

Watertown Industrial Center LDC**Income Statement for the Two Month Period Ending August 31, 2025**

Prepared by Staff, September 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 521,773.00	82,302.33	\$ 40,938.36	41,363.97	439,470.67
Interest Income	14.00	1.05	0.54	0.51	12.95
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	82,303.38	40,938.90	41,364.48	442,483.62
Expenses					
Marketing	8,900.00	6,521.80	1,140.80	5,381.00	2,378.20
Salaries	136,024.00	29,073.68	12,820.48	16,253.20	106,950.32
FICA-Medicare Tax Expense	10,182.00	2,204.27	972.73	1,231.54	7,977.73
Health Ins.	6,298.00	1,091.51	567.13	524.38	5,206.49
Dental Ins	813.00	218.26	234.88	(16.62)	594.74
Vision Ins.	192.00	49.86	53.83	(3.97)	142.14
Comp Ins.	2,400.00	0.00	0.00	0.00	2,400.00
Retirement Expense	11,736.00	2,237.33	1,354.14	883.19	9,498.67
NYS Unemployment	444.00	85.32	56.48	28.84	358.68
NYS Re-Emp Service	26.00	3.16	2.09	1.07	22.84
Vehicle Allowance	1,800.00	300.00	150.00	150.00	1,500.00
Disability	1,230.00	(38.26)	34.40	(72.66)	1,268.26
Paychex Processing	4,292.00	713.78	337.20	376.58	3,578.22
Life Ins.	0.00	33.75	33.75	0.00	(33.75)
Office Expenses	19,447.00	2,385.48	1,049.40	1,336.08	17,061.52
Depreciation	160,560.00	26,760.00	13,380.00	13,380.00	133,800.00
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	71,350.00	12,558.16	5,719.58	6,838.58	58,791.84
Legal/Environmental	6,000.00	0.00	0.00	0.00	6,000.00
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	2,907.13	1,340.08	1,567.05	11,592.87
Maintenance - Building Repairs	20,800.00	11,003.49	6,900.54	4,102.95	9,796.51
Maintenance - Materials	7,000.00	1,927.56	366.14	1,561.42	5,072.44
Maintenance - Grounds	25,200.00	225.00	225.00	0.00	24,975.00
Maintenance - Equipment/Tools	11,000.00	4,339.00	3,053.04	1,285.96	6,661.00
Waste Removal	5,544.00	1,342.44	455.05	887.39	4,201.56
Property Taxes	36,000.00	11,933.59	11,933.59	0.00	24,066.41
Water	9,612.00	1,652.18	826.09	826.09	7,959.82
Electric	52,051.00	8,092.69	4,008.75	4,083.94	43,958.31
Gas	25,927.00	1,191.34	256.68	934.66	24,735.66
Interest Expense-Roof Project	3,789.00	678.78	337.04	341.74	3,110.22
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	129,491.30	67,608.89	61,882.41	545,592.70
Total Revenue	524,787.00	82,303.38	40,938.90	41,364.48	442,483.62
Total Expenses	675,084.00	129,491.30	67,608.89	61,882.41	545,592.70
Net Income Over Expenditure	\$ (150,297.00)	(47,187.92)	\$ (26,669.99)	(20,517.93)	(103,109.08)

Watertown Industrial Center LDC
Income Statement for the Two Month Period Ending August 31, 2025

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 521,773.00	82,302.33	\$ 40,938.36	41,363.97	15.77
Interest Income	14.00	1.05	0.54	0.51	7.50
Extra-Ordinary Income	3,000.00	0.00	0.00	0.00	0.00
Total Revenues	524,787.00	82,303.38	40,938.90	41,364.48	15.68
Expenses					
Marketing	8,900.00	6,521.80	1,140.80	5,381.00	73.28
Salaries	136,024.00	29,073.68	12,820.48	16,253.20	21.37
Benefits	35,121.00	6,185.20	3,459.43	2,725.77	17.61
Paychex Processing	4,292.00	713.78	337.20	376.58	16.63
Office Expenses	19,447.00	2,385.48	1,049.40	1,336.08	12.27
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	71,350.00	12,558.16	5,719.58	6,838.58	17.60
Professional Consultants	19,967.00	0.00	0.00	0.00	0.00
Maintenance Expenses	84,500.00	20,402.18	11,884.80	8,517.38	24.14
Utilities Taxes & Rent	129,134.00	24,212.24	17,480.16	6,732.08	18.75
Interest Exp Roof Project	3,789.00	678.78	337.04	341.74	17.91
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	102,731.30	54,228.89	48,502.41	19.97
Total Revenue	524,787.00	82,303.38	40,938.90	41,364.48	15.68
Total Expenses	514,524.00	102,731.30	54,228.89	48,502.41	19.97
Net Income Over Expenditure	\$ 10,263.00	(20,427.92)	\$ (13,289.99)	(7,137.93)	(199.04)

