# Watertown Industrial Center LDC
## Income Statement for the Three Month Period Ending September 30, 2025
Prepared by Staff, October 22, 2025

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | Balance Remaining |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Lease Revenue | $ 521,773.00 | 129,385.69 | $ 47,083.36 | 40,938.36 | 392,387.31 |
| Misc Inc - Oper & Admin | 0.00 | 457.97 | 457.97 | 0.00 | (457.97) |
| Interest Income | 14.00 | 1.60 | 0.55 | 0.54 | 12.40 |
| 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** | **129,845.26** | **47,541.88** | **40,938.90** | **394,941.74** |
| **Expenses** | | | | | |
| Marketing | 8,900.00 | 7,977.30 | 1,455.50 | 1,140.80 | 922.70 |
| Salaries | 136,024.00 | 39,352.66 | 10,278.98 | 12,820.48 | 96,671.34 |
| FICA-Medicare Tax Expense | 10,182.00 | 2,982.57 | 778.30 | 972.73 | 7,199.43 |
| Health Ins. | 6,298.00 | 1,658.64 | 567.13 | 567.13 | 4,639.36 |
| Dental Ins | 813.00 | 206.90 | (11.36) | 234.88 | 606.10 |
| Vision Ins. | 192.00 | 47.26 | (2.60) | 53.83 | 144.74 |
| Comp Ins. | 2,400.00 | 0.00 | 0.00 | 0.00 | 2,400.00 |
| Retirement Expense | 11,736.00 | 3,840.09 | 1,602.76 | 1,354.14 | 7,895.91 |
| NYS Unemployment | 444.00 | 90.34 | 5.02 | 56.48 | 353.66 |
| NYS Re-Emp Service | 26.00 | 3.35 | 0.19 | 2.09 | 22.65 |
| Vehicle Allowance | 1,800.00 | 450.00 | 150.00 | 150.00 | 1,350.00 |
| Disability | 1,230.00 | (84.14) | (45.88) | 34.40 | 1,314.14 |
| Paychex Processing | 4,292.00 | 1,050.98 | 337.20 | 337.20 | 3,241.02 |
| Life Ins. | 0.00 | 33.75 | 0.00 | 33.75 | (33.75) |
| Office Expenses | 19,447.00 | 6,030.53 | 3,645.05 | 1,049.40 | 13,416.47 |
| Depreciation | 160,560.00 | 43,833.00 | 14,611.00 | 14,611.00 | 116,727.00 |
| Dues/Publ/Training/Seminars | 2,000.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Insurance | 71,350.00 | 18,277.78 | 5,719.62 | 5,719.58 | 53,072.22 |
| Legal/Environmental | 6,000.00 | 0.00 | 0.00 | 0.00 | 6,000.00 |
| Legal General | 0.00 | 400.00 | 400.00 | 0.00 | (400.00) |
| Accounting and Auditing | 8,767.00 | 8,300.00 | 8,300.00 | 0.00 | 467.00 |
| 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 | 3,334.18 | 427.05 | 1,340.08 | 11,165.82 |
| Maintenance - Building Repairs | 20,800.00 | 11,003.49 | 0.00 | 6,900.54 | 9,796.51 |
| Maintenance - Materials | 7,000.00 | 3,847.25 | 1,919.69 | 366.14 | 3,152.75 |
| Maintenance - Grounds | 25,200.00 | 1,125.00 | 900.00 | 225.00 | 24,075.00 |
| Maintenance - Equipment/Tools | 11,000.00 | 5,501.95 | 1,162.95 | 3,053.04 | 5,498.05 |
| Waste Removal | 5,544.00 | 1,890.42 | 547.98 | 455.05 | 3,653.58 |
| Property Taxes | 36,000.00 | 11,933.59 | 0.00 | 11,933.59 | 24,066.41 |
| Water | 9,612.00 | 2,478.27 | 826.09 | 826.09 | 7,133.73 |
| Electric | 52,051.00 | 11,234.79 | 3,142.10 | 4,008.75 | 40,816.21 |
| Gas | 25,927.00 | 1,533.08 | 341.74 | 256.68 | 24,393.92 |
| Interest Expense-Roof Project | 3,789.00 | 1,011.12 | 332.34 | 337.04 | 2,777.88 |
| 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** | **189,344.15** | **57,390.85** | **68,839.89** | **485,739.85** |
| Total Revenue | 524,787.00 | 129,845.26 | 47,541.88 | 40,938.90 | 394,941.74 |
| Total Expenses | 675,084.00 | 189,344.15 | 57,390.85 | 68,839.89 | 485,739.85 |
| **Net Income Over Expenditure** | **$ (150,297.00)** | **(59,498.89)** | **$ (9,848.97)** | **(27,900.99)** | **(90,798.11)** |

