

**Watertown Industrial Center LDC****Income Statement for the Four Month Period Ending October 31, 2024**

Prepared by Staff, November 22, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 573,417.00	157,428.06	\$ 40,165.74	38,514.08	415,988.94
Interest Income	12.00	4.74	1.22	1.17	7.26
LIF Loan Principal	45,984.00	18,255.96	4,581.10	4,569.67	27,728.04
Leasehold Interest	0.00	391.52	80.77	92.20	(391.52)
<b>Total Revenues</b>	<b>619,413.00</b>	<b>176,080.28</b>	<b>44,828.83</b>	<b>43,177.12</b>	<b>443,332.72</b>
<b>Expenses</b>					
Marketing	10,000.00	5,778.00	2,628.00	0.00	4,222.00
Salaries	131,754.00	45,153.42	9,596.44	9,596.44	86,600.58
FICA-Medicare Tax Expense	9,750.00	3,420.79	726.56	726.56	6,329.21
Health Ins.	5,872.00	2,093.00	531.96	531.96	3,779.00
Dental Ins.	774.00	191.70	(10.52)	(10.52)	582.30
Vision Ins.	202.00	44.10	(2.74)	(2.74)	157.90
Comp Ins.	2,900.00	1,209.11	258.76	258.76	1,690.89
Retirement Expense	11,228.00	4,462.40	863.62	863.62	6,765.60
NYS Unemployment	438.00	45.27	0.00	0.00	392.73
NYS Re-Emp Service	25.00	1.68	0.00	0.00	23.32
Vehicle Allowance	1,800.00	600.00	150.00	150.00	1,200.00
Disability	1,214.00	(112.23)	(40.60)	(40.60)	1,326.23
Paychex Processing	4,292.00	1,377.76	353.44	335.44	2,914.24
Life Ins.	0.00	24.75	0.00	0.00	(24.75)
Office Expenses	20,879.00	7,809.78	1,356.08	3,013.62	13,069.22
Depreciation	158,226.00	53,520.00	13,380.00	13,380.00	104,706.00
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	23,024.72	5,476.41	5,476.49	45,029.28
Legal General	7,000.00	1,722.50	0.00	1,404.50	5,277.50
Accounting and Auditing	8,581.00	7,250.00	0.00	7,250.00	1,331.00
Engineering/Design/Consulting	12,700.00	0.00	0.00	0.00	12,700.00
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	7,800.00
Maintenance - Common Area	11,500.00	5,223.25	1,191.39	558.40	6,276.75
Maintenance - Building Repairs	20,800.00	9,367.76	1,582.82	4,215.48	11,432.24
Maintenance - Materials	7,000.00	647.50	0.00	0.00	6,352.50
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	23,700.00
Maintenance - Equipment/Tools	23,500.00	5,199.51	0.00	1,965.00	18,300.49
Waste Removal	5,544.00	2,020.01	428.65	392.03	3,523.99
Property Taxes	35,764.00	10,931.49	0.00	0.00	24,832.51
Water	9,324.00	3,208.12	802.03	802.03	6,115.88
Electric	49,682.00	14,098.62	3,086.87	3,540.29	35,583.38
Gas	29,702.00	1,095.57	424.95	308.11	28,606.43
Interest Expense-Roof Project	4,463.00	1,561.16	383.44	388.01	2,901.84
Interest Expense-JCLDC Project	635.00	391.52	80.77	92.20	243.48
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
<b>Total Operations</b>	<b>689,103.00</b>	<b>211,361.26</b>	<b>43,248.33</b>	<b>55,195.08</b>	<b>477,741.74</b>
Total Revenue	619,413.00	176,080.28	44,828.83	43,177.12	443,332.72
Total Expenses	689,103.00	211,361.26	43,248.33	55,195.08	477,741.74
<b>Net Income Over Expenditure</b>	<b>\$ (69,690.00)</b>	<b>(35,280.98)</b>	<b>\$ 1,580.50</b>	<b>(12,017.96)</b>	<b>(34,409.02)</b>

