

Watertown Industrial Center LDC**Income Statement for the Seven Month Period Ending January 31, 2025**

Prepared by Staff, February 20, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 573,417.00	279,997.42	\$ 40,671.70	40,661.70	293,419.58
Misc Inc - Oper & Admin	0.00	160,363.30	0.00	160,363.30	(160,363.30)
Interest Income	12.00	8.49	1.28	1.26	3.51
LIF Loan Principal	45,984.00	32,068.08	4,615.54	4,604.03	13,915.92
Leasehold Interest	0.00	565.01	46.33	57.84	(565.01)
Total Revenues	619,413.00	473,002.30	45,334.85	205,688.13	146,410.70
Expenses					
Marketing	10,000.00	8,439.00	0.00	738.00	1,561.00
Salaries	131,754.00	78,740.96	9,596.44	14,394.66	53,013.04
FICA-Medicare Tax Expense	9,750.00	5,963.75	726.56	1,089.84	3,786.25
Health Ins.	5,872.00	3,646.13	531.96	489.21	2,225.87
Dental Ins	774.00	393.92	(10.52)	(15.78)	380.08
Vision Ins.	202.00	90.94	(2.74)	(4.11)	111.06
Comp Ins.	2,900.00	2,105.61	254.18	388.14	794.39
Retirement Expense	11,228.00	7,485.07	1,295.43	863.62	3,742.93
NYS Unemployment	438.00	336.75	194.32	97.16	101.25
NYS Re-Emp Service	25.00	12.48	7.20	3.60	12.52
Vehicle Allowance	1,800.00	1,050.00	0.00	300.00	750.00
Disability	1,214.00	531.18	663.01	(61.62)	682.82
Paychex Processing	4,292.00	2,720.80	504.44	503.16	1,571.20
Life Ins.	0.00	49.50	0.00	0.00	(49.50)
Office Expenses	20,879.00	11,832.28	1,207.34	1,952.56	9,046.72
Depreciation	158,226.00	93,660.00	13,380.00	13,380.00	64,566.00
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	4,000.00
Insurance	68,054.00	40,426.63	5,719.58	5,719.58	27,627.37
Legal General	7,000.00	3,339.00	0.00	1,298.50	3,661.00
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	9,064.01	2,249.31	395.14	2,435.99
Maintenance - Building Repairs	20,800.00	12,832.57	948.26	2,266.55	7,967.43
Maintenance - Materials	7,000.00	3,583.05	106.03	244.18	3,416.95
Maintenance - Grounds	23,700.00	5,493.98	0.00	3,700.00	18,206.02
Maintenance - Equipment/Tools	23,500.00	10,415.95	2,511.33	101.95	13,084.05
Waste Removal	5,544.00	3,316.69	442.16	426.62	2,227.31
Property Taxes	35,764.00	27,522.00	0.00	0.00	8,242.00
Water	9,324.00	5,614.21	802.03	802.03	3,709.79
Electric	49,682.00	30,348.89	7,297.26	5,724.81	19,333.11
Gas	29,702.00	11,812.92	5,764.37	3,515.28	17,889.08
Interest Expense-Roof Project	4,463.00	2,683.90	369.64	374.25	1,779.10
Interest Expense-JCLDC Project	635.00	565.01	46.33	57.84	69.99
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	391,327.18	54,603.92	58,745.17	297,775.82
Total Revenue	619,413.00	473,002.30	45,334.85	205,688.13	146,410.70
Total Expenses	689,103.00	391,327.18	54,603.92	58,745.17	297,775.82
Net Income Over Expenditure	\$ (69,690.00)	81,675.12	\$ (9,269.07)	146,942.96	(151,365.12)

Watertown Industrial Center LDC
Income Statement for the Seven Month Period Ending January 31, 2025

