

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2025**

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	269,542.16	\$ 46,684.75	46,773.36	252,230.84
Misc Inc - Oper & Admin	0.00	151,279.25	150,156.29	474.78	(151,279.25)
Interest Income	14.00	3.37	0.60	0.57	10.63
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	420,824.78	196,841.64	47,248.71	103,962.22
Expenses					
Marketing	8,900.00	9,489.80	0.00	270.00	(589.80)
Salaries	136,024.00	74,826.09	15,411.47	10,030.98	61,197.91
FICA-Medicare Tax Expense	10,182.00	5,668.12	1,166.91	759.32	4,513.88
Health Ins.	6,298.00	3,314.46	521.56	567.13	2,983.54
Dental Ins	813.00	413.38	(17.04)	234.88	399.62
Vision Ins.	192.00	94.59	(3.90)	53.83	97.41
Comp Ins.	2,400.00	0.00	0.00	0.00	2,400.00
Retirement Expense	11,736.00	6,548.37	902.76	902.76	5,187.63
NYS Unemployment	444.00	97.73	7.39	0.00	346.27
NYS Re-Emp Service	26.00	3.63	0.28	0.00	22.37
Vehicle Allowance	1,800.00	900.00	150.00	150.00	900.00
Disability	1,230.00	(129.90)	(51.95)	49.91	1,359.90
Paychex Processing	4,292.00	2,251.18	505.80	337.20	2,040.82
Life Ins.	0.00	67.50	0.00	33.75	(67.50)
Office Expenses	19,447.00	10,538.91	1,556.99	1,311.36	8,908.09
Depreciation	160,560.00	87,666.00	14,611.00	14,611.00	72,894.00
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	2,000.00
Insurance	71,350.00	34,536.69	5,826.86	5,166.02	36,813.31
Legal/Environmental	6,000.00	0.00	0.00	0.00	6,000.00
Legal General	0.00	3,320.00	640.00	0.00	(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	5,469.03	284.70	829.70	9,030.97
Maintenance - Building Repairs	20,800.00	22,860.74	2,319.52	4,955.98	(2,060.74)
Maintenance - Materials	7,000.00	5,100.34	338.35	677.84	1,899.66
Maintenance - Grounds	25,200.00	10,223.98	2,406.82	5,012.44	14,976.02
Maintenance - Equipment/Tools	11,000.00	8,983.76	952.92	802.54	2,016.24
Waste Removal	5,544.00	3,492.52	535.23	536.21	2,051.48
Property Taxes	36,000.00	25,133.76	11,655.21	1,544.96	10,866.24
Water	9,612.00	4,956.54	826.09	826.09	4,655.46
Electric	52,051.00	17,375.25	2,502.26	3,078.87	34,675.75
Gas	25,927.00	8,464.22	4,670.56	1,951.11	17,462.78
Interest Expense-Roof Project	3,789.00	1,979.81	318.16	322.90	1,809.19
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	362,112.98	68,037.95	55,016.78	312,971.02
Total Revenue	524,787.00	420,824.78	196,841.64	47,248.71	103,962.22
Total Expenses	675,084.00	362,112.98	68,037.95	55,016.78	312,971.02
Net Income Over Expenditure	\$ (150,297.00)	58,711.80	\$ 128,803.69	(7,768.07)	(209,008.80)

