0.00	6,000.00
Maintenance - Common Area	14,500.00	1,567.05	1,567.05	1,129.15	12,932.95
Maintenance - Building Repairs	20,800.00	4,102.95	4,102.95	3,431.27	16,697.05
Maintenance - Materials	7,000.00	1,561.42	1,561.42	402.09	5,438.58
Maintenance - Grounds	25,200.00	0.00	0.00	0.00	25,200.00
Maintenance - Equipment/Tools	11,000.00	1,285.96	1,285.96	56.98	9,714.04
Waste Removal	5,544.00	887.39	887.39	0.00	4,656.61
Property Taxes	36,000.00	0.00	0.00	0.00	36,000.00
Water	9,612.00	826.09	826.09	802.03	8,785.91
Electric	52,051.00	4,083.94	4,083.94	2,900.62	47,967.06
Gas	25,927.00	904.15	904.15	1,290.87	25,022.85
Interest Expense-Roof Project	3,789.00	341.74	341.74	346.42	3,447.26
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**	**61,851.90**	**61,851.90**	**43,630.24**	**613,232.10**
Total Revenue	524,787.00	41,364.48	41,364.48	40,117.53	483,422.52
Total Expenses	675,084.00	61,851.90	61,851.90	43,630.24	613,232.10
Net Income Over Expenditure	**$ (150,297.00)**	**(20,487.42)**	**$ (20,487.42)**	**(3,512.71)**	**(129,809.58)**

Watertown Industrial Center LDC
Income Statement for the One Month Period Ending July 31, 2025
Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	$ 521,773.00	41,363.97	$ 41,363.97	41,015.50	7.93
Misc Inc - Oper & Admin	0.00	0.00	0.00	(898.46)	0.00
Interest Income	14.00	0.51	0.51	0.49	3.64
Extra-Ordinary Income	3,000.00	0.00	0.00	0.00	0.00
Total Revenues	**524,787.00**	**41,364.48**	**41,364.48**	**40,117.53**	**7.88**
Expenses					
Marketing	8,900.00	5,381.00	5,381.00	0.00	60.46
Salaries	136,024.00	16,253.20	16,253.20	9,596.44	11.95
Benefits	35,121.00	2,725.77	2,725.77	2,013.01	7.76
Paychex Processing	4,292.00	376.58	376.58	532.27	8.77
Office Expenses	19,447.00	1,336.08	1,336.08	1,709.51	6.87
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	71,350.00	6,838.58	6,838.58	5,719.58	9.58
Professional Consultants	19,967.00	0.00	0.00	320.00	0.00
Maintenance Expenses	84,500.00	8,517.38	8,517.38	5,019.49	10.08
Utilities Taxes & Rent	129,134.00	6,701.57	6,701.57	4,993.52	5.19
Interest Exp Roof Project	3,789.00	341.74	341.74	346.42	9.02
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	**514,524.00**	**48,471.90**	**48,471.90**	**30,250.24**	**9.42**
Total Revenue	524,787.00	41,364.48	41,364.48	40,117.53	7.88
Total Expenses	514,524.00	48,471.90	48,471.90	30,250.24	9.42
Net Income Over Expenditure	**$ 10,263.00**	**(7,107.42)**	**$ (7,107.42)**	**9,867.29**	**(69.25)**

Watertown Industrial Center LDC
Balance Sheet
July 31, 2025

ASSETS

Current Assets				
General Checking - Key Bank	$	149,522.83		
Capital Reserve		64,256.77		
Leasehold Improvement Fund		87,082.88		
Accounts Receivable		4,097.72		
Acc. Rec. LHI		(585.20)		
Rents Receivable		6,730.05		
Total Current Assets				311,105.05
Property and Equipment				
Furniture/Fixtures/Equipment		67,217.05		
Allow. for Deprn. - FF&E		(63,307.27)		
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		(4,665,320.32)		
Total Property and Equipment				1,666,091.44
Other Assets				
Work In Process-Various		507,727.72		
Total Other Assets				507,727.72
Total Assets			$	2,484,924.21