# Watertown Industrial Center LDC
## Income Statement for the Three Month Period Ending September 30, 2025
Unrestricted Income

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | % YTD Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Lease Revenue | $ 521,773.00 | 129,385.69 | $ 47,083.36 | 40,938.36 | 24.80 |
| Misc Inc - Oper & Admin | 0.00 | 457.97 | 457.97 | 0.00 | 0.00 |
| Interest Income | 14.00 | 1.60 | 0.55 | 0.54 | 11.43 |
| Extra-Ordinary Income | 3,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenues** | **524,787.00** | **129,845.26** | **47,541.88** | **40,938.90** | **24.74** |
| **Expenses** | | | | | |
| Marketing | 8,900.00 | 7,977.30 | 1,455.50 | 1,140.80 | 89.63 |
| Salaries | 136,024.00 | 39,352.66 | 10,278.98 | 12,820.48 | 28.93 |
| Benefits | 35,121.00 | 9,228.76 | 3,043.56 | 3,459.43 | 26.28 |
| Paychex Processing | 4,292.00 | 1,050.98 | 337.20 | 337.20 | 24.49 |
| Office Expenses | 19,447.00 | 6,030.53 | 3,645.05 | 1,049.40 | 31.01 |
| Dues/Publ/Training/Seminars | 2,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance | 71,350.00 | 18,277.78 | 5,719.62 | 5,719.58 | 25.62 |
| Professional Consultants | 19,967.00 | 8,700.00 | 8,700.00 | 0.00 | 43.57 |
| Maintenance Expenses | 84,500.00 | 24,811.87 | 4,409.69 | 11,884.80 | 29.36 |
| Utilities Taxes & Rent | 129,134.00 | 29,070.15 | 4,857.91 | 17,480.16 | 22.51 |
| Interest Exp Roof Project | 3,789.00 | 1,011.12 | 332.34 | 337.04 | 26.69 |
| 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** | **145,511.15** | **42,779.85** | **54,228.89** | **28.28** |
| Total Revenue | 524,787.00 | 129,845.26 | 47,541.88 | 40,938.90 | 24.74 |
| Total Expenses | 514,524.00 | 145,511.15 | 42,779.85 | 54,228.89 | 28.28 |
| **Net Income Over Expenditure** | **$ 10,263.00** | **(15,665.89)** | **$ 4,762.03** | **(13,289.99)** | **(152.64)** |