**Watertown Industrial Center LDC**  
**Income Statement for the Four Month Period Ending October 31, 2024**

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
<b>Revenues</b>					
Lease Revenue	\$ 573,417.00	157,428.06	\$ 40,165.74	38,514.08	27.45
Interest Income	12.00	4.74	1.22	1.17	39.50
<b>Total Revenues</b>	<b>573,429.00</b>	<b>157,432.80</b>	<b>40,166.96</b>	<b>38,515.25</b>	<b>27.45</b>
<b>Expenses</b>					
Marketing	10,000.00	5,778.00	2,628.00	0.00	57.78
Salaries	131,754.00	45,153.42	9,596.44	9,596.44	34.27
Benefits	34,203.00	11,980.57	2,477.04	2,477.04	35.03
Paychex Processing	4,292.00	1,377.76	353.44	335.44	32.10
Office Expenses	20,879.00	7,809.78	1,356.08	3,013.62	37.40
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	0.00
Insurance	68,054.00	23,024.72	5,476.41	5,476.49	33.83
Professional Consultants	28,281.00	8,972.50	0.00	8,654.50	31.73
Maintenance Expenses	94,300.00	20,438.02	2,774.21	6,738.88	21.67
Utilities Taxes & Rent	130,016.00	31,353.81	4,742.50	5,042.46	24.12
Interest Expense-JCLDC Project	635.00	391.52	80.77	92.20	61.66
Interest Exp Roof Project	4,463.00	1,561.16	383.44	388.01	34.98
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
<b>Total Operations</b>	<b>530,877.00</b>	<b>157,841.26</b>	<b>29,868.33</b>	<b>41,815.08</b>	<b>29.73</b>
Total Revenue	573,429.00	157,432.80	40,166.96	38,515.25	27.45
Total Expenses	530,877.00	157,841.26	29,868.33	41,815.08	29.73
<b>Net Income Over Expenditure</b>	<b>\$ 42,552.00</b>	<b>(408.46)</b>	<b>\$ 10,298.63</b>	<b>(3,299.83)</b>	<b>(0.96)</b>

Watertown Industrial Center LDC  
Balance Sheet  
October 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	246,792.80
Capital Reserve		146,369.79
Leasehold Improvement Fund		193,782.72
Accounts Receivable		941.34
Acc. Rec. LHI		27,142.56
Rents Receivable		19,797.62
		634,826.83
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(62,308.27)
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		(4,545,899.32)
		1,786,511.44
Total Property and Equipment		
Other Assets		
Work In Process-Variou		64,697.87
		64,697.87
Total Other Assets		
Total Assets	\$	2,486,036.14

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,533.45
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		38.16
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		(0.50)
Deferred Liab. Bldg. B Project		27,733.18
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		(0.28)
Deferred Revenue		(589.57)
ARPA Grant - Infrastructure		265,252.00
		304,440.29
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		27,728.18
Roof Replacement Loan		151,544.19
		179,272.37
Total Long-Term Liabilities		
Total Liabilities		483,712.66
Capital		
Fund Balance		305,238.57
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  
October 31, 2024

Net Income	<u>(35,280.98)</u>	
Total Capital		<u>2,002,323.48</u>
Total Liabilities & Capital	\$	<u><u>2,486,036.14</u></u>