Unrestricted Income

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	% YTD Budget
Revenues					
Lease Revenue	\$ 573,417.00	279,997.42	\$ 40,671.70	40,661.70	48.83
Misc Inc - Oper & Admin	0.00	160,363.30	0.00	160,363.30	0.00
Interest Income	12.00	8.49	1.28	1.26	70.75
Total Revenues	573,429.00	440,369.21	40,672.98	201,026.26	76.80
Expenses					
Marketing	10,000.00	8,439.00	0.00	738.00	84.39
Salaries	131,754.00	78,740.96	9,596.44	14,394.66	59.76
Benefits	34,203.00	21,665.33	3,659.40	3,150.06	63.34
Paychex Processing	4,292.00	2,720.80	504.44	503.16	63.39
Office Expenses	20,879.00	11,832.28	1,207.34	1,952.56	56.67
Dues/Publ/Training/Seminars	4,000.00	0.00	0.00	0.00	0.00
Insurance	68,054.00	40,426.63	5,719.58	5,719.58	59.40
Professional Consultants	28,281.00	10,589.00	0.00	1,298.50	37.44
Maintenance Expenses	94,300.00	41,389.56	5,814.93	6,707.82	43.89
Utilities Taxes & Rent	130,016.00	78,614.71	14,305.82	10,468.74	60.47
Interest Expense-JCLDC Project	635.00	565.01	46.33	57.84	88.98
Interest Exp Roof Project	4,463.00	2,683.90	369.64	374.25	60.14
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	297,667.18	41,223.92	45,365.17	56.07
Total Revenue	573,429.00	440,369.21	40,672.98	201,026.26	76.80
Total Expenses	530,877.00	297,667.18	41,223.92	45,365.17	56.07
Net Income Over Expenditure	\$ 42,552.00	142,702.03	\$ (550.94)	155,661.09	335.36

Watertown Industrial Center LDC
Balance Sheet
January 31, 2025

ASSETS

Current Assets		
General Checking - Key Bank	\$	275,005.14
Capital Reserve		153,575.97
Leasehold Improvement Fund		193,787.59
Accounts Receivable		941.34
Acc. Rec. LHI		13,330.44
Rents Receivable		7,128.39
		643,768.87
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		67,217.05
Allow. for Deprn. - FF&E		(62,641.27)
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		(4,585,706.32)
		1,746,371.44
Total Property and Equipment		
Other Assets		
Work In Process-Variou		187,928.50
		187,928.50
Total Other Assets		
Total Assets	\$	2,578,068.81

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	20,754.32
RETAINAGE PAYABLE		(0.45)
Due HUD - Leasehold Impr. Fund		43.03
ACCRUED PAYROLL		1,471.00
Retirement Withheld		3.13
Due WIC Rent		(0.50)
Deferred Liab. Bldg. B Project		13,921.06
DEFERRED LIAB. BACK OF A PROJ		0.17
Due WIC LHI		(0.28)
Deferred Revenue		(589.57)
ARPA Grant - Infrastructure		265,252.00
		300,853.91
Total Current Liabilities		
Long-Term Liabilities		
Bldg. B Renovation Loan-WLDC		13,916.06
Roof Replacement Loan		146,011.76
		159,927.82
Total Long-Term Liabilities		
Total Liabilities		460,781.73
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
January 31, 2025

Net Income	<u>81,675.12</u>	
Total Capital		<u>2,117,287.08</u>
Total Liabilities & Capital	\$	<u><u>2,578,068.81</u></u>

