

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2026**

Prepared by Staff, February 20, 2026

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 521,773.00	316,226.91	\$ 46,684.75	46,684.75	205,546.09
Misc Inc - Oper & Admin	0.00	151,279.25	0.00	150,156.29	(151,279.25)
Interest Income	14.00	4.75	1.38	0.60	9.25
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	467,510.91	46,686.13	196,841.64	57,276.09
Expenses					
Marketing	8,900.00	9,489.80	0.00	0.00	(589.80)
Salaries	136,024.00	87,082.32	12,256.23	15,411.47	48,941.68
FICA-Medicare Tax Expense	10,182.00	6,597.66	929.54	1,166.91	3,584.34
Health Ins.	6,298.00	3,881.59	567.13	521.56	2,416.41
Dental Ins	813.00	402.02	(11.36)	(17.04)	410.98
Vision Ins.	192.00	91.99	(2.60)	(3.90)	100.01
Comp Ins.	2,400.00	0.00	0.00	0.00	2,400.00
Retirement Expense	11,736.00	7,902.51	1,354.14	902.76	3,833.49
NYS Unemployment	444.00	345.92	248.19	7.39	98.08
NYS Re-Emp Service	26.00	12.82	9.19	0.28	13.18
Vehicle Allowance	1,800.00	1,050.00	150.00	150.00	750.00
Disability	1,230.00	672.84	802.74	(51.95)	557.16
Paychex Processing	4,292.00	2,786.88	535.70	505.80	1,505.12
Life Ins.	0.00	67.50	0.00	0.00	(67.50)
Office Expenses	19,447.00	12,026.55	1,487.64	1,556.99	7,420.45
Depreciation	160,560.00	102,277.00	14,611.00	14,611.00	58,283.00
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	71,350.00	39,928.01	5,391.32	5,826.86	31,421.99
Legal/Environmental	6,000.00	0.00	0.00	0.00	6,000.00
Legal General	0.00	3,320.00	0.00	640.00	(3,320.00)
Accounting and Auditing	8,767.00	8,300.00	0.00	0.00	467.00
Engineering/Design/Consulting	5,200.00	0.00	0.00	0.00	5,200.00
Maintenance - Improvements	6,000.00	166.48	0.00	0.00	5,833.52
Maintenance - Common Area	14,500.00	6,475.49	1,006.46	284.70	8,024.51
Maintenance - Building Repairs	20,800.00	26,628.20	3,767.46	2,319.52	(5,828.20)
Maintenance - Materials	7,000.00	5,601.36	501.02	338.35	1,398.64
Maintenance - Grounds	25,200.00	13,177.96	2,953.98	2,406.82	12,022.04
Maintenance - Equipment/Tools	11,000.00	10,368.82	1,385.06	952.92	631.18
Waste Removal	5,544.00	4,023.16	530.64	535.23	1,520.84
Property Taxes	36,000.00	25,133.76	0.00	11,655.21	10,866.24
Water	9,612.00	5,782.63	826.09	826.09	3,829.37
Electric	52,051.00	27,253.75	9,878.50	2,502.26	24,797.25
Gas	25,927.00	13,969.60	5,505.38	4,670.56	11,957.40
Interest Expense-Roof Project	3,789.00	2,293.22	313.41	318.16	1,495.78
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	427,109.84	64,996.86	68,037.95	247,974.16
Total Revenue	524,787.00	467,510.91	46,686.13	196,841.64	57,276.09
Total Expenses	675,084.00	427,109.84	64,996.86	68,037.95	247,974.16
Net Income Over Expenditure	\$ (150,297.00)	40,401.07	\$ (18,310.73)	128,803.69	(190,698.07)

Watertown Industrial Center LDC
Income Statement for the Seven Month Period Ending January 31, 2026