Watertown Industrial Center LDC
Balance Sheet
August 31, 2025

ASSETS

Current Assets		
General Checking - Key Bank	\$	130,102.21
Capital Reserve		66,616.80
Leasehold Improvement Fund		87,083.62
Accounts Receivable		3,557.72
Acc. Rec. LHI		(585.20)
Rents Receivable		7,012.47
		293,787.62
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(63,418.27)
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		(4,678,589.32)
		1,652,711.44
Total Property and Equipment		
Other Assets		
Work In Process-Variou		507,727.72
		507,727.72
Total Other Assets		
Total Assets	\$	2,454,226.78

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	16,522.78
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		51.79
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
		282,715.49
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		0.42
Roof Replacement Loan		132,940.46
		132,940.88
Total Long-Term Liabilities		
Total Liabilities		415,656.37
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

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
August 31, 2025

Net Income	<u>(47,187.92)</u>	
Total Capital		<u>2,038,570.41</u>
Total Liabilities & Capital	\$	<u><u>2,454,226.78</u></u>

Watertown Industrial Center Comparative Balance Sheet for: 7/31/25 - 8/31/25

ASSETS	7/31/2025	8/31/2025	Before Adjusting Entries 6/30/2025
Current Assets			
General Checking - Key Bank	\$ 149,522.83	\$ 130,102.21	\$ 153,176.40
Capital Reserve	64,256.77	66,616.80	59,469.64
Leasehold Improvement Fund	87,082.88	87,083.62	118,847.66
Accounts Receivable	4,097.72	3,557.72	6,733.97
Acc. Rec. LHI	(585.20)	(585.20)	(585.20)
Rents Receivable	<u>6,730.05</u>	<u>7,012.47</u>	<u>25,353.70</u>
Total Current Assets	311,105.05	293,787.62	362,996.17
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(63,307.27)	(63,418.27)	(63,196.27)
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>(4,665,320.32)</u>	<u>(4,678,589.32)</u>	<u>(4,652,051.32)</u>
Total Property and Equipment	1,666,091.44	1,652,711.44	1,679,471.44
Other Assets			
Work In Process-Variou	<u>507,727.72</u>	<u>507,727.72</u>	<u>507,727.72</u>
Total Other Assets	<u>507,727.72</u>	<u>507,727.72</u>	<u>507,727.72</u>
Total Assets	<u>\$ 2,484,924.21</u>	<u>\$ 2,454,226.78</u>	<u>\$ 2,550,195.33</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 18,519.15	\$ 16,522.78	\$ 61,547.08
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	51.05	51.79	50.12
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	153.59	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)
ARPA Grant - Infrastructure	<u>265,252.00</u>	<u>265,252.00</u>	<u>265,252.00</u>
Total Current Liabilities	284,861.58	282,715.49	327,738.12
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	0.42	0.42	0.42
Roof Replacement Loan	<u>134,821.81</u>	<u>132,940.46</u>	<u>136,698.46</u>
Total Long-Term Liabilities	<u>134,822.23</u>	<u>132,940.88</u>	<u>136,698.88</u>
Total Liabilities	419,683.81	415,656.37	464,437.00
Capital			
Fund Balance	353,392.44	353,392.44	303,246.07
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>(20,517.93)</u>	<u>(47,187.92)</u>	<u>50,146.37</u>
Total Capital	<u>2,065,240.40</u>	<u>2,038,570.41</u>	<u>2,085,758.33</u>
Total Liabilities & Capital	<u>\$ 2,484,924.21</u>	<u>\$ 2,454,226.78</u>	<u>\$ 2,550,195.33</u>