Watertown Industrial Center Compartive Balance Sheet for: 8/31/25 - 9/30/25

| ASSETS | 8/31/2025 | | 9/30/2025 | | After Adjusting Entries 6/30/2025 | |
|---|---|---|---|---|---|---|
| Current Assets | | | | | | |
| General Checking - Key Bank | $ 130,102.21 | | $ 143,198.48 | | $ 153,176.40 | |
| Capital Reserve | 66,616.80 | | 66,617.35 | | 59,469.64 | |
| Leasehold Improvement Fund | 87,083.62 | | 87,084.33 | | 118,847.66 | |
| Accounts Receivable | 3,557.72 | | 722.72 | | 6,733.97 | |
| Acc. Rec. LHI | (585.20) | | (585.20) | | (585.20) | |
| Rents Receivable | 7,012.47 | | 2,311.74 | | 25,353.70 | |
| Total Current Assets | | 293,787.62 | | 299,349.42 | | 362,996.17 |
| Property and Equipment | | | | | | |
| Furniture/Fixtures/Equipment | 67,217.05 | | 67,217.05 | | 67,217.05 | |
| Allow. for Deprn. - FF&E | (63,398.27) | | (63,499.27) | | (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 | (4,681,071.32) | | (4,695,581.32) | | (4,652,051.32) | |
| Total Property and Equipment | | 2,150,360.44 | | 2,135,749.44 | | 2,179,582.44 |
| Other Assets | | | | | | |
| Work In Process-Various | (0.28) | | 3,309.72 | | (0.28) | |
| Total Other Assets | | (0.28) | | 3,309.72 | | (0.28) |
| Total Assets | | $ 2,444,147.78 | | $ 2,438,408.58 | | $ 2,542,578.33 |
| **LIABILITIES AND CAPITAL** | | | | | | |
| Current Liabilities | | | | | | |
| Accounts Payable | $ 16,522.78 | | $ 22,517.89 | | $ 61,547.08 | |
| RETAINAGE PAYABLE | (0.45) | | (0.45) | | (0.45) | |
| Due HUD - Leasehold Impr. Fund | 51.79 | | 52.50 | | 50.12 | |
| 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 | | 17,463.49 | | 23,459.31 | | 62,486.12 |
| Long-Term Liabilities | | | | | | |
| Bldg. B Renovation Loan-WLDC | 0.42 | | 0.42 | | 0.42 | |
| Roof Replacement Loan | 132,940.46 | | 131,054.41 | | 136,698.46 | |
| Total Long-Term Liabilities | | 132,940.88 | | 131,054.83 | | 136,698.88 |
| Total Liabilities | | 150,404.37 | | 154,514.14 | | 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 | (49,649.92) | | (59,498.89) | | 305,789.37 | |
| Total Capital | | 2,293,743.41 | | 2,283,894.44 | | 2,343,393.33 |
| Total Liabilities & Capital | | $ 2,444,147.78 | | $ 2,438,408.58 | | $ 2,550,195.33 |

# Watertown Industrial Center LDC
## Tenant Receivables
### As of Sep 30, 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 | 7516 | 10/1/25 | -1,191.00 | | | | -1,191.00 |
| | 7517 | 11/1/25 | -1,191.00 | | | | -1,191.00 |
| | 7518 | 12/1/25 | -279.24 | | | | -279.24 |
| **Bice Family LLC** | | | **-2,661.24** | | | | **-2,661.24** |
| DigiCollect LLC | 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** | | | **-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 STORAG | 7442 | 9/1/25 | 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 |
| | 7450 | 8/1/25 | | 1.00 | | | 1.00 |
| **SERV-PRO** | | | | **1.00** | | **-0.01** | **0.99** |
| Taylor's Surface Prep, LLC | 7461 | 8/1/25 | | 374.97 | | | 374.97 |
| | 7462 | 9/1/25 | 1,099.99 | | | | 1,099.99 |
| **Taylor's Surface Prep, LLC** | | | **1,099.99** | **374.97** | | | **1,474.96** |
| 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** |
| | | | **2,090.65** | **375.97** | | **-4,111.36** | **-1,644.74** |