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2025

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 521,773.00	269,542.16	\$ 46,684.75	46,773.36	51.66
Misc Inc - Oper & Admin	0.00	151,279.25	150,156.29	474.78	0.00
Interest Income	14.00	3.37	0.60	0.57	24.07
Extra-Ordinary Income	3,000.00	0.00	0.00	0.00	0.00
Total Revenues	524,787.00	420,824.78	196,841.64	47,248.71	80.19
Expenses					
Marketing	8,900.00	9,489.80	0.00	270.00	106.63
Salaries	136,024.00	74,826.09	15,411.47	10,030.98	55.01
Benefits	35,121.00	16,977.88	2,676.01	2,751.58	48.34
Paychex Processing	4,292.00	2,251.18	505.80	337.20	52.45
Office Expenses	19,447.00	10,538.91	1,556.99	1,311.36	54.19
Dues/Publ/Training/Seminars	2,000.00	0.00	0.00	0.00	0.00
Insurance	71,350.00	34,536.69	5,826.86	5,166.02	48.40
Professional Consultants	19,967.00	11,620.00	640.00	0.00	58.20
Maintenance Expenses	84,500.00	52,804.33	6,302.31	12,278.50	62.49
Utilities Taxes & Rent	129,134.00	59,422.29	20,189.35	7,937.24	46.02
Interest Exp Roof Project	3,789.00	1,979.81	318.16	322.90	52.25
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	0.00	0.00	0.00	0.00	0.00
Total Operations	514,524.00	274,446.98	53,426.95	40,405.78	53.34
Total Revenue	524,787.00	420,824.78	196,841.64	47,248.71	80.19
Total Expenses	514,524.00	274,446.98	53,426.95	40,405.78	53.34
Net Income Over Expenditure	\$ 10,263.00	146,377.80	\$ 143,414.69	6,842.93	1,426.27

Watertown Industrial Center Compative Balance Sheet for: 11/30/25 - 12/31/25

ASSETS	11/30/2025	12/31/2025	After Adjusting Entries 6/30/2025
Current Assets			
General Checking - Key Bank	\$ 131,182.69	\$ 275,857.91	\$ 153,176.40
Capital Reserve	70,229.31	70,229.91	59,469.64
Leasehold Improvement Fund	87,048.81	87,049.55	118,847.66
Accounts Receivable	84.31	1,787.27	6,733.97
Acc. Rec. LHI	(585.20)	(585.20)	(585.20)
Rents Receivable	<u>6,202.00</u>	<u>790.25</u>	<u>25,353.70</u>
Total Current Assets	294,161.92	435,129.69	362,996.17
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(63,701.27)	(63,802.27)	(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>(4,724,601.32)</u>	<u>(4,739,111.32)</u>	<u>(4,652,051.32)</u>
Total Property and Equipment	2,106,527.44	2,091,916.44	2,179,582.44
Other Assets			
Work In Process-Variou	<u>20,980.72</u>	<u>20,980.72</u>	<u>(0.28)</u>
Total Other Assets	20,980.72	20,980.72	(0.28)
Total Assets	<u>\$ 2,421,670.08</u>	<u>\$ 2,548,026.85</u>	<u>\$ 2,542,578.33</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 20,194.18	\$ 19,496.29	\$ 61,547.08
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	16.98	17.72	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	3.13	153.59	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	21,100.06	20,553.37	62,486.12
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	0.42	0.42	0.42
Roof Replacement Loan	<u>127,268.16</u>	<u>125,367.93</u>	<u>136,698.46</u>
Total Long-Term Liabilities	127,268.58	125,368.35	136,698.88
Total Liabilities	148,368.64	145,921.72	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>(70,091.89)</u>	<u>58,711.80</u>	<u>305,789.37</u>
Total Capital	2,273,301.44	2,402,105.13	2,343,393.33
Total Liabilities & Capital	<u>\$ 2,421,670.08</u>	<u>\$ 2,548,026.85</u>	<u>\$ 2,550,195.33</u>

Watertown Industrial Center LDC Tenant Receivables As of Dec 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	7558	1/1/26	-825.80				-825.80
Bice Family LLC			-825.80				-825.80
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	7545	12/1/25	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					1.00	-0.01	0.99
Taylor's Surface Prep, LLC	7464	11/1/25		374.94			374.94
	7465	12/1/25	1,099.99				1,099.99
Taylor's Surface Prep, LLC			1,099.99	374.94			1,474.93
Tom Barker	7563	1/1/26	-75.00				-75.00
	7564	2/1/26	-75.00				-75.00
Tom Barker			-150.00				-150.00
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
			569.19	374.94	1.00	-4,111.36	-3,166.23

Watertown Industrial Center LDC
Aged Receivables
As of Dec 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	7580	513.96				513.96
MODERN MOVING MODERN MOVING AND S		513.96				513.96
SERV-PRO SERV-PRO	4268 55350-SERV 55503-SERV	195.00 994.00			84.32	84.32 195.00 994.00
SERV-PRO SERV-PRO		1,189.00			84.32	1,273.32
SOLURI BILLY SOLURI	3792				-0.01	-0.01
SOLURI BILLY SOLURI					-0.01	-0.01
Report Total		1,702.96			84.31	1,787.27