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 521,773.00	316,226.91	\$ 46,684.75	46,684.75	60.61
Misc Inc - Oper & Admin	0.00	151,279.25	0.00	150,156.29	0.00
Interest Income	14.00	4.75	1.38	0.60	33.93
Extra-Ordinary Income	3,000.00	0.00	0.00	0.00	0.00
Total Revenues	524,787.00	467,510.91	46,686.13	196,841.64	89.09
Expenses					
Marketing	8,900.00	9,489.80	0.00	0.00	106.63
Salaries	136,024.00	87,082.32	12,256.23	15,411.47	64.02
Benefits	35,121.00	21,024.85	4,046.97	2,676.01	59.86
Paychex Processing	4,292.00	2,786.88	535.70	505.80	64.93
Office Expenses	19,447.00	12,026.55	1,487.64	1,556.99	61.84
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	71,350.00	39,928.01	5,391.32	5,826.86	55.96
Professional Consultants	19,967.00	11,620.00	0.00	640.00	58.20
Maintenance Expenses	84,500.00	62,418.31	9,613.98	6,302.31	73.87
Utilities Taxes & Rent	129,134.00	76,162.90	16,740.61	20,189.35	58.98
Interest Exp Roof Project	3,789.00	2,293.22	313.41	318.16	60.52
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	324,832.84	50,385.86	53,426.95	63.13
Total Revenue	524,787.00	467,510.91	46,686.13	196,841.64	89.09
Total Expenses	514,524.00	324,832.84	50,385.86	53,426.95	63.13
Net Income Over Expenditure	\$ 10,263.00	142,678.07	\$ (3,699.73)	143,414.69	1,390.22

Watertown Industrial Center Compative Balance Sheet for: 12/31/25 - 1/31/26

ASSETS	12/31/2025	1/31/2026	After Adjusting Entries 6/30/2025
Current Assets			
General Checking - Key Bank	\$ 275,857.91	\$ 130,344.84	\$ 153,176.40
Capital Reserve	70,229.91	220,231.29	59,469.64
Leasehold Improvement Fund	87,049.55	87,050.29	118,847.66
Accounts Receivable	1,787.27	978.88	6,733.97
Acc. Rec. LHI	(585.20)	(585.20)	(585.20)
Rents Receivable	<u>790.25</u>	<u>(1,953.39)</u>	<u>25,353.70</u>
Total Current Assets	435,129.69	436,066.71	362,996.17
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(63,802.27)	(63,903.27)	(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	<u>(4,739,111.32)</u>	<u>(4,753,621.32)</u>	<u>(4,652,051.32)</u>
Total Property and Equipment	2,091,916.44	2,077,305.44	2,179,582.44
Other Assets			
Work In Process-Variou	<u>20,980.72</u>	<u>23,030.72</u>	<u>(0.28)</u>
Total Other Assets	20,980.72	23,030.72	(0.28)
Total Assets	<u>\$ 2,548,026.85</u>	<u>\$ 2,536,402.87</u>	<u>\$ 2,542,578.33</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 19,496.29	\$ 28,237.74	\$ 61,547.08
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	17.72	18.46	50.12
NYS Income Tax Withheld	(0.02)	(0.02)	0.00
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	<u>(589.57)</u>	<u>(589.57)</u>	<u>(589.57)</u>
Total Current Liabilities	20,553.37	29,145.10	62,486.12
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	0.42	0.42	0.42
Roof Replacement Loan	<u>125,367.93</u>	<u>123,462.95</u>	<u>136,698.46</u>
Total Long-Term Liabilities	125,368.35	123,463.37	136,698.88
Total Liabilities	145,921.72	152,608.47	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	<u>58,711.80</u>	<u>40,401.07</u>	<u>305,789.37</u>
Total Capital	2,402,105.13	2,383,794.40	2,343,393.33
Total Liabilities & Capital	<u>\$ 2,548,026.85</u>	<u>\$ 2,536,402.87</u>	<u>\$ 2,550,195.33</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2026

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	7558	1/1/26	365.20				365.20
Bice Family LLC			365.20				365.20
CONVERSE LABORATORIES INC	7602	2/1/26	-2,003.08				-2,003.08
CONVERSE LABORATORIES INC			-2,003.08				-2,003.08
DigiCollect LLC	7566	2/1/26	-304.50				-304.50
	7567	3/1/26	-304.50				-304.50
	7568	4/1/26	-304.50				-304.50
	7569	5/1/26	-304.50				-304.50
	7570	6/1/26	-304.50				-304.50
DigiCollect LLC			-1,522.50				-1,522.50
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
PICK N GO PROPERTY WASTE S	7571	1/1/26	445.00				445.00
PICK N GO PROPERTY WASTE S			445.00				445.00
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						0.99	0.99
Taylor's Surface Prep, LLC	7467	2/1/26	-0.02				-0.02
Taylor's Surface Prep, LLC			-0.02				-0.02
Tom Barker	7564	2/1/26	-75.00				-75.00
Tom Barker			-75.00				-75.00
Ampersand New York Operations C	7575	1/1/26	990.89				990.89
Ampersand New York Operations			990.89				990.89
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

