

Watertown Industrial Center LDC**Income Statement for the Six Month Period Ending December 31, 2024**

Prepared by Staff, January 24, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 573,417.00	239,325.72	\$ 40,661.70	41,235.96	334,091.28
Misc Inc - Oper & Admin	0.00	160,363.30	160,363.30	0.00	(160,363.30)
Interest Income	12.00	7.21	1.26	1.21	4.79
LIF Loan Principal	45,984.00	27,452.54	4,604.03	4,592.55	18,531.46
Leasehold Interest	0.00	518.68	57.84	69.32	(518.68)
Total Revenues	619,413.00	427,667.45	205,688.13	45,899.04	191,745.55
Expenses					
Marketing	10,000.00	8,439.00	738.00	1,923.00	1,561.00
Salaries	131,754.00	69,144.52	14,394.66	9,596.44	62,609.48
FICA-Medicare Tax Expense	9,750.00	5,237.19	1,089.84	726.56	4,512.81
Health Ins.	5,872.00	3,114.17	489.21	531.96	2,757.83
Dental Ins	774.00	404.44	(15.78)	228.52	369.56
Vision Ins.	202.00	93.68	(4.11)	53.69	108.32
Comp Ins.	2,900.00	1,851.43	388.14	254.18	1,048.57
Retirement Expense	11,228.00	6,189.64	863.62	863.62	5,038.36
NYS Unemployment	438.00	142.43	97.16	0.00	295.57
NYS Re-Emp Service	25.00	5.28	3.60	0.00	19.72
Vehicle Allowance	1,800.00	1,050.00	300.00	150.00	750.00
Disability	1,214.00	(131.83)	(61.62)	42.02	1,345.83
Paychex Processing	4,292.00	2,216.36	503.16	335.44	2,075.64
Life Ins.	0.00	49.50	0.00	24.75	(49.50)
Office Expenses	20,879.00	10,312.68	1,640.30	862.60	10,566.32
Depreciation	158,226.00	80,280.00	13,380.00	13,380.00	77,946.00
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	34,707.05	5,719.58	5,962.75	33,346.95
Legal General	7,000.00	2,040.50	0.00	0.00	4,959.50
Accounting and Auditing	8,581.00	7,250.00	0.00	0.00	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	6,814.70	395.14	1,196.31	4,685.30
Maintenance - Building Repairs	20,800.00	11,884.31	2,266.55	250.00	8,915.69
Maintenance - Materials	7,000.00	3,232.84	0.00	2,197.13	3,767.16
Maintenance - Grounds	23,700.00	5,493.98	3,700.00	1,793.98	18,206.02
Maintenance - Equipment/Tools	23,500.00	7,802.67	0.00	2,603.16	15,697.33
Waste Removal	5,544.00	2,874.53	426.62	427.90	2,669.47
Property Taxes	35,764.00	27,522.00	0.00	16,590.51	8,242.00
Water	9,324.00	4,812.18	802.03	802.03	4,511.82
Electric	49,682.00	23,916.77	6,589.95	3,228.20	25,765.23
Gas	29,702.00	6,048.55	3,515.28	1,437.70	23,653.45
Interest Expense-Roof Project	4,463.00	2,314.26	374.25	378.85	2,148.74
Interest Expense-JCLDC Project	635.00	518.68	57.84	69.32	116.32
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	689,103.00	335,631.51	57,653.42	65,910.62	353,471.49
Total Revenue	619,413.00	427,667.45	205,688.13	45,899.04	191,745.55
Total Expenses	689,103.00	335,631.51	57,653.42	65,910.62	353,471.49
Net Income Over Expenditure	\$ (69,690.00)	92,035.94	\$ 148,034.71	(20,011.58)	(161,725.94)