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2025 to Dec 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
12/2/25	141000	949941	Invoice: 7518		911.76
	125000		Invoice: 7557		762.44
	141000		Invoice: 7558		825.80
	100000		Bice Family LLC	2,500.00	
12/2/25	141000	12799	Invoice: 7538		5,389.68
	100000		Nytric Electrical Contractors, LLC.	5,389.68	
12/2/25	141000	25688	Invoice: 7553		1,503.12
	100000		BLACK HORSE GROUP, LLC	1,503.12	
12/2/25	141000	13173	Invoice: 7454		2,797.31
	100000		SERV-PRO	2,797.31	
12/2/25	141000	1650	Invoice: 7556		385.00
	100000		WATERTOWN MODEL RAILROAD CLUB	385.00	
12/2/25	141000	950178	Invoice: 7463		374.95
	141000		Invoice: 7464		725.05
	100000		Taylor's Surface Prep, LLC	1,100.00	
12/10/25	141000	12809	Invoice: 7551		5,389.68
	100000		Nytric Electrical Contractors, LLC.	5,389.68	
12/10/25	141000	3894	Invoice: 7554		1,992.61
	100000		CONVERSE LABORATORIES INC.	1,992.61	
12/10/25	141000	96535	Invoice: 7546		753.21
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	753.21	
12/10/25	141000	866530	Invoice: 7547		1,332.00
	100000		W.B. Mason Co, Inc.	1,332.00	
12/10/25	141000	96180	Invoice: 7552		6,145.00
	100000		MASSEYS FURNITURE BARN	6,145.00	
12/10/25	141000	7913	Invoice: 7550		4,764.33
	100000		JEFFERSON COUNTY LDC	4,764.33	
12/10/25	141000	0000080832	Invoice: 7555		407.95
	100000		LAURENCE WOLLUM	407.95	
12/10/25	141000	5814	Invoice: 7561		75.00
	141000		Invoice: 7562		75.00
	141000		Invoice: 7563		75.00
	141000		Invoice: 7564		75.00
	100000		Tom Barker	300.00	
12/22/25	141000	0080474487	Invoice: 7549		990.89
	100000		Ampersand New York Operations Co. LLC.	990.89	
12/22/25	141000	033645	Invoice: 7445		4,565.40
	100000		MODERN MOVING AND STORAGE	4,565.40	
12/22/25	141000	102242	Invoice: 7548		12,542.76
	100000		Erie Boulevard Hydropower L.P.	12,542.76	
12/22/25	125000	102268	Invoice: 7560		150,000.00
	100000		Erie Boulevard Hydropower L.P.	150,000.00	
12/22/25	405501	949522	ELECTRICAL REIMBURSEMENT		156.29
			#1306319		
	100000		DIRECT ENERGY	156.29	

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2025 to Dec 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
				<u>203,015.23</u>	<u>203,015.23</u>

Watertown Industrial Center LDC Aged Payables As of Dec 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	11213-12/25	1,110.88				1,110.88
ACE NOBEL ACE HDWE		1,110.88				1,110.88
CINTAS CINTAS	1266655012/25	284.70				284.70
CINTAS CINTAS		284.70				284.70
CITYCOMP CITY COMPROLLER 315-785-7757	0002012-12/25- 0004614-12/25-	313.79 512.30				313.79 512.30
CITYCOMP CITY COMPROLLER		826.09				826.09
DE DIRECT ENERGY	260130058548	1,166.88				1,166.88
DE DIRECT ENERGY		1,166.88				1,166.88
HANES HANES SUPPLY, INC.	19793-12/25	600.24				600.24
HANES HANES SUPPLY, INC.		600.24				600.24
NG NATIONAL GRID	0918937121-12 0898937178-12 0538786113-12 0498937161-12 4083010042-12 9678936125-12 0338937134-12	99.51 1,439.32 32.07 1,210.19 1,135.53 328.06 28.89				99.51 1,439.32 32.07 1,210.19 1,135.53 328.06 28.89