LIABILITIES AND CAPITAL

Current Liabilities				
Accounts Payable	$	18,488.64		
RETAINAGE PAYABLE		(0.45)		
Due HUD - Leasehold Impr. Fund		51.05		
ACCRUED PAYROLL		1,471.00		
Retirement Withheld		153.59		
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				284,831.07
Long-Term Liabilities				
Bldg. B Renovation Loan-WLDC		0.42		
Roof Replacement Loan		134,821.81		
Total Long-Term Liabilities				134,822.23
Total Liabilities				419,653.30
Capital				
Fund Balance		353,392.44		
Capital Improvement Reserve		227,193.82		
Fund Balance - Leasehold Impr.		0.24		
Fund Balance - Capital Reserve		1,505,171.83		

Net Income	(20,487.42)	
Total Capital		2,065,270.91
Total Liabilities & Capital		$ 2,484,924.21

Watertown Industrial Center Compartive Balance Sheet for: 6/30/25 - 7/31/25

ASSETS	6/30/2025		7/31/2025		After Adjusting Entries 6/30/2024	
Current Assets						
General Checking - Key Bank	$ 153,176.40		$ 149,522.83		$ 129,683.41	
Capital Reserve	59,469.64		64,256.77		136,828.72	
Leasehold Improvement Fund	118,847.66		87,082.88		193,776.20	
Accounts Receivable	6,733.97		4,097.72		1,690.49	
Acc. Rec. LHI	(585.20)		(585.20)		45,398.52	
Rents Receivable	25,353.70		6,730.05		17,495.50	
Total Current Assets		362,996.17		311,105.05		524,872.84
Property and Equipment						
Furniture/Fixtures/Equipment	67,217.05		67,217.05		67,217.05	
Allow. for Deprn. - FF&E	(63,196.27)		(63,307.27)		(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	(4,652,051.32)		(4,665,320.32)		(4,492,823.32)	
Total Property and Equipment		1,679,471.44		1,666,091.44		1,840,031.44
Other Assets						
Work In Process-Various	507,727.72		507,727.72		58,372.87	
Total Other Assets		507,727.72		507,727.72		58,372.87
Total Assets		$ 2,550,195.33		$ 2,484,924.21		$ 2,423,277.15
LIABILITIES AND CAPITAL						
Current Liabilities						
Accounts Payable	$ 61,547.08		$ 18,488.64		$ 8,675.68	
RETAINAGE PAYABLE	(0.45)		(0.45)		(0.45)	
Due HUD - Leasehold Impr. Fund	50.12		51.05		31.64	
Accrued Payroll	1,471.00		1,471.00		1,471.00	
Retirement Withheld	3.13		153.59		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		327,738.12		284,831.07		180,831.96
Long-Term Liabilities						
Bldg. B Renovation Loan-WLDC	0.42		0.42		45,984.14	
Roof Replacement Loan	136,698.46		134,821.81		158,856.59	
Total Long-Term Liabilities		136,698.88		134,822.23		204,840.73
Total Liabilities		464,437.00		419,653.30		385,672.69
Capital						
Fund Balance	303,246.07		353,392.44		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	50,146.37		(20,487.42)		(12,516.82)	
Total Capital		2,085,758.33		2,065,270.91		2,037,604.46
Total Liabilities & Capital		$ 2,550,195.33		$ 2,484,924.21		$ 2,423,277.15

Watertown Industrial Center LDC
Tenant Receivables
As of Jul 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	7471	8/1/25	-1,191.00				-1,191.00
	7490	8/1/25	-385.00				-385.00
	7492	9/1/25	-567.24				-567.24
Bice Family LLC			**-2,143.24**				**-2,143.24**
DigiCollect LLC	7472	7/1/25	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	7440	7/1/25	4,565.40				4,565.40
MODERN MOVING AND STORAG			**4,565.40**				**4,565.40**
PICK N GO PROPERTY WASTE S	7468	6/1/25		870.61			870.61
	7478	7/1/25	870.61				870.61
PICK N GO PROPERTY WASTE S			**870.61**	**870.61**			**1,741.22**
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	7394	6/1/25		1,099.99			1,099.99
	7399	7/1/25	1,099.99				1,099.99
Taylor's Surface Prep, LLC			**1,099.99**	**1,099.99**			**2,199.98**
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
	7480	7/1/25	217.07				217.07
W.B. Mason Co, Inc.			**217.07**			**-0.12**	**216.95**
			4,914.33	**1,970.60**		**-4,111.36**	**2,773.57**