Watertown Industrial Center LDC
Income Statement for the Six Month Period Ending December 31, 2024
 Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 573,417.00	239,325.72	\$ 40,661.70	41,235.96	41.74
Misc Inc - Oper & Admin	0.00	160,363.30	160,363.30	0.00	0.00
Interest Income	12.00	7.21	1.26	1.21	60.08
Total Revenues	573,429.00	399,696.23	201,026.26	41,237.17	69.70
Expenses					
Marketing	10,000.00	8,439.00	738.00	1,923.00	84.39
Salaries	131,754.00	69,144.52	14,394.66	9,596.44	52.48
Benefits	34,203.00	18,005.93	3,150.06	2,875.30	52.64
Paychex Processing	4,292.00	2,216.36	503.16	335.44	51.64
Office Expenses	20,879.00	10,312.68	1,640.30	862.60	49.39
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	0.00
Insurance	68,054.00	34,707.05	5,719.58	5,962.75	51.00
Professional Consultants	28,281.00	9,290.50	0.00	0.00	32.85
Maintenance Expenses	94,300.00	35,228.50	6,361.69	8,040.58	37.36
Utilities Taxes & Rent	130,016.00	65,174.03	11,333.88	22,486.34	50.13
Interest Expense-JCLDC Project	635.00	518.68	57.84	69.32	81.68
Interest Exp Roof Project	4,463.00	2,314.26	374.25	378.85	51.85
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	530,877.00	255,351.51	44,273.42	52,530.62	48.10
Total Revenue	573,429.00	399,696.23	201,026.26	41,237.17	69.70
Total Expenses	530,877.00	255,351.51	44,273.42	52,530.62	48.10
Net Income Over Expenditure	\$ 42,552.00	144,344.72	\$ 156,752.84	(11,293.45)	339.22

Watertown Industrial Center LDC
Balance Sheet
December 31, 2024

ASSETS

Current Assets		
General Checking - Key Bank	\$	115,725.58
Capital Reserve		148,773.07
Leasehold Improvement Fund		193,785.95
Accounts Receivable		161,304.64
Acc. Rec. LHI		17,945.98
Rents Receivable		17,687.72
		655,222.94
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(62,530.27)
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		(4,572,437.32)
		1,759,751.44
Total Property and Equipment		
Other Assets		
Work In Process-Variou		186,607.25
		186,607.25
Total Other Assets		
Total Assets	\$	2,601,581.63

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	22,684.20
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		41.39
ACCRUED PAYROLL		1,471.00
Retirement Withheld		147.06
Due WIC Rent		(0.50)
Deferred Liab. Bldg. B Project		18,536.60
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		(0.28)
Deferred Revenue		(589.57)
ARPA Grant - Infrastructure		265,252.00
		307,541.62
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		18,531.60
Roof Replacement Loan		147,860.51
		166,392.11
Total Long-Term Liabilities		
Total Liabilities		473,933.73
Capital		
Fund Balance		303,246.07
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
December 31, 2024

Net Income	<u>92,035.94</u>	
Total Capital		<u>2,127,647.90</u>
Total Liabilities & Capital	\$	<u><u>2,601,581.63</u></u>

Watertown Industrial Center Compative Balance Sheet for: 11/30/24 - 12/31/24

ASSETS	11/30/2024	12/31/2024	After Adjusting Entries 6/30/2024
Current Assets			
General Checking - Key Bank	\$ 232,912.33	\$ 115,725.58	\$ 129,683.41
Capital Reserve	148,771.81	148,773.07	136,828.72
Leasehold Improvement Fund	193,784.30	193,785.95	193,776.20
Accounts Receivable	941.34	161,304.64	1,690.49
Acc. Rec. LHI	22,550.01	17,945.98	45,398.52
Rents Receivable	<u>18,981.60</u>	<u>17,687.72</u>	<u>17,495.50</u>
Total Current Assets	617,941.39	655,222.94	524,872.84
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(62,419.27)	(62,530.27)	(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>(4,559,168.32)</u>	<u>(4,572,437.32)</u>	<u>(4,492,823.32)</u>
Total Property and Equipment	1,773,131.44	1,759,751.44	1,840,031.44
Other Assets			
Work In Process-Variou	<u>186,607.25</u>	<u>186,607.25</u>	<u>58,372.87</u>
Total Other Assets	186,607.25	186,607.25	58,372.87
Total Assets	<u>\$ 2,577,680.08</u>	<u>\$ 2,601,581.63</u>	<u>\$ 2,423,277.15</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 135,910.74	\$ 22,684.20	\$ 8,675.68
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	39.74	41.39	31.64
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	3.13	147.06	3.13
Due WIC Rent	(0.50)	(0.50)	(0.50)
Deferred Liab. Bldg. B Project	23,140.63	18,536.60	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>
Total Current Liabilities	425,226.61	307,541.62	180,831.96
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	23,135.63	18,531.60	45,984.14
Roof Replacement Loan	<u>149,704.65</u>	<u>147,860.51</u>	<u>158,856.59</u>
Total Long-Term Liabilities	172,840.28	166,392.11	204,840.73
Total Liabilities	598,066.89	473,933.73	385,672.69
Capital			
Fund Balance	303,246.07	303,246.07	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>(55,998.77)</u>	<u>92,035.94</u>	<u>(12,516.82)</u>
Total Capital	1,979,613.19	2,127,647.90	2,037,604.46
Total Liabilities & Capital	<u>\$ 2,577,680.08</u>	<u>\$ 2,601,581.63</u>	<u>\$ 2,423,277.15</u>