Watertown Industrial Center Compative Balance Sheet for: 9/30/24 - 10/31/24

ASSETS	9/30/2024	10/31/2024	After Adjusting Entries 6/30/2024
<b>Current Assets</b>			
General Checking - Key Bank	\$ 249,056.80	\$ 246,792.80	\$ 129,683.41
Capital Reserve	143,969.30	146,369.79	136,828.72
Leasehold Improvement Fund	193,781.07	193,782.72	193,776.20
Accounts Receivable	2,310.88	941.34	1,690.49
Acc. Rec. LHI	31,723.66	27,142.56	45,398.52
Rents Receivable	<u>21,902.04</u>	<u>19,797.62</u>	<u>17,495.50</u>
<b>Total Current Assets</b>	<b>642,743.75</b>	<b>634,826.83</b>	<b>524,872.84</b>
<b>Property and Equipment</b>			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(62,197.27)	(62,308.27)	(61,864.27)
Capital Improvements - Cap Imp	4,581,523.58	4,581,523.58	4,581,523.58
Heat Separation Project	330,793.40	330,793.40	330,793.40
Improvement Project - EDA	678,885.00	678,885.00	678,885.00
Real Estate Contrib.-Buildings	531,300.00	531,300.00	531,300.00
Real Estate Contrib.-Land	205,000.00	205,000.00	205,000.00
Allow. for Deprn. - Buildings	<u>(4,532,630.32)</u>	<u>(4,545,899.32)</u>	<u>(4,492,823.32)</u>
<b>Total Property and Equipment</b>	<b>1,799,891.44</b>	<b>1,786,511.44</b>	<b>1,840,031.44</b>
<b>Other Assets</b>			
Work In Process-Variou	<u>63,699.12</u>	<u>64,697.87</u>	<u>58,372.87</u>
<b>Total Other Assets</b>	<b>63,699.12</b>	<b>64,697.87</b>	<b>58,372.87</b>
<b>Total Assets</b>	<b><u>\$ 2,506,334.31</u></b>	<b><u>\$ 2,486,036.14</u></b>	<b><u>\$ 2,423,277.15</u></b>
<b>LIABILITIES AND CAPITAL</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 21,416.62	\$ 10,533.45	\$ 8,675.68
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	36.51	38.16	31.64
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	32,314.28	27,733.18	45,989.14
Deferred Liab.Back of A Project	0.17	0.17	0.17
Due WIC LHI	(0.28)	(0.28)	(0.28)
Deferred Revenue	(589.57)	(589.57)	(589.57)
ARPA Grant - Infrastructure	<u>265,252.00</u>	<u>265,252.00</u>	<u>125,252.00</u>
<b>Total Current Liabilities</b>	<b>319,902.91</b>	<b>304,440.29</b>	<b>180,831.96</b>
<b>Long-Term Liabilities</b>			
Bldg. B Renovation Loan-WLDC	32,309.28	27,728.18	45,984.14
Roof Replacement Loan	<u>153,379.14</u>	<u>151,544.19</u>	<u>158,856.59</u>
<b>Total Long-Term Liabilities</b>	<b>185,688.42</b>	<b>179,272.37</b>	<b>204,840.73</b>
<b>Total Liabilities</b>	<b>505,591.33</b>	<b>483,712.66</b>	<b>385,672.69</b>
<b>Capital</b>			
Fund Balance	305,238.57	305,238.57	317,755.39
Capital Improvement Reserve	227,193.82	227,193.82	227,193.82
Fund Balance - Leasehold Impr.	0.24	0.24	0.24
Fund Balance - Capital Reserve	1,505,171.83	1,505,171.83	1,505,171.83
Net Income	<u>(36,861.48)</u>	<u>(35,280.98)</u>	<u>(12,516.82)</u>
<b>Total Capital</b>	<b>2,000,742.98</b>	<b>2,002,323.48</b>	<b>2,037,604.46</b>
<b>Total Liabilities &amp; Capital</b>	<b><u>\$ 2,506,334.31</u></b>	<b><u>\$ 2,486,036.14</u></b>	<b><u>\$ 2,423,277.15</u></b>