Watertown Industrial Center LDC
Aged Receivables
As of Jul 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			3,638.41		3,638.41
MODERN MOVING MODERN MOVING AND S				**3,638.41**		**3,638.41**
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				**4,013.41**	**84.31**	**4,097.72**

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jul 1, 2025 to Jul 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
7/1/25	141000	947214	Invoice: 7393		1,099.99
	100000		Taylor's Surface Prep, LLC	1,099.99	
7/1/25	141000	0079545292	Invoice: 7434		972.30
	100000		Ampersand New York Operations Co. LLC.	972.30	
7/1/25	141000	101864	Invoice: 7433		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
7/16/25	141000	7761	Invoice: 7484		4,764.33
	100000		JEFFERSON COUNTY LDC	4,764.33	
7/16/25	141000	25335	Invoice: 7481		1,741.73
	100000		BLACK HORSE GROUP, LLC	1,741.73	
7/16/25	141000	0000080807	Invoice: 7487		407.95
	100000		LAURENCE WOLLUM	407.95	
7/16/25	141000	860636	Invoice: 7480		1,114.93
	100000		W.B. Mason Co, Inc.	1,114.93	
7/16/25	141000	3700	Invoice: 7486		1,842.61
	100000		CONVERSE LABORATORIES INC.	1,842.61	
7/16/25	141000	12673	Invoice: 7485		5,389.68
	100000		Nytric Electrical Contractors, LLC.	5,389.68	
7/16/25	141000	96135	Invoice: 7479		753.21
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	753.21	
7/16/25	125000	3597	Invoice: 48003-PNG		692.00
	100000		PICK N GO PROPERTY WASTE SERVICES	692.00	
7/16/25	125000	3596	Invoice: 2025/20/0081103		444.25
	100000		PICK N GO PROPERTY WASTE SERVICES	444.25	
7/16/25	141000	0076980188	Invoice: 7483		990.89
	100000		Ampersand New York Operations Co. LLC.	990.89	
7/16/25	141000	033601	Invoice: 7239		1,011.37
	141000		Invoice: 7401		4,565.40
	100000		MODERN MOVING AND STORAGE	5,576.77	
7/16/25	141000	12967	Invoice: 7449		2,797.31
	100000		SERV-PRO	2,797.31	
7/16/25	141000	1631	Invoice: 7488		385.00
	100000		WATERTOWN MODEL RAILROAD CLUB	385.00	
7/24/25	125000	033607	Invoice: 7415		1,500.00
	141000		Invoice: 7402		4,565.40
	100000		MODERN MOVING AND STORAGE	6,065.40	
7/30/25	141000	101956	Invoice: 7482		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
7/30/25	141000	947964	Invoice: 7489		385.00
	141000		Invoice: 7471		1,162.76
	141000		Invoice: 7490		385.00
	141000		Invoice: 7492		567.24
	100000		Bice Family LLC	2,500.00	

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jul 1, 2025 to Jul 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
				62,623.87	62,623.87

Watertown Industrial Center LDC
Aged Payables
As of Jul 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	11213-7/25	1,076.29				1,076.29
ACE NOBEL ACE HDWE		**1,076.29**				**1,076.29**
CINTAS CINTAS	12666550-7/25	346.30				346.30
CINTAS CINTAS		**346.30**				**346.30**
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-7/25- 0002012-7/25-	512.30 313.79				512.30 313.79
CITYCOMP CITY COMPTROLLER		**826.09**				**826.09**
DE DIRECT ENERGY	252130057478 252130057478	751.19 300.14				751.19 300.14
DE DIRECT ENERGY		**1,051.33**				**1,051.33**
DP Bartlett DP Bartlett & Sons Heati	60175	3,650.00				3,650.00
DP Bartlett DP Bartlett & Sons Heat		**3,650.00**				**3,650.00**
Great America Great America Financial Matt Burlage 1-866-803-2665	39709493	351.12				351.12
Great America Great America Financial		**351.12**				**351.12**