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2026

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
	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
			-1,799.51			-4,110.36	-5,909.87

Watertown Industrial Center LDC
Aged Receivables
As of Jan 31, 2026

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	7600	894.57				894.57
MODERN MOVING MODERN MOVING AND S		894.57				894.57
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		894.57			84.31	978.88

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2026 to Jan 31, 2026

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
1/9/26	125000 141000 100000	13220	Invoice: 55503-SERV Invoice: 7584 SERV-PRO	3,791.31	994.00 2,797.31
1/9/26	141000 100000	7949	Invoice: 7576 JEFFERSON COUNTY LDC	4,764.33	4,764.33
1/9/26	141000 100000	0000080839	Invoice: 7582 LAURENCE WOLLUM	407.95	407.95
1/9/26	141000 100000	867411	Invoice: 7573 W.B. Mason Co, Inc.	1,332.00	1,332.00
1/9/26	141000 100000	12836	Invoice: 7577 Nytric Electrical Contractors, LLC.	5,389.68	5,389.68
1/9/26	141000 100000	5024	Invoice: 7545 PICK N GO PROPERTY WASTE SERVICES	445.00	445.00
1/9/26	141000 100000	96246	Invoice: 7578 MASSEYS FURNITURE BARN	6,145.00	6,145.00
1/9/26	141000 100000	3924	Invoice: 7581 CONVERSE LABORATORIES INC.	1,992.61	1,992.61
1/9/26	125000 100000	13195	Invoice: 55350-SERV SERV-PRO	195.00	195.00
1/9/26	141000 100000	1653	Invoice: 7590 WATERTOWN MODEL RAILROAD CLUB	385.00	385.00
1/16/26	141000 100000	96602	Invoice: 7572 UPSTATE CONSTRUCTION SERVICES, INC.	753.21	753.21
1/16/26	141000 100000	25777	Invoice: 7579 BLACK HORSE GROUP, LLC	1,503.12	1,503.12
1/16/26	125000 141000 100000	033652	Invoice: 7580 Invoice: 7446 MODERN MOVING AND STORAGE	5,079.36	513.96 4,565.40
1/26/26	141000 141000 141000 141000 141000 141000 100000	156914055	Invoice: 7565 Invoice: 7566 Invoice: 7567 Invoice: 7568 Invoice: 7569 Invoice: 7570 DigiCollect LLC	1,827.00	304.50 304.50 304.50 304.50 304.50 304.50
1/26/26	141000 100000	102301	Invoice: 7574 Erie Boulevard Hydropower L.P.	12,542.76	12,542.76
1/30/26	141000 100000	951204	Invoice: 7464 Taylor's Surface Prep, LLC	374.94	374.94
1/30/26	141000 141000 100000	951203	Invoice: 7465 Invoice: 7466 Taylor's Surface Prep, LLC	1,100.00	1,099.99 0.01
1/30/26	141000 141000 100000	951202	Invoice: 7466 Invoice: 7467 Taylor's Surface Prep, LLC	1,100.00	1,099.98 0.02

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2026 to Jan 31, 2026

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
1/30/26	141000 100000	3958	Invoice: 7602 CONVERSE LABORATORIES INC.	2,003.08	2,003.08
				51,131.35	51,131.35

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2026

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	92079328	735.75				735.75
ABJ ABJ FIRE PROTECTION		735.75				735.75
ACE NOBEL ACE HDWE 315-782-5964	11213-1/26	468.50				468.50
ACE NOBEL ACE HDWE		468.50				468.50
BURRVILLE BURRVILLE POWER EQ 315-786-3468	675412	829.00				829.00
BURRVILLE BURRVILLE POWER EQ		829.00				829.00
CINTAS CINTAS	12666550-1/26	270.71				270.71
CINTAS CINTAS		270.71				270.71
CITYCOMP CITY COMPTRROLLER 315-785-7757	0002012-1/26- 0004614-1/26-	313.79 512.30				313.79 512.30
CITYCOMP CITY COMPTRROLLER		826.09				826.09
FP FP MAILING SOLUTION	RI107042909	170.61				170.61
FP FP MAILING SOLUTION		170.61				170.61