### Watertown Industrial Center LDC Tenant Receivables As of Oct 31, 2024

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	7289	11/1/24	-586.22				-586.22
	7290	12/1/24	-513.78				-513.78
<b>Bice Family LLC</b>			<b>-1,100.00</b>				<b>-1,100.00</b>
DigiCollect LLC	7269	11/1/24	-304.50				-304.50
	7270	12/1/24	-304.50				-304.50
<b>DigiCollect LLC</b>			<b>-609.00</b>				<b>-609.00</b>
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
<b>FERGUSON ENTERPRISES, INC.</b>						<b>-4,101.53</b>	<b>-4,101.53</b>
Jain Irrigation Inc.	6727	4/1/23				-4.00	-4.00
<b>Jain Irrigation Inc.</b>						<b>-4.00</b>	<b>-4.00</b>
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	7282	10/1/24	24.56				24.56
<b>LAURENCE WOLLUM</b>			<b>24.56</b>			<b>-5.70</b>	<b>18.86</b>
Luck Bros Inc	7277	10/1/24	575.00				575.00
<b>Luck Bros Inc</b>			<b>575.00</b>				<b>575.00</b>
MODERN MOVING AND STORAG	7191	5/1/24				3,500.34	3,500.34
	7208	6/1/24				4,565.40	4,565.40
	7223	7/1/24				4,565.40	4,565.40
	7239	8/1/24			4,565.40		4,565.40
	7279	10/1/24	4,565.40				4,565.40
<b>MODERN MOVING AND STORAG</b>			<b>4,565.40</b>		<b>4,565.40</b>	<b>12,631.14</b>	<b>21,761.94</b>
WATERTOWN MODEL RAILROAD	7292	11/1/24	-375.00				-375.00
<b>WATERTOWN MODEL RAILROAD</b>			<b>-375.00</b>				<b>-375.00</b>
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
<b>SERV-PRO</b>						<b>-0.01</b>	<b>-0.01</b>
TI HABITAT FOR HUMMANITY	7259	11/1/24	-100.00				-100.00
	7260	12/1/24	-100.00				-100.00
	7261	1/1/25	-100.00				-100.00
	7262	2/1/25	-100.00				-100.00
<b>TI HABITAT FOR HUMMANITY</b>			<b>-400.00</b>				<b>-400.00</b>
Tom Barker	7181	4/1/24				75.00	75.00
<b>Tom Barker</b>						<b>75.00</b>	<b>75.00</b>
W.B. Mason Co, Inc.	6767	7/1/22				-0.01	-0.01
	6792	8/1/22				-0.01	-0.01

**Watertown Industrial Center LDC**  
**Tenant Receivables**  
**As of Oct 31, 2024**

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
	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
<b>W.B. Mason Co, Inc.</b>						<b>-0.12</b>	<b>-0.12</b>
			<b>2,680.96</b>		<b>4,565.40</b>	<b>8,594.78</b>	<b>15,841.14</b>

## Watertown Industrial Center LDC Aged Receivables As of Oct 31, 2024

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	7246			857.03		857.03
<b>MODERN MOVING MODERN MOVING AND S</b>				<b>857.03</b>		<b>857.03</b>
SERV-PRO SERV-PRO	4268				84.32	84.32
<b>SERV-PRO SERV-PRO</b>					<b>84.32</b>	<b>84.32</b>
SOLURI BILLY SOLURI	3792				-0.01	-0.01
<b>SOLURI BILLY SOLURI</b>					<b>-0.01</b>	<b>-0.01</b>
<b>Report Total</b>				<b>857.03</b>	<b>84.31</b>	<b>941.34</b>



## Watertown Industrial Center LDC Aged Payables As of Oct 31, 2024

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
AUBERTINE AND CURR AUBERTINE AND CURR	15514	998.75				998.75
315-782-2005						
<b>AUBERTINE AND CURR AUBERTINE AND CURR</b>		<b>998.75</b>				<b>998.75</b>
CINTAS CINTAS	12666550-10/2	592.71				592.71
<b>CINTAS CINTAS</b>		<b>592.71</b>				<b>592.71</b>
CITYCOMP CITY COMPROLLER	0002012-10/24- 0004614-10/24-	304.65 497.38				304.65 497.38
315-785-7757						
<b>CITYCOMP CITY COMPROLLER</b>		<b>802.03</b>				<b>802.03</b>
DE DIRECT ENERGY	243040055570 243040055570	226.23 449.00				226.23 449.00
<b>DE DIRECT ENERGY</b>		<b>675.23</b>				<b>675.23</b>
Great America Great America Financial Matt Burlage 1-866-803-2665	37702651	313.23				313.23
<b>Great America Great America Financial</b>		<b>313.23</b>				<b>313.23</b>
NG NATIONAL GRID	2017080029-10 1118719182-10 0918937121-10 0958937178-10 0438937172-10 0498786119-10 1078719124-10	84.14 24.50 29.59 84.82 673.02 251.88 222.90				84.14 24.50 29.59 84.82 673.02 251.88 222.90