Watertown Industrial Center LDC Tenant Receivables As of Aug 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	7492	9/1/25	-567.24				-567.24
Bice Family LLC			-567.24				-567.24
DigiCollect LLC	7474	9/1/25	-304.50				-304.50
	7475	10/1/25	-304.50				-304.50
	7476	11/1/25	-304.50				-304.50
	7477	12/1/25	-304.50				-304.50
DigiCollect LLC			-1,218.00				-1,218.00
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	7441	8/1/25	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
	7493	8/1/25	445.00				445.00
PICK N GO PROPERTY WASTE S			445.00	870.61	870.61		2,186.22
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
	7450	8/1/25	1.00				1.00
SERV-PRO			1.00			-0.01	0.99
Taylor's Surface Prep, LLC	7399	7/1/25		1,099.98			1,099.98
	7461	8/1/25	1,099.99				1,099.99
Taylor's Surface Prep, LLC			1,099.99	1,099.98			2,199.97
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
			4,326.15	1,970.59	870.61	-4,111.36	3,055.99

Watertown Industrial Center LDC
Tenant Receivables
As of Aug 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
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Watertown Industrial Center LDC Aged Receivables As of Aug 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				2,138.41	2,138.41
MODERN MOVING MODERN MOVING AND S					2,138.41	2,138.41
PICNGO PICK N GO PROPERTY W 3157834122	48215-PNG	960.00				960.00
PICNGO PICK N GO PROPERTY W		960.00				960.00
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		960.00			2,597.72	3,557.72

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Aug 1, 2025 to Aug 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
8/12/25	141000 100000	25396	Invoice: 7496 BLACK HORSE GROUP, LLC	1,741.73	1,741.73
8/12/25	141000 100000	3727	Invoice: 7501 CONVERSE LABORATORIES INC.	1,842.61	1,842.61
8/12/25	141000 100000	96199	Invoice: 7494 UPSTATE CONSTRUCTION SERVICES, INC.	753.21	753.21
8/12/25	141000 100000	8928104	Invoice: 7500 Nytric Electrical Contractors, LLC.	5,389.68	5,389.68
8/12/25	141000 141000 100000	948150	Invoice: 7394 Invoice: 7399 Taylor's Surface Prep, LLC	1,100.00	1,099.99 0.01
8/12/25	141000 141000 141000 141000 141000 141000 100000	155174647	Invoice: 7472 Invoice: 7473 Invoice: 7474 Invoice: 7475 Invoice: 7476 Invoice: 7477 DigiCollect LLC	1,827.00	304.50 304.50 304.50 304.50 304.50 304.50
8/12/25	141000 141000 100000	861718	Invoice: 7480 Invoice: 7495 W.B. Mason Co, Inc.	1,549.07	217.07 1,332.00
8/12/25	141000 100000	13001	Invoice: 7450 SERV-PRO	2,796.31	2,796.31
8/12/25	141000 100000	0000080813	Invoice: 7502 LAURENCE WOLLUM	407.95	407.95
8/12/25	141000 100000	1633	Invoice: 7503 WATERTOWN MODEL RAILROAD CLUB	385.00	385.00
8/20/25	141000 100000	102022	Invoice: 7497 Erie Boulevard Hydropower L.P.	12,542.76	12,542.76
8/20/25	141000 100000	0079851442	Invoice: 7498 Ampersand New York Operations Co. LLC.	990.89	990.89
8/20/25	141000 100000	7809	Invoice: 7499 JEFFERSON COUNTY LDC	4,764.33	4,764.33
8/20/25	125000 141000 100000	033614	Invoice: 7415 Invoice: 7440 MODERN MOVING AND STORAGE	6,065.40	1,500.00 4,565.40
				42,155.94	42,155.94

Watertown Industrial Center LDC Aged Payables As of Aug 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	92073809	204.87				204.87
ABJ ABJ FIRE PROTECTION		204.87				204.87
ACE NOBEL ACE HDWE 315-782-5964	11213-8/25	719.63				719.63
ACE NOBEL ACE HDWE		719.63				719.63
CINTAS CINTAS	12666550-8/25	284.70				284.70
CINTAS CINTAS		284.70				284.70
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-8/25- 0002012-8/25-	512.30 313.79				512.30 313.79
CITYCOMP CITY COMPTROLLER		826.09				826.09
COOPER COOPER ELECTRIC	S059736476	6.15				6.15
COOPER COOPER ELECTRIC		6.15				6.15
DE DIRECT ENERGY	252460057687 252460057687	251.70 558.29				251.70 558.29
DE DIRECT ENERGY		809.99				809.99