Watertown Industrial Center Compative Balance Sheet for: 12/31/24 - 1/31/25

ASSETS	12/31/2024	1/31/2025	After Adjusting Entries 6/30/2024
Current Assets			
General Checking - Key Bank	\$ 115,725.58	\$ 275,005.14	\$ 129,683.41
Capital Reserve	148,773.07	153,575.97	136,828.72
Leasehold Improvement Fund	193,785.95	193,787.59	193,776.20
Accounts Receivable	161,304.64	941.34	1,690.49
Acc. Rec. LHI	17,945.98	13,330.44	45,398.52
Rents Receivable	<u>17,687.72</u>	<u>7,128.39</u>	<u>17,495.50</u>
Total Current Assets	655,222.94	643,768.87	524,872.84
Property and Equipment			
Furniture/Fixtures/Equipment	67,217.05	67,217.05	67,217.05
Allow. for Deprn. - FF&E	(62,530.27)	(62,641.27)	(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>(4,572,437.32)</u>	<u>(4,585,706.32)</u>	<u>(4,492,823.32)</u>
Total Property and Equipment	1,759,751.44	1,746,371.44	1,840,031.44
Other Assets			
Work In Process-Variou	<u>186,607.25</u>	<u>187,928.50</u>	<u>58,372.87</u>
Total Other Assets	186,607.25	187,928.50	58,372.87
Total Assets	<u>\$ 2,601,581.63</u>	<u>\$ 2,578,068.81</u>	<u>\$ 2,423,277.15</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	\$ 23,775.95	\$ 20,754.32	\$ 8,675.68
RETAINAGE PAYABLE	(0.45)	(0.45)	(0.45)
Due HUD - Leasehold Impr. Fund	41.39	43.03	31.64
Accrued Payroll	1,471.00	1,471.00	1,471.00
Retirement Withheld	147.06	3.13	3.13
Due WIC Rent	(0.50)	(0.50)	(0.50)
Deferred Liab. Bldg. B Project	18,536.60	13,921.06	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	308,633.37	300,853.91	180,831.96
Long-Term Liabilities			
Bldg. B Renovation Loan-WLDC	18,531.60	13,916.06	45,984.14
Roof Replacement Loan	<u>147,860.51</u>	<u>146,011.76</u>	<u>158,856.59</u>
Total Long-Term Liabilities	166,392.11	159,927.82	204,840.73
Total Liabilities	475,025.48	460,781.73	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>90,944.19</u>	<u>81,675.12</u>	<u>(12,516.82)</u>
Total Capital	2,126,556.15	2,117,287.08	2,037,604.46
Total Liabilities & Capital	<u>\$ 2,601,581.63</u>	<u>\$ 2,578,068.81</u>	<u>\$ 2,423,277.15</u>

Watertown Industrial Center LDC Tenant Receivables As of Jan 31, 2025

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	7351	2/1/25	-586.22				-586.22
	7352	3/1/25	-586.22				-586.22
	7353	4/1/25	-586.22				-586.22
	7354	5/1/25	-586.22				-586.22
	7355	6/1/25	-496.46				-496.46
Bice Family LLC			-2,841.34				-2,841.34
DigiCollect LLC	7346	2/1/25	-304.50				-304.50
	7347	3/1/25	-304.50				-304.50
	7348	4/1/25	-304.50				-304.50
	7349	5/1/25	-304.50				-304.50
	7350	6/1/25	-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
JOHN BUZYNISKI	7309	2/1/25	-75.00				-75.00
JOHN BUZYNISKI			-75.00				-75.00
LAURENCE WOLLUM	4163	3/1/12				-5.70	-5.70
LAURENCE WOLLUM						-5.70	-5.70
MODERN MOVING AND STORAG	7208	6/1/24				761.94	761.94
	7223	7/1/24				4,565.40	4,565.40
	7239	8/1/24				4,565.40	4,565.40
	7337	1/1/25	4,565.40				4,565.40
MODERN MOVING AND STORAG			4,565.40			9,892.74	14,458.14
Randy Sherman	7344	1/1/25	75.00				75.00
Randy Sherman			75.00				75.00
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
	7369	2/1/25	-2,711.03				-2,711.03
SERV-PRO			-2,711.03			-0.01	-2,711.04
TI HABITAT FOR HUMMANITY	7262	2/1/25	-100.00				-100.00
TI HABITAT FOR HUMMANITY			-100.00				-100.00
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

Watertown Industrial Center LDC
Tenant Receivables
As of Jan 31, 2025

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
	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
			-2,609.47			5,781.38	3,171.91