**Watertown Industrial Center LDC**  
**Aged Payables**  
**As of Oct 31, 2024**

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
	0338937134-10	26.65				26.65
	9678936125-10	44.95				44.95
	0038937138-10	316.13				316.13
	0058937125-10	230.96				230.96
	2853006061-10	217.54				217.54
	0498937161-10	99.71				99.71
	0538786113-10	29.59				29.59
	0898937178-10	81.08				81.08
	4083010042-10	205.66				205.66
	0518786126-10	213.47				213.47
<b>NG</b>		<b>2,836.59</b>				<b>2,836.59</b>
<b>NATIONAL GRID</b>						
NYS DEPT OF LABOR NYS DEPT OF LABOR	CHAR500FEE2				275.00	275.00
<b>NYS DEPT OF LABOR</b> <b>NYS DEPT OF LABOR</b>					<b>275.00</b>	<b>275.00</b>
PSG P.S.G.	2024-082	943.61				943.61
3157859553						
<b>PSG</b> <b>P.S.G.</b>		<b>943.61</b>				<b>943.61</b>
SCHWERZMANN SCHWERZMANN & WIS	007572-9/24		1,404.50			1,404.50
315-788-6700						
<b>SCHWERZMANN</b> <b>SCHWERZMANN &amp; WIS</b>			<b>1,404.50</b>			<b>1,404.50</b>
SECURITY SUPPLY SECURITY SUPPLY CO	05064401	639.21				639.21
518-757-2226						
<b>SECURITY SUPPLY</b> <b>SECURITY SUPPLY CO</b>		<b>639.21</b>				<b>639.21</b>
WASTE M	3441790-0448-	428.65				428.65

## Watertown Industrial Center LDC Aged Payables As of Oct 31, 2024

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
WASTE MANAGEMENT						
315-773-5696						
<b>WASTE M WASTE MANAGEMENT</b>		<b>428.65</b>				<b>428.65</b>
WB MASON W.B. MASON COMPANY	STMT6735822	288.94				288.94
<b>WB MASON W.B. MASON COMPAN</b>		<b>288.94</b>				<b>288.94</b>
WEST WESTELCOM	11/6/24	105.25				105.25
<b>WEST WESTELCOM</b>		<b>105.25</b>				<b>105.25</b>
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
<b>WICLDC WATERTOWN INDUSTR</b>					<b>-3.00</b>	<b>-3.00</b>
<b>Report Total</b>		<b>8,624.20</b>	<b>1,404.50</b>		<b>272.00</b>	<b>10,300.70</b>

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Oct 1, 2024 to Oct 31, 2024**

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

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
10/1/24	12206	200000 100000	Invoice: 15429 AUBERTINE AND CURRIER ARCHITECTS	1,045.00	1,045.00
10/1/24	12207	200000 100000	Invoice: 10/24 INS Central Insurance Companies	5,476.41	5,476.41
10/1/24	12208	200000 100000	Invoice: 000040466270 EXCELLUS HEALTH PLAN	617.46	617.46
10/1/24	12209	200000 100000	Invoice: RI106382232 FP MAILING SOLUTIONS	157.98	157.98
10/1/24	12210	200000 100000	Invoice: 37480042 Great America Financial Services	313.23	313.23
10/1/24	12211	200000 100000	Invoice: 19238 NYTRIC ELECTRICAL CONTRACTORS, LLC	210.94	210.94
10/1/24	12212	200000 200000 100000	Invoice: 2024-080 Invoice: 2024-079 P.S.G.	1,402.28 824.96	2,227.24
10/1/24	12213	200000 200000 100000	Invoice: 41776-83124 Invoice: 41777-83124 SCHWERZMANN & WISE, PC	26.50 291.50	318.00
10/1/24	12214	200000 100000	Invoice: 175489 SEAWAY RENTAL CORP.	1,965.00	1,965.00
10/1/24	12215	200000 100000	Invoice: 10/24 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
10/18/24	12216	200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000 200000	Invoice: 96789.6125-92424 Invoice: 0058937125-92424 Invoice: 0958937178-92424 Invoice: 4083010042-92424 Invoice: 0498786119-92424 Invoice: 0898937178-92424 Invoice: 1078719124-92424 Invoice: 2017080029-92424 Invoice: 1118719182-92424 Invoice: 0918937121-92424	28.59 216.74 167.81 204.10 262.63 39.92 219.59 83.45 29.76 29.76	