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
DP Bartlett DP Bartlett & Sons Heati	82525-BFP-MI	785.00				785.00
DP Bartlett DP Bartlett & Sons Heat		785.00				785.00
INKWELL GRAPHIX INKWELL GRAPHIX	7465	225.00				225.00
INKWELL GRAPHIX INKWELL GRAPHIX		225.00				225.00
MCQUADE MCQUADE & BANNIGAN 3157882612	2487686	1,140.80				1,140.80
MCQUADE MCQUADE & BANNIGA		1,140.80				1,140.80
MITTAG MITTAG'S LOCK & KEY 315-788-8261	14349	331.00				331.00
MITTAG MITTAG'S LOCK & KEY		331.00				331.00
NG NATIONAL GRID	2017080029-72 0438937172-82 0498786119-82 0498937161-82 0538786113-82 0898937178-82 0918937121-82 1078719124-82 1118719182-82 2853006061-82 0958937178-82 9678936125-82 0338937134-82 0038937138-82		30.51			30.51 721.45 291.64 29.48 29.60 29.84 29.60 357.78 29.60 445.18 437.03 26.58 26.66 322.35

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
	0058937125-82	206.47				206.47
	4083010042-82	219.10				219.10
	0518786126-82	253.08				253.08
NG		3,455.44	30.51			3,485.95
NATIONAL GRID						
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	19868-8/25	2,693.40				2,693.40
SEAWAY RENTAL SEAWAY RENTAL COR		2,693.40				2,693.40
US MATERIALS HANDLI U.S. MATERIALS HANDL 315-437-2978	125375	3,589.54				3,589.54
US MATERIALS HANDLI U.S. MATERIALS HAND		3,589.54				3,589.54
WASTE M WASTE MANAGEMENT 315-773-5696	3457855-0448-	455.05				455.05
WASTE M WASTE MANAGEMENT		455.05				455.05
WB MASON W.B. MASON COMPANY	STMT 7540144	460.86				460.86
WB MASON W.B. MASON COMPAN		460.86				460.86

Watertown Industrial Center LDC
Aged Payables
As of Aug 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
WICLDC	3/09 LHI SERV				-1.00	-1.00
WATERTOWN INDUSTR	04/09-SERVPR				-1.00	-1.00
Billy Soluri	5/09 LHI SERV				-1.00	-1.00
315-782-9277						
WICLDC					-3.00	-3.00
WATERTOWN INDUSTR						
Report Total		15,987.52	30.51		272.00	16,290.03