# Watertown Industrial Center LDC
## Aged Receivables
## As of Sep 30, 2025

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

| Customer ID<br>Customer<br>Bill To Contact<br>Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 day | Amount Due |
|---|---|---|---|---|---|---|
| MODERN MOVING<br>MODERN MOVING AND S<br><br>315-225-9279 | 7415 | | | | 638.41 | 638.41 |
| **MODERN MOVING<br>MODERN MOVING AND S** | | | | | **638.41** | **638.41** |
| SERV-PRO<br>SERV-PRO | 4268 | | | | 84.32 | 84.32 |
| **SERV-PRO<br>SERV-PRO** | | | | | **84.32** | **84.32** |
| SOLURI<br>BILLY SOLURI | 3792 | | | | -0.01 | -0.01 |
| **SOLURI<br>BILLY SOLURI** | | | | | **-0.01** | **-0.01** |
| **Report Total** | | | | | **722.72** | **722.72** |

# Watertown Industrial Center LDC
## Cash Receipts Journal
## For the Period From Sep 1, 2025 to Sep 30, 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 |
|---|---|---|---|---|---|
| 9/10/25 | 405501 | 7002893374 | ELECTRICAL REIMBURSEMENT ON ACCT 1118719182 | | 457.97 |
| | 100000 | | National Grid | 457.97 | |
| 9/10/25 | 141000 | 95953 | Invoice: 7512 | | 6,145.00 |
| | 100000 | | MASSEYS FURNITURE BARN | 6,145.00 | |
| 9/10/25 | 141000 | 12724 | Invoice: 7511 | | 5,389.68 |
| | 100000 | | Nytric Electrical Contractors, LLC. | 5,389.68 | |
| 9/10/25 | 141000 | 96268 | Invoice: 7506 | | 753.21 |
| | 100000 | | UPSTATE CONSTRUCTION SERVICES, INC. | 753.21 | |
| 9/10/25 | 125000 | 948728 | Invoice: 7429 | | 375.00 |
| | 141000 | | Invoice: 7399 | | 725.00 |
| | 100000 | | Taylor's Surface Prep, LLC | 1,100.00 | |
| 9/10/25 | 141000 | 7823 | Invoice: 7510 | | 4,764.33 |
| | 100000 | | JEFFERSON COUNTY LDC | 4,764.33 | |
| 9/10/25 | 141000 | 862885 | Invoice: 7507 | | 1,332.00 |
| | 100000 | | W.B. Mason Co, Inc. | 1,332.00 | |
| 9/10/25 | 141000 | 25459 | Invoice: 7504 | | 1,741.73 |
| | 100000 | | BLACK HORSE GROUP, LLC | 1,741.73 | |
| 9/10/25 | 141000 | 0000080815 | Invoice: 7514 | | 407.95 |
| | 100000 | | LAURENCE WOLLUM | 407.95 | |
| 9/10/25 | 141000 | 948765 | Invoice: 7516 | | 1,191.00 |
| | 141000 | | Invoice: 7517 | | 1,191.00 |
| | 141000 | | Invoice: 7518 | | 118.00 |
| | 100000 | | Bice Family LLC | 2,500.00 | |
| 9/10/25 | 141000 | 948757 | Invoice: 7492 | | 623.76 |
| | 141000 | | Invoice: 7491 | | 385.00 |
| | 141000 | | Invoice: 7518 | | 161.24 |
| | 100000 | | Bice Family LLC | 1,170.00 | |
| 9/10/25 | 141000 | 1637 | Invoice: 7515 | | 385.00 |
| | 100000 | | WATERTOWN MODEL RAILROAD CLUB | 385.00 | |
| 9/17/25 | 141000 | 102071 | Invoice: 7508 | | 12,542.76 |
| | 100000 | | Erie Boulevard Hydropower L.P. | 12,542.76 | |
| 9/17/25 | 141000 | 3765 | Invoice: 7513 | | 1,842.61 |
| | 100000 | | CONVERSE LABORATORIES INC. | 1,842.61 | |
| 9/17/25 | 141000 | 13053 | Invoice: 7451 | | 2,797.31 |
| | 100000 | | SERV-PRO | 2,797.31 | |
| 9/17/25 | 125000 | 033620 | Invoice: 7415 | | 1,500.00 |
| | 141000 | | Invoice: 7441 | | 4,565.40 |
| | 100000 | | MODERN MOVING AND STORAGE | 6,065.40 | |
| 9/26/25 | 141000 | 948974 | Invoice: 7399 | | 374.98 |
| | 141000 | | Invoice: 7461 | | 725.02 |
| | 100000 | | Taylor's Surface Prep, LLC | 1,100.00 | |
| 9/26/25 | 141000 | 0080042845 | Invoice: 7509 | | 990.89 |
| | 100000 | | Ampersand New York Operations Co. LLC. | 990.89 | |
| 9/26/25 | 141000 | 3654 | Invoice: 7468 | | 870.61 |