Watertown Industrial Center LDC
Aged Payables
As of Jul 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
MCQUADE	2485034	2,452.50				2,452.50
MCQUADE & BANNIGAN	2488590	228.00				228.00
	2490123	47.75				47.75
3157882612	2490677	50.50				50.50
MCQUADE MCQUADE & BANNIGA		**2,778.75**				**2,778.75**
MITTAG MITTAG'S LOCK & KEY	14345	305.00				305.00
315-788-8261						
MITTAG MITTAG'S LOCK & KEY		**305.00**				**305.00**
NETTO NETTO FIRE EQUIPMEN	58762	1,173.00				1,173.00
NETTO NETTO FIRE EQUIPME		**1,173.00**				**1,173.00**
NG	0038937138-72	378.20				378.20
NATIONAL GRID	9678936125-72	27.42				27.42
	0958937178-72	272.22				272.22
	5874117071-72	664.45				664.45
	2853006061-72	355.18				355.18
	0338937134-72	26.65				26.65
	0438937172-72	890.16				890.16
	0498786119-72	307.10				307.10
	1078719124-72	418.56				418.56
	0058937125-72	185.11				185.11
	0498937161-72	22.28				22.28
	0538786113-72	29.59				29.59
	0898937178-72	45.31				45.31
	0918937121-72	29.59				29.59
	1118719182-72	29.59				29.59
	0518786126-73	255.35				255.35
NG NATIONAL GRID		**3,936.76**				**3,936.76**
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00

Watertown Industrial Center LDC
Aged Payables
As of Jul 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**					**275.00**	**275.00**
SHERWIN WILLIAMS SHERWIN WILLIAMS 315-788-3130	8980-1 89801-7/25	617.35 666.74				617.35 666.74
SHERWIN WILLIAMS **SHERWIN WILLIAMS**		**1,284.09**				**1,284.09**
WASTE M WASTE MANAGEMENT 315-773-5696	3456164-0448-	887.39				887.39
WASTE M **WASTE MANAGEMENT**		**887.39**				**887.39**
WB MASON W.B. MASON COMPANY	STMT7461994	317.77				317.77
WB MASON **W.B. MASON COMPAN**		**317.77**				**317.77**
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		**17,983.89**			**272.00**	**18,255.89**

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jul 1, 2025 to Jul 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
7/1/25	12430	200000	Invoice: 16182	1,627.50	
		100000	AUBERTINE AND CURRIER ARCHITECTS		1,627.50
7/1/25	12431	200000	Invoice: BFP-24-SSDS	898.46	
		100000	BROOKFIELD RENEWABLE POWER		898.46
7/1/25	12432	200000	Invoice: 7/25 INS	5,719.58	
		100000	Central Insurance Companies		5,719.58
7/1/25	12433	200000	Invoice: 000043816171	658.27	
		100000	EXCELLUS HEALTH PLAN		658.27
7/1/25	12434	200000	Invoice: NDO2559334E-7/25	1,119.00	
		100000	Mount Vernon Fire Insurance Comp.		1,119.00
7/1/25	12435	200000	Invoice: 5002927215	2,648.45	
		100000	TK ELEVATOR CORP		2,648.45
7/1/25	12436	200000	Invoice: 7/25 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
7/18/25	12437	200000	Invoice: 9678936125-62525	26.26	
		200000	Invoice: 0338937134-62525	26.26	
		200000	Invoice: 0058937125-62525	198.69	
		200000	Invoice: 0498786119-62525	223.01	
		200000	Invoice: 0898937178-62525	1,066.34	
		200000	Invoice: 0438937172-62525	541.08	
		200000	Invoice: 1118719182-62525	29.15	
		200000	Invoice: 2017080029-62525	89.53	
		200000	Invoice: 0038937138-62525	365.87	
		200000	Invoice: 0958937178-62525	99.86	
		200000	Invoice: 2853006061-62525	270.18	
		200000	Invoice: 1078719124-62525	248.29	
		200000	Invoice: 0918937121-62525	29.15	
		200000	Invoice: 0538786113-62525	29.15	
		200000	Invoice: 0498937161-62525	29.15	
		200000	Invoice: 0518786126-62725	224.99	
		100000	NATIONAL GRID		3,496.96