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2025 to Aug 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
8/1/25	12454	200000 100000	Invoice: 8/25 INS Central Insurance Companies	5,719.58	5,719.58
8/1/25	12455	200000 100000	Invoice: 2025-02-0007128 CITY COMPTROLLER	1,396.72	1,396.72
8/1/25	12456	200000 100000	Invoice: 000044188588 EXCELLUS HEALTH PLAN	658.27	658.27
8/1/25	12457	200000 100000	Invoice: 39709493 Great America Financial Services	351.12	351.12
8/1/25	12458	200000 100000	Invoice: 8/25 - 10/25 Guardian Life Ins Co	430.05	430.05
8/1/25	12459	200000 100000	Invoice: 14345 MITTAG'S LOCK & KEY	305.00	305.00
8/1/25	12460	200000 100000	Invoice: 58762 NETTO FIRE EQUIPMENT	1,173.00	1,173.00
8/1/25	12461	200000 100000	Invoice: 20250731-2 SERV-PRO	680.00	680.00
8/1/25	12462	200000 100000	Invoice: 8980-1 SHERWIN WILLIAMS	617.35	617.35
8/1/25	12463	200000 100000	Invoice: 8/25 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
8/19/25	12464	200000	Invoice: 0498786119-72825	307.10	
		200000	Invoice: 2853006061-72825	355.18	
		200000	Invoice: 0958937178-72825	272.22	
		200000	Invoice: 9678936125-72825	27.42	
		200000	Invoice: 5874117071-72825	664.45	
		200000	Invoice: 0338937134-72825	26.65	
		200000	Invoice: 0438937172-72825	890.16	
		200000	Invoice: 0038937138-72825	378.20	
		200000	Invoice: 1078719124-72825	418.56	
		200000	Invoice: 0918937121-72925	29.59	
		200000	Invoice: 0898937178-72925	45.31	
		200000	Invoice: 0498937161-72925	22.28	
		200000	Invoice: 0058937125-72925	185.11	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2025 to Aug 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
		200000	Invoice: 0538786113-72925	29.59	
		200000	Invoice: 1118719182-72925	29.59	
		200000	Invoice: 0518786126-73025	255.35	
		100000	NATIONAL GRID		3,936.76
8/19/25	12465	100000	VOID		
8/19/25	12465	200000 100000	Invoice: 92073405 ABJ FIRE PROTECTION CO.	721.25	721.25
8/19/25	12466	200000 100000	Invoice: 11213-7/25 NOBEL ACE HDWE	1,076.29	1,076.29
8/19/25	12467	200000 100000	Invoice: 12666550-7/25 CINTAS	346.30	346.30
8/19/25	12468	200000 200000 100000	Invoice: 0004614-7/25-AB Invoice: 0002012-7/25-C CITY COMPTROLLER	512.30 313.79	826.09
8/19/25	12469	200000 200000 100000	Invoice: 252130057478226 Invoice: 252130057478227 DIRECT ENERGY	751.19 300.14	1,051.33
8/19/25	12470	200000 100000	Invoice: 60175 DP Bartlett & Sons Heating	3,650.00	3,650.00
8/19/25	12471	200000 100000	Invoice: 4026 JEFFERSON COUNTY INDUSTRIAL	10,536.87	10,536.87
8/19/25	12472	200000 200000 200000 200000 100000	Invoice: 2485034 Invoice: 2488590 Invoice: 2490123 Invoice: 2490677 MCQUADE & BANNIGAN	2,452.50 228.00 47.75 50.50	2,778.75
8/19/25	12473	200000 200000 100000	Invoice: 3257 Invoice: 3258 P&M CONSTRUCTION	675.00 840.00	1,515.00
8/19/25	12474	200000 100000	Invoice: 48215 RAYNOR OVERHEAD DOOR SALES, IN	960.00	960.00
8/19/25	12475	200000 100000	Invoice: 89801-7/25 SHERWIN WILLIAMS	666.74	666.74
8/19/25	12476	200000 100000	Invoice: 144093601080725 Charter	301.47	301.47

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Aug 1, 2025 to Aug 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
			Communications		
8/19/25	12477	200000 100000	Invoice: 6119983600 VERIZON WIRELESS	258.42	258.42
8/19/25	12478	200000 100000	Invoice: 3456164-0448-8 WASTE MANAGEMENT OF NEW YORK	887.39	887.39
8/19/25	12479	200000 100000	Invoice: STMT74619945 W.B. MASON COMPANY, INC.	317.77	317.77
8/19/25	12480	200000 100000	Invoice: 4367334 WESTELCOM	107.91	107.91
	Total			43,487.82	43,487.82

Watertown Industrial Center LDC
Maintenance Report for the Two Month Period Ending August 31, 2025
 Prepared by WICLDC STAFF, September 19, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 96,755.00	14,179.40	\$ 7,066.66	7,112.74	14.65
Total Revenues	<u>96,755.00</u>	<u>14,179.40</u>	<u>7,066.66</u>	<u>7,112.74</u>	14.65
Expenses					
Maintenance - Improvements	6,000.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	11,003.49	6,900.54	4,102.95	52.90
Maintenance - Common Area	14,500.00	2,907.13	1,340.08	1,567.05	20.05
Maintenance - Grounds	25,200.00	225.00	225.00	0.00	0.89
Maintenance - Equipment/Tools	11,000.00	4,339.00	3,053.04	1,285.96	39.45
Maintenance - Materials	7,000.00	1,927.56	366.14	1,561.42	27.54
Total Operations	<u>84,500.00</u>	<u>20,402.18</u>	<u>11,884.80</u>	<u>8,517.38</u>	24.14
Net Income Over Expenditure	\$ <u>12,255.00</u>	<u>(6,222.78)</u>	\$ <u>(4,818.14)</u>	<u>(1,404.64)</u>	(50.78)