# Watertown Industrial Center LDC
## Cash Receipts Journal
## For the Period From Sep 1, 2025 to Sep 30, 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 |
|---|---|---|---|---|---|
| | 141000 | | Invoice: 7478 | | 870.61 |
| | 141000 | | Invoice: 7493 | | 445.00 |
| | 125000 | | Invoice: 48215-PNG | | 960.00 |
| | 141000 | | Invoice: 7505 | | 445.00 |
| | 100000 | | PICK N GO PROPERTY WASTE SERVICES | 3,591.22 | |
| | | | | **55,077.06** | **55,077.06** |

# Watertown Industrial Center LDC
## Aged Payables
## As of Sep 30, 2025

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

| Vendor ID<br>Vendor<br>Contact<br>Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 days | Amount Due |
|---|---|---|---|---|---|---|
| BOWERS<br>BOWERS & COMPANY<br>BRIE<br>315-788-7690 | 244793 | 8,300.00 | | | | 8,300.00 |
| **BOWERS<br>BOWERS & COMPANY** | | **8,300.00** | | | | **8,300.00** |
| CINTAS<br>CINTAS | 12666550-9/25 | 427.05 | | | | 427.05 |
| **CINTAS<br>CINTAS** | | **427.05** | | | | **427.05** |
| CITYCOMP<br>CITY COMPTROLLER<br><br>315-785-7757 | 0004614-9/25-<br>0002012-9/25- | 512.30<br>313.79 | | | | 512.30<br>313.79 |
| **CITYCOMP<br>CITY COMPTROLLER** | | **826.09** | | | | **826.09** |
| DE<br>DIRECT ENERGY | 252740057880<br>252740057880 | 228.46<br>276.96 | | | | 228.46<br>276.96 |
| **DE<br>DIRECT ENERGY** | | **505.42** | | | | **505.42** |
| FP<br>FP MAILING SOLUTION | 709901<br>RI106794150 | 170.61<br>189.00 | | | | 170.61<br>189.00 |
| **FP<br>FP MAILING SOLUTION** | | **359.61** | | | | **359.61** |
| MCQUADE<br>MCQUADE & BANNIGA<br><br>3157882612 | 2493153 | 1,455.50 | | | | 1,455.50 |
| **MCQUADE<br>MCQUADE & BANNIGA** | | **1,455.50** | | | | **1,455.50** |