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
	0038937138-12	410.78				410.78
	1078719124-12	795.06				795.06
	5874117071-12	237.14				237.14
	0058937125-12	497.19				497.19
	0518786126-12	306.16				306.16
NG NATIONAL GRID		6,519.90				6,519.90
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
OVERHEAD DOOR CO OVERHEAD DOOR CO	55503		994.00			994.00
OVERHEAD DOOR CO OVERHEAD DOOR CO			994.00			994.00
RAYNOR RAYNOR OVERHEAD D	48773 48774	585.00 195.00				585.00 195.00
RAYNOR RAYNOR OVERHEAD D		780.00				780.00
RSI ROOFING, INC. RSI ROOFING, INC.	5173543	1,470.56				1,470.56
RSI ROOFING, INC. RSI ROOFING, INC.		1,470.56				1,470.56
SANICO SANICO KELLY 607-773-0321	S217988	1,380.82				1,380.82
SANICO		1,380.82				1,380.82

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
SANICO						
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	180491-RB1	1,632.50				1,632.50
SEAWAY RENTAL SEAWAY RENTAL COR		1,632.50				1,632.50
Time Warner Charter Communications	144093601120	301.47				301.47
Time Warner Charter Communication		301.47				301.47
US MATERIALS HANDLI U.S. MATERIALS HAND 315-437-2978	125879 214679	202.50 405.00				202.50 405.00
US MATERIALS HANDLI U.S. MATERIALS HAND		607.50				607.50
WASTE M WASTE MANAGEMENT 315-773-5696	3466712-0448-	535.23				535.23
WASTE M WASTE MANAGEMENT		535.23				535.23
WB MASON W.B. MASON COMPANY	STMT7869658	394.22				394.22
WB MASON W.B. MASON COMPAN		394.22				394.22
WHITE'S G.W. WHITE & SON INC	105092-12/25	386.55				386.55

Watertown Industrial Center LDC
Aged Payables
As of Dec 31, 2025

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

Vendor ID Vendor Contact Telephone 1	Invoice/CM #	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
315-788-6200						
WHITE'S G.W. WHITE & SON INC		386.55				386.55
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 WATERTOWN INDUSTR					-3.00	-3.00
Report Total		17,997.54	994.00		272.00	19,263.54