Watertown Industrial Center LDC Aged Receivables As of Jan 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	7246				857.03	857.03
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					941.34	941.34

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2025 to Jan 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
1/8/25	141000 100000	0000080779	Invoice: 7341 LAURENCE WOLLUM	407.95	407.95
1/8/25	141000 100000	0000080780	Invoice: 7282 LAURENCE WOLLUM	18.42	18.42
1/8/25	141000 100000	12676	Invoice: 7342 SERV-PRO	2,711.03	2,711.03
1/8/25	141000 100000	3451	Invoice: 7340 CONVERSE LABORATORIES INC.	1,942.61	1,942.61
1/8/25	141000 141000 100000	033564	Invoice: 7208 Invoice: 7321 MODERN MOVING AND STORAGE	7,000.00	2,434.60 4,565.40
1/8/25	141000 100000	95727	Invoice: 7331 UPSTATE CONSTRUCTION SERVICES, INC.	1,273.70	1,273.70
1/8/25	141000 100000	7535	Invoice: 7334 JEFFERSON COUNTY LDC	1,553.00	1,553.00
1/8/25	141000 100000	24876	Invoice: 7336 BLACK HORSE GROUP, LLC	1,493.12	1,493.12
1/8/25	141000 100000	00163218	Invoice: 7313 City of Watertown	1,284.00	1,284.00
1/8/25	141000 100000	1623	Invoice: 7343 WATERTOWN MODEL RAILROAD CLUB	385.00	385.00
1/8/25	141000 100000	853238	Invoice: 7330 W.B. Mason Co, Inc.	1,114.93	1,114.93
1/23/25	141000 100000	0078758740	Invoice: 7332 Ampersand New York Operations Co. LLC.	972.30	972.30
1/23/25	141000 100000	12445	Invoice: 7338 Nytric Electrical Contractors, LLC.	6,090.66	6,090.66
1/23/25	141000 141000 141000 141000 141000 141000 141000 100000	944191	Invoice: 7290 Invoice: 7291 Invoice: 7351 Invoice: 7352 Invoice: 7353 Invoice: 7354 Invoice: 7355 Bice Family LLC	3,500.00	72.44 586.22 586.22 586.22 586.22 586.22 496.46
1/23/25	141000 100000	101491	Invoice: 7333 Erie Boulevard Hydropower L.P.	12,179.06	12,179.06
1/23/25	125000 100000	101458	Invoice: U163460-INV1 Erie Boulevard Hydropower L.P.	160,363.30	160,363.30
1/23/25	141000 100000	00163498	Invoice: 7339 City of Watertown	1,284.00	1,284.00
1/23/25	141000 100000	00163498	Invoice: 7329 City of Watertown	1,284.00	1,284.00
1/30/25	141000 100000	3497	Invoice: 7335 PICK N GO PROPERTY WASTE SERVICES	2,199.22	2,199.22

Watertown Industrial Center LDC
Cash Receipts Journal
For the Period From Jan 1, 2025 to Jan 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
1/30/25	141000	153274292	Invoice: 7345		304.50
	141000		Invoice: 7346		304.50
	141000		Invoice: 7347		304.50
	141000		Invoice: 7348		304.50
	141000		Invoice: 7349		304.50
	141000		Invoice: 7350		304.50
	100000		DigiCollect LLC	1,827.00	
1/30/25	141000	12710	Invoice: 7369		2,711.03
	100000		SERV-PRO	2,711.03	
				211,594.33	211,594.33
				211,594.33	211,594.33