# Watertown Industrial Center LDC
## Aged Payables
## As of Sep 30, 2025

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

| Vendor ID<br>Vendor<br>Contact<br>Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 days | Amount Due |
|---|---|---|---|---|---|---|
| NG<br>NATIONAL GRID | 0958937178-92 | 581.99 | | | | 581.99 |
| | 0038937138-92 | 252.18 | | | | 252.18 |
| | 0058937125-92 | 213.83 | | | | 213.83 |
| | 0338937134-92 | 28.85 | | | | 28.85 |
| | 4083010042-92 | 233.70 | | | | 233.70 |
| | 9678936125-92 | 28.85 | | | | 28.85 |
| | 0438937172-92 | 522.80 | | | | 522.80 |
| | 0498786119-92 | 338.69 | | | | 338.69 |
| | 0538786113-92 | 32.03 | | | | 32.03 |
| | 0898937178-92 | 34.65 | | | | 34.65 |
| | 0918937121-92 | 32.03 | | | | 32.03 |
| | 1078719124-92 | 289.75 | | | | 289.75 |
| | 0498937161-92 | 32.02 | | | | 32.02 |
| | 5874117071-92 | 90.06 | | | | 90.06 |
| | 0518786126-92 | 266.99 | | | | 266.99 |
| **NG<br>NATIONAL GRID** | | **2,978.42** | | | | **2,978.42** |
| NYS DEPT OF LABOR<br>NYS DEPT OF LABOR | CHAR500FEE2 | | | | 275.00 | 275.00 |
| **NYS DEPT OF LABOR<br>NYS DEPT OF LABOR** | | | | | **275.00** | **275.00** |
| OMEGA<br>OMEGA, INC.<br>SANDRA WEHNER | 6388 | 700.00 | | | | 700.00 |
| **OMEGA<br>OMEGA, INC.** | | **700.00** | | | | **700.00** |
| P&M<br>P&M CONSTRUCTION | 3283 | 900.00 | | | | 900.00 |
| **P&M<br>P&M CONSTRUCTION** | | **900.00** | | | | **900.00** |
| SEAWAY RENTAL<br>SEAWAY RENTAL COR | 19868-9/25 | 719.00 | | | | 719.00 |

# Watertown Industrial Center LDC
## Aged Payables
## As of Sep 30, 2025

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

| Vendor ID<br>Vendor<br>Contact<br>Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 days | Amount Due |
|---|---|---|---|---|---|---|
| 3157884700 | | | | | | |
| **SEAWAY RENTAL<br>SEAWAY RENTAL COR** | | **719.00** | | | | **719.00** |
| SWBG<br>SWBG WHOLESALE IN<br><br>315-788-0930 | 4503 | 2,410.00 | | | | 2,410.00 |
| **SWBG<br>SWBG WHOLESALE IN** | | **2,410.00** | | | | **2,410.00** |
| WASTE M<br>WASTE MANAGEMENT<br><br>315-773-5696 | 3461236-0448- | 547.98 | | | | 547.98 |
| **WASTE M<br>WASTE MANAGEMENT** | | **547.98** | | | | **547.98** |
| WB MASON<br>W.B. MASON COMPANY | STMT7619227 | 448.82 | | | | 448.82 |
| **WB MASON<br>W.B. MASON COMPAN** | | **448.82** | | | | **448.82** |
| WHITE'S<br>G.W. WHITE & SON INC<br><br>315-788-6200 | 105092 - 9/30 | 1,435.25 | | | | 1,435.25 |
| **WHITE'S<br>G.W. WHITE & SON INC** | | **1,435.25** | | | | **1,435.25** |
| WICLDC<br>WATERTOWN INDUSTR<br>Billy Soluri<br>315-782-9277 | 3/09 LHI SERV<br>04/09-SERVPR<br>5/09 LHI SERV | | | | -1.00<br>-1.00<br>-1.00 | -1.00<br>-1.00<br>-1.00 |
| **WICLDC<br>WATERTOWN INDUSTR** | | | | | **-3.00** | **-3.00** |

# Watertown Industrial Center LDC
## Aged Payables
## As of Sep 30, 2025

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

| Vendor ID<br>Vendor<br>Contact<br>Telephone 1 | Invoice/CM # | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 days | Amount Due |
|---|---|---|---|---|---|---|
| **Report Total** | | **22,013.14** | | | **272.00** | **22,285.14** |