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Oct 1, 2024 to Oct 31, 2024**

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: 0538786113-92424	29.76	
		200000	Invoice: 0438937172-92424	1,114.20	
		200000	Invoice: 0498937161-92424	29.76	
		200000	Invoice: 0038937138-92424	336.51	
		200000	Invoice: 0338937134-92424	26.52	
		200000	Invoice: 2853006061-92424	219.26	
		200000	Invoice: 0518786126-92624	219.86	
		100000	NATIONAL GRID		3,258.22
10/18/24	12217	100000	VOID		
10/18/24	12217	200000	Invoice: 233737	7,250.00	
		100000	BOWERS & COMPANY CPA's		7,250.00
10/18/24	12218	200000	Invoice: 12666550-9/24	395.14	
		100000	CINTAS		395.14
10/18/24	12219	200000	Invoice: 0002012-9/24	304.65	
		200000	Invoice: 0004614-9/24	497.38	
		100000	CITY COMPTROLLER		802.03
10/18/24	12220	200000	Invoice: 242760055367012	383.94	
		200000	Invoice: 242760055367013	206.24	
		100000	DIRECT ENERGY		590.18
10/18/24	12221	200000	Invoice: 2418773	1,044.00	
		200000	Invoice: 2418330	684.00	
		200000	Invoice: 2418129	900.00	
		100000	MCQUADE & BANNIGAN		2,628.00
10/18/24	12222	200000	Invoice: 00592-000420-9/24	228.46	
		100000	SECURITY SUPPLY CORPORATION		228.46
10/18/24	12223	200000	Invoice: 3008141008	598.68	
		100000	TK ELEVATOR CORP		598.68
10/18/24	12224	200000	Invoice: 144093601100724	287.88	
		100000	Charter Communications		287.88
10/18/24	12225	200000	Invoice: 9975264357	255.52	
		100000	VERIZON WIRELESS		255.52
10/18/24	12226	200000	Invoice: 3438339-0448-9	392.03	
		100000	WASTE		392.03

**Watertown Industrial Center LDC**  
**Cash Disbursements Journal**  
**For the Period From Oct 1, 2024 to Oct 31, 2024**

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		
10/18/24	12227	200000	Invoice: STMT66640531	353.92	
		100000	W.B. MASON COMPANY, INC.		353.92
10/18/24	12228	200000	Invoice: 68395	105.26	
		100000	WESTELCOM		105.26
	<b>Total</b>			<b>31,694.97</b>	<b>31,694.97</b>

**Watertown Industrial Center LDC**  
**Maintenance Report for the Four Month Period Ending October 31, 2024**  
 Prepared by WICLDC STAFF, November 22, 2024

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
<b>Revenues</b>					
Add'l Rents - Maintenance	\$ 113,793.00	29,111.39	\$ 7,187.06	7,175.81	25.58
Total Revenues	<u>113,793.00</u>	<u>29,111.39</u>	<u>7,187.06</u>	<u>7,175.81</u>	25.58
<b>Expenses</b>					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	9,367.76	1,582.82	4,215.48	45.04
Maintenance - Common Area	11,500.00	5,223.25	1,191.39	558.40	45.42
Maintenance - Grounds	23,700.00	0.00	0.00	0.00	0.00
Maintenance - Equipment/Tools	23,500.00	5,199.51	0.00	1,965.00	22.13
Maintenance - Materials	7,000.00	647.50	0.00	0.00	9.25
Total Operations	<u>94,300.00</u>	<u>20,438.02</u>	<u>2,774.21</u>	<u>6,738.88</u>	21.67
<b>Net Income Over Expenditure</b>	<b>\$ <u>19,493.00</u></b>	<b><u>8,673.37</u></b>	<b>\$ <u>4,412.85</u></b>	<b><u>436.93</u></b>	<b>44.49</b>