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2026

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
HANES HANES SUPPLY, INC.	19793-1/26	124.12				124.12
HANES HANES SUPPLY, INC.		124.12				124.12
NG NATIONAL GRID	5874117071-12		237.14			237.14
	0058937125-12		497.19			497.19
	4083010042-12	2,038.38				2,038.38
	0498786119-12	702.29				702.29
	0438937172-12	5,135.11				5,135.11
	0058937125-12	1,973.21				1,973.21
	0038937138-12	338.11				338.11
	0338937134-12	29.32				29.32
	1078719124-12	1,006.21				1,006.21
	0918937121-12	295.31				295.31
	0898937178-12	2,747.72				2,747.72
	0538786113-12	32.55				32.55
	0498937161-12	1,207.23				1,207.23
	9678936125-12	410.69				410.69
	0518786126-12	362.32				362.32
NG NATIONAL GRID		16,278.45	734.33			17,012.78
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
P&M P&M CONSTRUCTION	3321	800.00				800.00
P&M P&M CONSTRUCTION		800.00				800.00
PITCHER'S SEWER PITCHER'S SEWER SER	21387	405.00				405.00

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2026

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
315-785-1834						
PITCHER'S SEWER PITCHER'S SEWER SE		405.00				405.00
RAYNOR RAYNOR OVERHEAD D	9851	2,050.00				2,050.00
RAYNOR RAYNOR OVERHEAD D		2,050.00				2,050.00
SANICO SANICO KELLY 607-773-0321	S220087	1,446.48				1,446.48
SANICO SANICO		1,446.48				1,446.48
SEAWAY RENTAL SEAWAY RENTAL COR	180491-RB2	1,507.50				1,507.50
3157884700						
SEAWAY RENTAL SEAWAY RENTAL COR		1,507.50				1,507.50
WASTE M WASTE MANAGEMENT	3468379-0448-	530.64				530.64
315-773-5696						
WASTE M WASTE MANAGEMENT		530.64				530.64
WB MASON W.B. MASON COMPANY	STMT7950126	91.35				91.35
WB MASON W.B. MASON COMPAN		91.35				91.35

Watertown Industrial Center LDC
Aged Payables
As of Jan 31, 2026

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
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-1/26	464.46				464.46
WHITE'S G.W. WHITE & SON INC		464.46				464.46
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		26,998.66	734.33		272.00	28,004.99

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/1/26	12587	200000	Invoice: Q610597521-1/26	5,168.54	
		200000	Invoice: Q345170492-1/26	222.78	
		100000	ERIE INSURANCE		5,391.32
1/1/26	12588	200000	Invoice: 000046121605	658.27	
		100000	EXCELLUS HEALTH PLAN		658.27
1/1/26	12589	200000	Invoice: 29107	145.00	
		100000	NNY ONLINE		145.00
1/1/26	12590	200000	Invoice: 55503	994.00	
		100000	OVERHEAD DOOR CO		994.00
1/1/26	12591	200000	Invoice: 144093601120725	301.47	
		100000	Charter Communications		301.47
1/1/26	12592	200000	Invoice: 125879	202.50	
		100000	U.S. MATERIALS HANDLING		202.50
1/12/26	12593	200000	Invoice: 11213-12/25	1,110.88	
		100000	NOBEL ACE HDWE		1,110.88
1/12/26	12594	200000	Invoice: 0002012-12/25-C	313.79	
		200000	Invoice: 0004614-12/25-A	512.30	
		100000	CITY COMPROLLER		826.09
1/12/26	12595	200000	Invoice: 40849129	357.68	
		100000	Great America Financial Services		357.68
1/12/26	12596	200000	Invoice: 19793-12/25	600.24	
		100000	HANES SUPPLY, INC.		600.24
1/12/26	12597	200000	Invoice: 14392	258.50	
		100000	MITTAG'S LOCK & KEY		258.50
1/12/26	12598	200000	Invoice: 20641	374.74	
		200000	Invoice: 20638	108.00	
		200000	Invoice: 19821	204.04	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		686.78
1/12/26	12599	200000	Invoice: 48773	585.00	
		200000	Invoice: 48774	195.00	
		100000	RAYNOR OVERHEAD DOOR SALES, IN		780.00
1/12/26	12600	200000	Invoice: 5173543	1,470.56	
		100000	RSI ROOFING, INC.		1,470.56