# Watertown Industrial Center LDC
## Cash Disbursements Journal
## For the Period From Sep 1, 2025 to Sep 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 |
|---|---|---|---|---|---|
| 9/1/25 | 12481 | 200000 | Invoice: 9/25 INS | 5,719.62 | |
| | | 100000 | Central Insurance Companies | | 5,719.62 |
| 9/1/25 | 12482 | 200000 | Invoice: 000044561569 | 658.27 | |
| | | 100000 | EXCELLUS HEALTH PLAN | | 658.27 |
| 9/1/25 | 12483 | 200000 | Invoice: 39934408 | 351.12 | |
| | | 100000 | Great America Financial Services | | 351.12 |
| 9/1/25 | 12484 | 200000 | Invoice: 7465 | 225.00 | |
| | | 100000 | INKWELL GRAPHIX | | 225.00 |
| 9/1/25 | 12485 | 200000 | Invoice: 2487686 | 1,140.80 | |
| | | 100000 | MCQUADE & BANNIGAN | | 1,140.80 |
| 9/1/25 | 12486 | 200000 | Invoice: 14349 | 331.00 | |
| | | 100000 | MITTAG'S LOCK & KEY | | 331.00 |
| 9/1/25 | 12487 | 200000 | Invoice: 9/25 LOAN | 2,218.39 | |
| | | 100000 | WATERTOWN LOCAL DEVELOPMENT | | 2,218.39 |
| 9/18/25 | 12488 | 200000 | Invoice: 2017080029-72925 | 30.51 | |
| | | 200000 | Invoice: 1118719182-82625 | 29.60 | |
| | | 200000 | Invoice: 0918937121-82625 | 29.60 | |
| | | 200000 | Invoice: 0538786113-82625 | 29.60 | |
| | | 200000 | Invoice: 0498786119-82625 | 291.64 | |
| | | 200000 | Invoice: 0438937172-82625 | 721.45 | |
| | | 200000 | Invoice: 0498937161-82625 | 29.48 | |
| | | 200000 | Invoice: 0898937178-82625 | 29.84 | |
| | | 200000 | Invoice: 1078719124-82625 | 357.78 | |
| | | 200000 | Invoice: 2853006061-82625 | 445.18 | |
| | | 200000 | Invoice: 0338937134-82625 | 26.66 | |
| | | 200000 | Invoice: 9678936125-82625 | 26.58 | |
| | | 200000 | Invoice: 0958937178-82625 | 437.03 | |
| | | 200000 | Invoice: 0038937138-82625 | 322.35 | |
| | | 200000 | Invoice: 0058937125-82625 | 206.47 | |
| | | 200000 | Invoice: 4083010042-82625 | 219.10 | |
| | | 200000 | Invoice: 0518786126-82825 | 253.08 | |
| | | 100000 | NATIONAL GRID | | 3,485.95 |
| 9/18/25 | 12489 | 100000 | VOID | | |