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
A&C AUBERTINE AND CURRI 315-782-2005	15782	1,321.25				1,321.25
A&C AUBERTINE AND CURR		1,321.25				1,321.25
ABJ ABJ FIRE PROTECTION	92067251	721.25				721.25
ABJ ABJ FIRE PROTECTION		721.25				721.25
ACE NOBEL ACE HDWE 315-782-5964	11213-12/24 11213-1/25	228.72	346.13			346.13 228.72
ACE NOBEL ACE HDWE		228.72	346.13			574.85
BURRVILLE BURRVILLE POWER EQ 315-786-3468	662400	268.35				268.35
BURRVILLE BURRVILLE POWER EQ		268.35				268.35
CINTAS CINTAS	12661664-1/25	395.14				395.14
CINTAS CINTAS		395.14				395.14
CITYCOMP CITY COMPTROLLER 315-785-7757	0004614-1/25- 0002012-1/25-	497.38 304.65				497.38 304.65
CITYCOMP CITY COMPTROLLER		802.03				802.03

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
DE DIRECT ENERGY	250300056217 250300056217	1,479.18 673.11				1,479.18 673.11
DE DIRECT ENERGY		2,152.29				2,152.29
NG NATIONAL GRID	1078719124-12 0538786113-12 1118719182-12 0898937178-12 0438937172-12 0498786119-12 0498937161-12 0918937121-12 2017080029-12 0958937178-12 2853006061-12 4083010042-12 0038937138-12 0058937125-12 0338937134-12 9678936125-12 0518786126-12	891.08 29.15 773.72 1,701.61 1,493.50 365.44 1,156.44 184.66 171.73 418.81 557.73 1,356.91 380.19 736.54 26.26 392.47 273.10				891.08 29.15 773.72 1,701.61 1,493.50 365.44 1,156.44 184.66 171.73 418.81 557.73 1,356.91 380.19 736.54 26.26 392.47 273.10
NG NATIONAL GRID		10,909.34				10,909.34
NORTHERN C NORTHERN COMPUTE 315-779-1385	19924	156.60				156.60
NORTHERN C NORTHERN COMPUTE		156.60				156.60
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
NYTRIC	19667	305.55				305.55

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
NYTRIC ELECTRICAL C 315-788-4414						
NYTRIC NYTRIC ELECTRICAL C		305.55				305.55
RAYNOR RAYNOR OVERHEAD D	47489	590.00				590.00
RAYNOR RAYNOR OVERHEAD D		590.00				590.00
SCHWERZMANN SCHWERZMANN & WIS 315-788-6700	007572-123124		1,298.50			1,298.50
SCHWERZMANN SCHWERZMANN & WIS			1,298.50			1,298.50
WASTE M WASTE MANAGEMENT 315-773-5696	3446460-0448-	442.16				442.16
WASTE M WASTE MANAGEMENT		442.16				442.16
WB MASON W.B. MASON COMPANY	STMT6966707		312.26			312.26
WB MASON W.B. MASON COMPAN			312.26			312.26
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

Watertown Industrial Center LDC
Aged Payables
As of Jan 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
Report Total		18,292.68	1,956.89		272.00	20,521.57

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2025 to Jan 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
1/1/25	12272	200000 100000	Invoice: 1/25 INS Central Insurance Companies	5,719.58	5,719.58
1/1/25	12273	200000 100000	Invoice: 000041518678 EXCELLUS HEALTH PLAN	617.46	617.46
1/1/25	12274	200000 100000	Invoice: 14274 MITTAG'S LOCK & KEY	140.00	140.00
1/1/25	12275	200000 100000	Invoice: 171643-25 OSWEGO COUNTY BUSINESS MAGAZINE	738.00	738.00
1/1/25	12276	200000 100000	Invoice: 3195 P&M CONSTRUCTION	700.00	700.00
1/1/25	12277	200000 100000	Invoice: 47377 RAYNOR OVERHEAD DOOR SALES, IN	640.00	640.00
1/1/25	12278	200000 100000	Invoice: S148871 SANICO	1,793.98	1,793.98
1/1/25	12279	200000 100000	Invoice: 007572-10/24 SCHWERZMANN & WISE, PC	318.00	318.00
1/1/25	12280	200000 100000	Invoice: 176352-RB1 SEAWAY RENTAL CORP.	1,962.00	1,962.00
1/1/25	12281	200000 100000	Invoice: 05146301 SECURITY SUPPLY CORPORATION	10.34	10.34
1/1/25	12282	200000 100000	Invoice: 144093601120724 Charter Communications	287.88	287.88
1/1/25	12283	200000 100000	Invoice: 71138 WESTELCOM	105.36	105.36
1/1/25	12284	200000 100000	Invoice: 1/25 LOAN WATERTOWN LOCAL DEVELOPMENT	2,218.39	2,218.39
1/15/25	12285	200000	Invoice: 0498786119-122624	443.25	
		200000	Invoice: 0498937161-122624	1,011.88	
		200000	Invoice: 0898937178-122624	1,200.80	
		200000	Invoice: 1078719124-122624	782.07	
		200000	Invoice: 2853006061-122624	447.13	
		200000	Invoice:	663.75	