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/12/26	12601	200000 100000	Invoice: S217988 SANICO	1,380.82	1,380.82
1/12/26	12602	200000 100000	Invoice: 180491-RB1 SEAWAY RENTAL CORP.	1,632.50	1,632.50
1/12/26	12603	200000 100000	Invoice: D588589-2026 SHELTER POINT LIFE	864.08	864.08
1/12/26	12604	200000 100000	Invoice: 214679 U.S. MATERIALS HANDLING	405.00	405.00
1/12/26	12605	200000 100000	Invoice: 6132464309 VERIZON WIRELESS	312.90	312.90
1/12/26	12606	200000 100000	Invoice: 3466712-0448-2 WASTE MANAGEMENT OF NEW YORK	535.23	535.23
1/12/26	12607	200000 100000	Invoice: 4596587 WESTELCOM	108.63	108.63
1/12/26	12608	200000 100000	Invoice: 105092-12/25 G.W. WHITE & SON INC.	386.55	386.55
1/12/26	12609	200000 100000	Invoice: 1/26 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/23/26	12610	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 100000	Invoice: 0338937134-122625 Invoice: 4083010042-122625 Invoice: 0538786113-122625 Invoice: 0918937121-122625 Invoice: 0898937178-122625 Invoice: 0498937161-122625 Invoice: 9678936125-122625 Invoice: 0038937138-122625 Invoice: 1078719124-122625 Invoice: 0518786126-123025 NATIONAL GRID	28.89 1,135.53 32.07 99.51 1,439.32 1,210.19 328.06 410.78 795.06 306.16	5,785.57
1/23/26	12611	200000 100000	Invoice: 1266655012/25 CINTAS	284.70	284.70
1/23/26	12612	200000	Invoice: S060949218	237.18	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2026 to Jan 31, 2026

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
		100000	COOPER ELECTRIC		237.18
1/23/26	12613	200000	Invoice: 260130058548986	1,166.88	
		100000	DIRECT ENERGY		1,166.88
1/23/26	12614	200000	Invoice: 20683	108.00	
		100000	NYTRIC ELECTRICAL CONTRACTORS, LLC		108.00
1/23/26	12615	200000	Invoice: 3320	850.00	
		100000	P&M CONSTRUCTION		850.00
1/23/26	12616	200000	Invoice: 0293543	422.00	
		100000	RSI ROOFING, INC.		422.00
1/23/26	12617	200000	Invoice: 144093601010726	301.47	
		100000	Charter Communications		301.47
1/23/26	12618	200000	Invoice: STMT78696584	394.22	
		100000	W.B. MASON COMPANY, INC.		394.22
	Total			31,177.41	31,177.41

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2026
 Prepared by WICLDC STAFF, February 20, 2026

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 96,755.00	56,474.49	\$ 8,462.06	8,462.06	58.37
Total Revenues	<u>96,755.00</u>	<u>56,474.49</u>	<u>8,462.06</u>	<u>8,462.06</u>	58.37
Expenses					
Maintenance - Improvements	6,000.00	166.48	0.00	0.00	2.77
Maintenance - Building Repairs	20,800.00	26,628.20	3,767.46	2,319.52	128.02
Maintenance - Common Area	14,500.00	6,475.49	1,006.46	284.70	44.66
Maintenance - Grounds	25,200.00	13,177.96	2,953.98	2,406.82	52.29
Maintenance - Equipment/Tools	11,000.00	10,368.82	1,385.06	952.92	94.26
Maintenance - Materials	7,000.00	5,601.36	501.02	338.35	80.02
Total Operations	<u>84,500.00</u>	<u>62,418.31</u>	<u>9,613.98</u>	<u>6,302.31</u>	73.87
Net Income Over Expenditure	\$ <u>12,255.00</u>	<u>(5,943.82)</u>	\$ <u>(1,151.92)</u>	<u>2,159.75</u>	(48.50)