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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	7290	12/1/24	72.44				72.44
Bice Family LLC			72.44				72.44
City of Watertown	7313	12/15/2	1,284.00				1,284.00
City of Watertown			1,284.00				1,284.00
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
JOHN BUZYNISKI	7308	1/1/25	-75.00				-75.00
	7309	2/1/25	-75.00				-75.00
JOHN BUZYNISKI			-150.00				-150.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
	7282	10/1/24			18.42		18.42
LAURENCE WOLLUM					18.42	-5.70	12.72
MODERN MOVING AND STORAG	7208	6/1/24				3,196.54	3,196.54
	7223	7/1/24				4,565.40	4,565.40
	7239	8/1/24				4,565.40	4,565.40
	7321	12/1/24	4,565.40				4,565.40
MODERN MOVING AND STORAG			4,565.40			12,327.34	16,892.74
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
SERV-PRO						-0.01	-0.01
TI HABITAT FOR HUMMANITY	7261	1/1/25	-100.00				-100.00
	7262	2/1/25	-100.00				-100.00
TI HABITAT FOR HUMMANITY			-200.00				-200.00
Tom Barker	7311	1/1/25	-75.00				-75.00
Tom Barker			-75.00				-75.00
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

Watertown Industrial Center LDC
Tenant Receivables
As of Dec 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
	6960	6/1/23				-0.01	-0.01
W.B. Mason Co, Inc.						-0.12	-0.12
			5,496.84		18.42	8,215.98	13,731.24

Watertown Industrial Center LDC Aged Receivables As of Dec 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
ERIE BOULEVARD HYDR Erie Boulevard Hydropower	U163460-INV1	160,363.30				160,363.30
508-251-7660-DEBBIE						
ERIE BOULEVARD HYDR Erie Boulevard Hydropow		160,363.30				160,363.30
MODERN MOVING MODERN MOVING AND S	7246				857.03	857.03
315-225-9279						
MODERN MOVING MODERN MOVING AND S					857.03	857.03
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		160,363.30			941.34	161,304.64

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Dec 1, 2024 to Dec 31, 2024

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
12/6/24	141000	033558	Invoice: 7191		1,065.74
	141000		Invoice: 7208		1,368.86
	141000		Invoice: 7300		4,565.40
	100000		MODERN MOVING AND STORAGE	7,000.00	
12/6/24	141000	24808	Invoice: 7320		1,493.12
	100000		BLACK HORSE GROUP, LLC	1,493.12	
12/6/24	141000	7501	Invoice: 7318		1,553.00
	100000		JEFFERSON COUNTY LDC	1,553.00	
12/6/24	141000	95660	Invoice: 7315		1,273.70
	100000		UPSTATE CONSTRUCTION SERVICES, INC.	1,273.70	
12/6/24	141000	852169	Invoice: 7314		1,114.93
	100000		W.B. Mason Co, Inc.	1,114.93	
12/6/24	141000	12629	Invoice: 7327		2,711.03
	100000		SERV-PRO	2,711.03	
12/6/24	141000	00162724	Invoice: 7302		1,284.00
	100000		City of Watertown	1,284.00	
12/18/24	141000	3421	Invoice: 7325		1,942.61
	100000		CONVERSE LABORATORIES INC.	1,942.61	
12/18/24	141000	12400	Invoice: 7322		6,090.66
	100000		Nytric Electrical Contractors, LLC.	6,090.66	
12/18/24	141000	0000080764	Invoice: 7326		407.95
	100000		LAURENCE WOLLUM	407.95	
12/18/24	141000	0078605198	Invoice: 7316		972.30
	100000		Ampersand New York Operations Co. LLC.	972.30	
12/18/24	141000	1622	Invoice: 7328		375.00
	100000		WATERTOWN MODEL RAILROAD CLUB	375.00	
12/18/24	141000	1057	Invoice: 7324		75.00
	100000		Randy Sherman	75.00	
12/30/24	141000	101402	Invoice: 7317		12,179.06
	100000		Erie Boulevard Hydropower L.P.	12,179.06	
12/30/24	141000	3476	Invoice: 7319		2,199.22
	100000		PICK N GO PROPERTY WASTE SERVICES	2,199.22	
12/30/24	141000	00163125	Invoice: 7323		1,284.00
	100000		City of Watertown	1,284.00	
				41,955.58	41,955.58