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2025 to Dec 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
12/1/25	12556	200000 100000	Invoice: 11213-10/25 NOBEL ACE HDWE	718.48	718.48
12/1/25	12557	200000 200000 100000	Invoice: 0004614-11/25-AB Invoice: 0002012-11/25-C CITY COMPTROLLER	512.30 313.79	826.09
12/1/25	12558	200000 100000	Invoice: 61918 DP Bartlett & Sons Heating	193.00	193.00
12/1/25	12559	200000 200000 100000	Invoice: Q345170492 Invoice: 12/25 INS ERIE INSURANCE	658.32 5,168.54	5,826.86
12/1/25	12560	200000 100000	Invoice: 000045690579 EXCELLUS HEALTH PLAN	658.27	658.27
12/1/25	12561	200000 100000	Invoice: 40615875 Great America Financial Services	389.60	389.60
12/1/25	12562	200000 100000	Invoice: 14381 MITTAG'S LOCK & KEY	300.00	300.00
12/1/25	12563	200000 200000 100000	Invoice: 0498937161-112425 Invoice: 0518786126-112625 NATIONAL GRID	311.58 271.76	583.34
12/1/25	12564	200000 100000	Invoice: 55350 OVERHEAD DOOR CO	195.00	195.00
12/1/25	12565	200000 200000 100000	Invoice: 3299 Invoice: 3303 P&M CONSTRUCTION	480.00 550.00	1,030.00
12/1/25	12566	200000 100000	Invoice: AH-06 P.S.G.	2,971.00	2,971.00
12/1/25	12567	200000 100000	Invoice: S215964 SANICO	762.44	762.44
12/1/25	12568	200000 100000	Invoice: 180395 SEAWAY RENTAL CORP.	232.00	232.00
12/1/25	12569	200000 100000	Invoice: 20251110-4 SERV-PRO	545.00	545.00
12/1/25	12570	200000 100000	Invoice: 144093601110725 Charter Communications	301.47	301.47
12/1/25	12571	200000 200000	Invoice: 214606 Invoice: 125846	405.00 571.80	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2025 to Dec 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
		100000	U.S. MATERIALS HANDLING		976.80
12/1/25	12572	200000	Invoice: 3464955-0448-9	536.21	
		100000	WASTE MANAGEMENT OF NEW YORK		536.21
12/1/25	12573	200000	Invoice: 105092-11/25	157.68	
		100000	G.W. WHITE & SON INC.		157.68
12/1/25	12574	200000	Invoice: 12/25 LOAN	2,218.39	
		100000	WATERTOWN LOCAL DEVELOPMENT		2,218.39
12/12/25	12575	200000	Invoice: 5874117071-102425	29.05	
		200000	Invoice: 0538786113-112425	32.07	
		200000	Invoice: 0438937172-112425	879.12	
		200000	Invoice: 0338937134-112425	28.89	
		200000	Invoice: 0038937138-112425	386.66	
		200000	Invoice: 0058937125-112425	467.84	
		200000	Invoice: 9678936125-112425	149.75	
		200000	Invoice: 0498786119-112425	292.22	
		200000	Invoice: 0898937178-112425	1,184.72	
		200000	Invoice: 0918937121-112425	68.52	
		200000	Invoice: 1078719124-112425	445.44	
		100000	NATIONAL GRID		3,964.28
12/12/25	12576	100000	VOID		
12/12/25	12576	200000	Invoice: 11213-11/25	1,451.02	
		100000	NOBEL ACE HDWE		1,451.02
12/12/25	12577	200000	Invoice: 12661664-11/25	284.70	
		100000	CINTAS		284.70
12/12/25	12578	200000	Invoice: 253370058293098	599.40	
		200000	Invoice: 253370058293099	331.12	
		100000	DIRECT ENERGY		930.52
12/12/25	12579	200000	Invoice: 19793-11/25	416.36	
		100000	HANES SUPPLY, INC.		416.36
12/12/25	12580	200000	Invoice: 4047	11,655.21	
		100000	JEFFERSON COUNTY INDUSTRIAL		11,655.21

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2025 to Dec 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
12/12/25	12581	200000 100000	Invoice: 10039 Kendall, Harrienger & Burrows	640.00	640.00
12/12/25	12582	200000 100000	Invoice: 20569 NYTRIC ELECTRICAL CONTRACTORS, LLC	640.50	640.50
12/12/25	12583	200000 100000	Invoice: 2101 SAMPSON GLASS	400.00	400.00
12/12/25	12584	200000 100000	Invoice: 6129945354 VERIZON WIRELESS	313.07	313.07
12/12/25	12585	200000 100000	Invoice: STMT 77913018 W.B. MASON COMPANY, INC.	279.54	279.54
12/12/25	12586	200000 100000	Invoice: 4533378 WESTELCOM	108.63	108.63
	Total			40,505.46	40,505.46

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2025
 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	48,012.43	\$ 8,462.06	8,456.99	49.62
Total Revenues	<u>96,755.00</u>	<u>48,012.43</u>	<u>8,462.06</u>	<u>8,456.99</u>	49.62
Expenses					
Maintenance - Improvements	6,000.00	166.48	0.00	0.00	2.77
Maintenance - Building Repairs	20,800.00	22,860.74	2,319.52	4,955.98	109.91
Maintenance - Common Area	14,500.00	5,469.03	284.70	829.70	37.72
Maintenance - Grounds	25,200.00	10,223.98	2,406.82	5,012.44	40.57
Maintenance - Equipment/Tools	11,000.00	8,983.76	952.92	802.54	81.67
Maintenance - Materials	7,000.00	5,100.34	338.35	677.84	72.86
Total Operations	<u>84,500.00</u>	<u>52,804.33</u>	<u>6,302.31</u>	<u>12,278.50</u>	62.49
Net Income Over Expenditure	\$ <u>12,255.00</u>	<u>(4,791.90)</u>	\$ <u>2,159.75</u>	<u>(3,821.51)</u>	(39.10)