Tenant	Start	Expiration	Open	Rate Change	Main Square Ft.	Storage Square Ft.	Base Rent	Taxes	Maint.	Heat	Electric	CR	Water	Storage /Trash/Other	Total	Billing Check	OK to Invoice
Blackhorse Court	28	1/21/2026	None	4/1/2026	2,233.00	1,560.00	8,258.82	65.75	258.54	-	-	742.91	4405	500.00	1,193.12	OK	OK
Concord Home	12	1/21/2026	None	1/1/2026	2,233.00	-	8,258.82	65.75	258.54	-	-	742.91	4405	500.00	1,193.12	OK	OK
Concord Home	12	1/21/2026	None	1/1/2026	3,700.00	-	11,118.69	123.33	462.50	-	-	138.25	5600	150.00	1,992.61	OK	OK
Ats Health - Larry Williams	1	Monthly	-	-	2,000.00	-	492.47	8.82	33.09	-	68.92	9.65	-	-	467.95	OK	OK
KLDC	7	4/30/2026	-	-	4,616.00	-	3,603.28	159.30	597.36	-	-	174.23	3730	192.86	4,764.33	OK	OK
Service of Jefferson County	11	3/31/2027	-	-	5,480.00	-	1,598.33	196.65	737.45	-	-	215.09	4979	-	2,797.21	OK	OK
United Construction	3	3/31/2027	4/1/2027	4/1/2026	1,080.00	-	419.25	25.80	94.82	70.30	70.30	277.4	4500	-	753.21	OK	OK
United Sewing and Corral	2	6/30/2026	-	-	1,500.00	-	638.12	51.99	194.93	-	-	62.85	4300	-	990.89	OK	OK
W.B. Wilson	3	Monthly	-	7/1/2026	1,200.00	-	507.48	51.11	191.17	300.00	170.29	58.09	4386	-	1,332.00	OK	OK
Westover Wood Emerald Club	11	12/31/2026	-	-	2,800.00	-	395.00	329.97	1,292.82	-	-	368.56	4453	300.00	4,955.80	OK	OK
Western Motel	11	3/31/2026	4/1/2026	4/1/2025	3,950.00	-	3,211.92	329.97	1,292.82	-	-	368.56	4453	300.00	4,955.80	OK	OK
Woods Edge Services	2	1/1/2026	-	-	2,160.00	-	250.00	195.00	307.76	638.40	634.40	382.78	3750	-	4,456.00	OK	OK
Woods Edge Services	2	1/1/2026	-	-	2,160.00	-	250.00	195.00	307.76	638.40	634.40	382.78	3750	-	4,456.00	OK	OK
Woodward	0	1/21/2026	-	-	4,000.00	-	154.40	-	-	-	-	-	-	150.00	304.50	OK	OK
Woodward LLC	0	3/31/2027	6/1/2026	6/1/2026	2,100.00	-	720.00	73.80	270.00	177.58	172.56	79.20	4800	-	1,191.00	OK	OK
Woodward Sideres	2	3/31/2027	3/1/2027	3/1/2026	1,900.00	-	475.00	63.33	106.42	172.98	172.56	68.08	4300	-	1,099.99	OK	OK
Woodward Sideres	13	3/31/2027	9/1/2027	9/1/2026	33,388.00	-	2,252.88	1,195.69	1,390.33	-	-	1,251.30	5500	-	6,145.00	OK	OK
Tom Baker	16	4/30/2026	-	-	250.00	-	75.00	-	-	-	-	-	-	-	75.00	OK	OK
Total					105,393.00	3,900.00	26,840.81	3,499.77	8,462.06	1,201.28	1,140.49	3,609.35	543.13	1,387.86	46,684.75		
Yard Space																	
Total Leased																	
Per/Proposed Pkld	Office	Rent	Subpar														
Leased Sq Ft	20,035.00	63,813.00	36,897.00														
Leased Sq Ft	22,126.00	94,050.00	63,944.00														
% Occupied	91%	88%	26%														

5k/L Leased	10k/20k/30k	100/200/300	W/C/D/C
105,393.00	108,803.00	100,725.00	

ID	Prospect	Length	Square Ft.	Coet	# of Jobs
A					

Prospect List	Estimated Move In
1/1/2026	20,820.00
1/1/2026	116,154.00
	Revenue
	46,684.13

Interest Inc.	Additional
	138

Total Available Sq Ft 180,090.00
 Total Leased Sq Ft 100,744.00
 % Occupied 56%