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jul 1, 2025 to Jul 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
7/18/25	12438	100000	VOID		
7/18/25	12438	200000	Invoice: 11213-6/25	459.07	
		100000	NOBEL ACE HDWE		459.07
7/18/25	12439	200000	Invoice: 12666550-6/25	407.90	
		100000	CINTAS		407.90
7/18/25	12440	200000	Invoice: 0002012-6/25-C	304.65	
		200000	Invoice: 0004614-6/25-A/B	497.38	
		100000	CITY COMPTROLLER		802.03
7/18/25	12441	200000	Invoice: BFP-3-FINAL	16,604.32	
		100000	CONTINENTAL CONSTRUCTION, LLC		16,604.32
7/18/25	12442	200000	Invoice: 251830057275578	467.70	
		200000	Invoice: 251830057275579	226.83	
		100000	DIRECT ENERGY		694.53
7/18/25	12443	200000	Invoice: RI06690490	157.98	
		100000	FP MAILING SOLUTIONS		157.98
7/18/25	12444	200000	Invoice: 9068	320.00	
		100000	Kendall, Harrienger & Burrows		320.00
7/18/25	12445	200000	Invoice: AD-1-7/25	500.00	
		100000	NEWZUNKY, INC.		500.00
7/18/25	12446	200000	Invoice: 178400	487.00	
		100000	SEAWAY RENTAL CORP.		487.00
7/18/25	12447	200000	Invoice: 00592-000420-6/25	644.32	
		100000	SECURITY SUPPLY CORPORATION		644.32
7/18/25	12448	200000	Invoice: 144093601070725	301.92	
		100000	Charter Communications		301.92
7/18/25	12449	200000	Invoice: 14-18-WB-2025	1,150.00	
		200000	Invoice: 13-15-2025	1,000.00	
		100000	UPSTATE YOUTH BASEBALL ASSOC, INC		2,150.00
7/18/25	12450	200000	Invoice: 125183	147.95	
		100000	U.S. MATERIALS HANDLING		147.95
7/18/25	12451	200000	Invoice: 6117465991	257.27	
		100000	VERIZON		257.27

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jul 1, 2025 to Jul 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
			WIRELESS		
7/18/25	12452	200000	Invoice: STMT73839302	515.10	
		100000	W.B. MASON COMPANY, INC.		515.10
7/18/25	12453	200000	Invoice: 4328270	108.00	
		100000	WESTELCOM		108.00
7/18/25	2028	200000	Invoice: IP-5	12,126.63	
		200000	Invoice: IP-6-FINAL	19,639.08	
		102000	D.C. BUILDING SYSTEMS		31,765.71
	Total			**74,709.71**	**74,709.71**

Watertown Industrial Center LDC
Maintenance Report for the One Month Period Ending July 31, 2025
Prepared by WICLDC STAFF, August 21, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	$ 96,755.00	7,112.74	$ 7,112.74	7,274.66	7.35
Total Revenues	96,755.00	7,112.74	7,112.74	7,274.66	7.35
Expenses					
Maintenance - Improvements	6,000.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	4,102.95	4,102.95	3,431.27	19.73
Maintenance - Common Area	14,500.00	1,567.05	1,567.05	1,129.15	10.81
Maintenance - Grounds	25,200.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	11,000.00	1,285.96	1,285.96	56.98	11.69
Maintenance - Materials	7,000.00	1,561.42	1,561.42	402.09	22.31
Total Operations	84,500.00	8,517.38	8,517.38	5,019.49	10.08
Net Income Over Expenditure	**$ 12,255.00**	**(1,404.64)**	**$ (1,404.64)**	**2,255.17**	**(11.46)**