Watertown Industrial Center LDC Aged Payables As of Dec 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
CINTAS CINTAS	12666550-1231	395.14				395.14
CINTAS CINTAS		395.14				395.14
CITYCOMP CITY COMPTROLLER 315-785-7757	0002012-12/24 0004614-12/24	304.65 497.38				304.65 497.38
CITYCOMP CITY COMPTROLLER		802.03				802.03
COOPER COOPER ELECTRIC	348751-12/24		54.06			54.06
COOPER COOPER ELECTRIC			54.06			54.06
DE DIRECT ENERGY	250080056051 250080056051	584.43 865.14				584.43 865.14
DE DIRECT ENERGY		1,449.57				1,449.57
FP FP MAILING SOLUTION	RI106486953	157.98				157.98
FP FP MAILING SOLUTION		157.98				157.98
Great America Great America Financial Matt Burlage 1-866-803-2665	38144894	319.20				319.20
Great America Great America Financial		319.20				319.20

Watertown Industrial Center LDC Aged Payables As of Dec 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
MCQUADE MCQUADE & BANNIGA	2416847 2450763				1,587.50 405.00	1,587.50 405.00
3157882612						
MCQUADE MCQUADE & BANNIGA					1,992.50	1,992.50
MITTAG MITTAG'S LOCK & KEY	14274	140.00				140.00
315-788-8261						
MITTAG MITTAG'S LOCK & KEY		140.00				140.00
NG NATIONAL GRID	0958937178-12 4083010042-12 9678936125-12 0058937125-12 0038937138-12 2853006061-12 0338937134-12 1078719124-12 0918937121-12 0898937178-12 0538786113-12 0498937161-12 0498786119-12 0438937172-12 250080056051 0518786126-12	310.76 795.16 332.94 663.75 428.70 447.13 26.66 782.07 86.20 1,200.80 29.60 1,011.88 443.25 981.64 865.14 249.98				310.76 795.16 332.94 663.75 428.70 447.13 26.66 782.07 86.20 1,200.80 29.60 1,011.88 443.25 981.64 865.14 249.98
NG NATIONAL GRID		8,655.66				8,655.66
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
OCBM OSWEGO COUNTY BUS	171643-25	738.00				738.00

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
PEGGY KAIN 315-342-8020						
OCBM OSWEGO COUNTY BUS		738.00				738.00
P&M P&M CONSTRUCTION	3195	700.00				700.00
P&M P&M CONSTRUCTION		700.00				700.00
PITCHER'S SEWER PITCHER'S SEWER SER 315-785-1834	20686	432.00				432.00
PITCHER'S SEWER PITCHER'S SEWER SE		432.00				432.00
RAYNOR RAYNOR OVERHEAD D	47377 47426	640.00 185.00				640.00 185.00
RAYNOR RAYNOR OVERHEAD D		825.00				825.00
SANICO SANICO KELLY 607-773-0321	S148871		1,793.98			1,793.98
SANICO SANICO			1,793.98			1,793.98
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-10/24			318.00		318.00
SCHWERZMANN SCHWERZMANN & WIS				318.00		318.00

Watertown Industrial Center LDC Aged Payables As of Dec 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
SEAWAY RENTAL SEAWAY RENTAL COR 3157884700	176352-RB1		1,962.00			1,962.00
SEAWAY RENTAL SEAWAY RENTAL COR			1,962.00			1,962.00
SECURITY SUPPLY SECURITY SUPPLY CO 518-757-2226	05146301	10.34				10.34
SECURITY SUPPLY SECURITY SUPPLY CO		10.34				10.34
Time Warner Charter Communications	144093601120	287.88				287.88
Time Warner Charter Communication		287.88				287.88
WASTE M WASTE MANAGEMENT 315-773-5696	3445006-0448-	426.62				426.62
WASTE M WASTE MANAGEMENT		426.62				426.62
WB MASON W.B. MASON COMPANY	STMT6890681	454.92				454.92
WB MASON W.B. MASON COMPAN		454.92				454.92
WEST WESTELCOM	71138	105.36				105.36

Watertown Industrial Center LDC
Aged Payables
As of Dec 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
WEST WESTELCOM		105.36				105.36
WHITE'S G.W. WHITE & SON INC 315-788-6200	105092-12/24	159.21				159.21
WHITE'S G.W. WHITE & SON INC		159.21				159.21
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		16,058.91	3,810.04	318.00	2,264.50	22,451.45

**Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Dec 1, 2024 to Dec 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
12/1/24	12253	200000 100000	Invoice: 32065211 ABJ FIRE PROTECTION CO.	721.25	721.25
12/1/24	12254	200000 200000 100000	Invoice: 11213-9/24 Invoice: 11213-10/24 NOBEL ACE HDWE	121.46 266.75	388.21
12/1/24	12255	200000 200000 200000 100000	Invoice: 660421 Invoice: 660420 Invoice: 661632 BURRVILLE POWER EQUIPMENT	135.89 186.34 63.16	385.39
12/1/24	12256	200000 100000	Invoice: 12/24 INS Central Insurance Companies	5,719.58	5,719.58
12/1/24	12257	200000 100000	Invoice: 00001140724 EXCELLUS HEALTH PLAN	617.46	617.46
12/1/24	12258	200000 100000	Invoice: 37923209 Great America Financial Services	319.20	319.20
12/1/24	12259	200000 100000	Invoice: 12/24 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
12/17/24	12260	200000 200000	Invoice: 0498786119-112224 Invoice: 1078719124-112224 Invoice: 0958937178-112224 Invoice: 0538786113-112224 Invoice: 0338937134-112224 Invoice: 9678936125-112224 Invoice: 0038937138-112224 Invoice: 0058937125-112224 Invoice: 0498937161-112224 Invoice: 0898937178-112224 Invoice: 0918937121-112224 Invoice: 0438937172-112224 Invoice: 2853006061-112224 Invoice: 118719182-112224 Invoice: 4083010042-112224 Invoice: 2017080029-112224 Invoice: 0518786126-112624	275.13 290.39 146.72 29.60 26.66 89.83 311.18 323.01 550.05 491.90 32.42 667.77 82.58 23.89 255.09 84.70 226.24	

Watertown Industrial Center LDC Cash Disbursements Journal For the Period From Dec 1, 2024 to Dec 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
		100000	NATIONAL GRID		3,907.16
12/17/24	12261	100000	VOID		
12/17/24	12261	200000 100000	Invoice: 11213-11/24 NOBEL ACE HDWE	341.21	341.21
12/17/24	12262	200000 100000	Invoice: 12666550-11/24 CINTAS	395.14	395.14
12/17/24	12263	200000 200000 100000	Invoice: 0002012-11/24-C Invoice: 0004614-11/24-A/B CITY COMPROLLER	304.65 497.38	802.03
12/17/24	12264	200000 100000	Invoice: 348751-11/24 COOPER ELECTRIC	187.93	187.93
12/17/24	12265	200000 100000	Invoice: IP-1 D.C. BUILDING SYSTEMS	120,483.13	120,483.13
12/17/24	12266	200000 200000 100000	Invoice: 243320055784048 Invoice: 243320055784047 DIRECT ENERGY	266.75 491.99	758.74
12/17/24	12267	200000 100000	Invoice: 19793-11/24 HANES SUPPLY, INC.	88.24	88.24
12/17/24	12268	200000 100000	Invoice: 16073333 PROSHRED	79.92	79.92
12/17/24	12269	200000 100000	Invoice: 4077-24 SWBG WHOLESALE INC.	3,700.00	3,700.00
12/17/24	12270	200000 100000	Invoice: 6100110870 VERIZON WIRELESS	264.96	264.96
12/17/24	12271	200000 100000	Invoice: 3443374-0448-9 WASTE MANAGEMENT OF NEW YORK	427.90	427.90
	Total			141,805.84	141,805.84

Watertown Industrial Center LDC
Maintenance Report for the Six Month Period Ending December 31, 2024
 Prepared by WICLDC STAFF, January 24, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 113,793.00	43,495.81	\$ 7,192.21	7,192.21	38.22
Total Revenues	<u>113,793.00</u>	<u>43,495.81</u>	<u>7,192.21</u>	<u>7,192.21</u>	38.22
Expenses					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	11,884.31	2,266.55	250.00	57.14
Maintenance - Common Area	11,500.00	6,814.70	395.14	1,196.31	59.26
Maintenance - Grounds	23,700.00	5,493.98	3,700.00	1,793.98	23.18
Maintenance - Equipment/Tools	23,500.00	7,802.67	0.00	2,603.16	33.20
Maintenance - Materials	7,000.00	3,232.84	0.00	2,197.13	46.18
Total Operations	<u>94,300.00</u>	<u>35,228.50</u>	<u>6,361.69</u>	<u>8,040.58</u>	37.36
Net Income Over Expenditure	\$ <u>19,493.00</u>	<u>8,267.31</u>	\$ <u>830.52</u>	<u>(848.37)</u>	42.41