# Watertown Industrial Center LDC
## Cash Disbursements Journal
## For the Period From Sep 1, 2025 to Sep 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 |
|---|---|---|---|---|---|
| 9/18/25 | 12489 | 200000 | Invoice: 92073809 | 204.87 | |
| | | 100000 | ABJ FIRE PROTECTION CO. | | 204.87 |
| 9/18/25 | 12490 | 200000 | Invoice: 11213-8/25 | 719.63 | |
| | | 100000 | NOBEL ACE HDWE | | 719.63 |
| 9/18/25 | 12491 | 200000 | Invoice: 2508 | 900.00 | |
| | | 100000 | BICE FAMILY LLC | | 900.00 |
| 9/18/25 | 12492 | 200000 | Invoice: 12666550-8/25 | 284.70 | |
| | | 100000 | CINTAS | | 284.70 |
| 9/18/25 | 12493 | 200000 | Invoice: 0004614-8/25-AB | 512.30 | |
| | | 200000 | Invoice: 0002012-8/25-C | 313.79 | |
| | | 100000 | CITY COMPTROLLER | | 826.09 |
| 9/18/25 | 12494 | 200000 | Invoice: S059736476 | 6.15 | |
| | | 200000 | Invoice: S059769916 | 484.44 | |
| | | 100000 | COOPER ELECTRIC | | 490.59 |
| 9/18/25 | 12495 | 200000 | Invoice: 252460057687908 | 251.70 | |
| | | 200000 | Invoice: 252460057687907 | 558.29 | |
| | | 100000 | DIRECT ENERGY | | 809.99 |
| 9/18/25 | 12496 | 200000 | Invoice: 82525-BFP-MINISPLIT | 785.00 | |
| | | 100000 | DP Bartlett & Sons Heating | | 785.00 |
| 9/18/25 | 12497 | 200000 | Invoice: 19793-9/25 | 443.95 | |
| | | 100000 | HANES SUPPLY, INC. | | 443.95 |
| 9/18/25 | 12498 | 200000 | Invoice: 9519 | 400.00 | |
| | | 100000 | Kendall, Harrienger & Burrows | | 400.00 |
| 9/18/25 | 12499 | 200000 | Invoice: 19868-8/25 | 2,693.40 | |
| | | 100000 | SEAWAY RENTAL CORP. | | 2,693.40 |
| 9/18/25 | 12500 | 200000 | Invoice: 144093601090725 | 301.47 | |
| | | 100000 | Charter Communications | | 301.47 |
| 9/18/25 | 12501 | 200000 | Invoice: 125375 | 3,589.54 | |
| | | 100000 | U.S. MATERIALS HANDLING | | 3,589.54 |
| 9/18/25 | 12502 | 200000 | Invoice: 6122470159 | 259.21 | |
| | | 100000 | VERIZON WIRELESS | | 259.21 |
| 9/18/25 | 12503 | 200000 | Invoice: 3457855-0448-0 | 455.05 | |
| | | 100000 | WASTE | | 455.05 |

# Watertown Industrial Center LDC
## Cash Disbursements Journal
## For the Period From Sep 1, 2025 to Sep 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 |
|---|---|---|---|---|---|
| | | | MANAGEMENT OF NEW YORK | | |
| 9/18/25 | 12504 | 200000 | Invoice: STMT 75401447 | 460.86 | |
| | | 100000 | W.B. MASON COMPANY, INC. | | 460.86 |
| 9/18/25 | 12505 | 200000 | Invoice: 4406560 | 107.82 | |
| | | 100000 | WESTELCOM | | 107.82 |
| | **Total** | | | **27,862.32** | **27,862.32** |

# Watertown Industrial Center LDC
## Maintenance Report for the Three Month Period Ending September 30, 2025
**Prepared by WICLDC STAFF, October 22, 2025**

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | YTD % of Budget |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Add'l Rents - Maintenance | $ 96,755.00 | 22,636.39 | $ 8,456.99 | 7,066.66 | 23.40 |
| Total Revenues | 96,755.00 | 22,636.39 | 8,456.99 | 7,066.66 | 23.40 |
| **Expenses** | | | | | |
| Maintenance - Improvements | 6,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance - Building Repairs | 20,800.00 | 11,003.49 | 0.00 | 6,900.54 | 52.90 |
| Maintenance - Common Area | 14,500.00 | 3,334.18 | 427.05 | 1,340.08 | 22.99 |
| Maintenance - Grounds | 25,200.00 | 1,125.00 | 900.00 | 225.00 | 4.46 |
| Maintenance - Equipment/Tools | 11,000.00 | 5,501.95 | 1,162.95 | 3,053.04 | 50.02 |
| Maintenance - Materials | 7,000.00 | 3,847.25 | 1,919.69 | 366.14 | 54.96 |
| Total Operations | 84,500.00 | 24,811.87 | 4,409.69 | 11,884.80 | 29.36 |
| **Net Income Over Expenditure** | **$ 12,255.00** | **(2,175.48)** | **$ 4,047.30** | **(4,818.14)** | **(17.75)** |