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2025 to Jan 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
		200000	0058937125-122624 Invoice:	795.16	
		200000	4083010042-122624 Invoice:	310.76	
		200000	0958937178-122624 Invoice:	332.94	
		200000	9678936125-122624 Invoice:	428.70	
		200000	0038937138-122624 Invoice:	26.66	
		200000	0338937134-122624 Invoice:	86.20	
		200000	0918937121-122624 Invoice:	29.60	
		200000	0538786113-122624 Invoice:	981.64	
		100000	0438937172-122624 NATIONAL GRID		7,540.54
1/15/25	12286	100000	VOID		
1/15/25	12286	200000	Invoice:	304.65	
		200000	0002012-12/24 Invoice:	497.38	
		100000	0004614-12/24 CITY COMPTROLLER		802.03
1/15/25	12287	200000	Invoice:	54.06	
		100000	348751-12/24 COOPER ELECTRIC		54.06
1/15/25	12288	200000	Invoice: 1757831	498.32	
		100000	DOYLE SECURITY SYSTEMS		498.32
1/15/25	12289	200000	Invoice:	157.98	
		100000	RI106486953 FP MAILING SOLUTIONS		157.98
1/15/25	12290	200000	Invoice: 38144894	319.20	
		100000	Great America Financial Services		319.20
1/15/25	12291	200000	Invoice: 2416847	1,587.50	
		200000	Invoice: 2450763	405.00	
		100000	MCQUADE & BANNIGAN		1,992.50
1/15/25	12292	200000	Invoice: 47426	185.00	
		100000	RAYNOR OVERHEAD DOOR SALES, IN		185.00
1/15/25	12293	200000	Invoice:	705.05	
		100000	D588589-2025 SHELTER POINT LIFE		705.05
1/15/25	12294	200000	Invoice: 3008288947	634.60	
		100000	TK ELEVATOR CORP		634.60
1/15/25	12295	200000	Invoice:	426.62	
		100000	3445006-0448-5 WASTE		426.62

Watertown Industrial Center LDC
Cash Disbursements Journal
For the Period From Jan 1, 2025 to Jan 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
			MANAGEMENT OF NEW YORK		
1/15/25	12296	200000	Invoice:	159.21	
		100000	105092-12/24 G.W. WHITE & SON INC.		159.21
1/24/25	12297	200000	Invoice:	395.14	
		100000	12666550-123124 CINTAS		395.14
1/24/25	12298	200000	Invoice:	584.43	
		100000	250080056051034 DIRECT ENERGY		584.43
1/24/25	12299	200000	Invoice:	244.86	
		100000	RI106495797 FP MAILING SOLUTIONS		244.86
1/24/25	12300	100000	NATIONAL GRID		
1/24/25	12300V	100000	NATIONAL GRID		
1/24/25	12301	200000	Invoice: 20686	432.00	
		100000	PITCHER'S SEWER SERVICE, INC.		432.00
1/24/25	12302	200000	Invoice: 176352-RB2	1,837.00	
		200000	Invoice: 176775	336.00	
		100000	SEAWAY RENTAL CORP.		2,173.00
1/24/25	12303	200000	Invoice:	287.88	
		100000	144093601010725 Charter Communications		287.88
1/24/25	12304	200000	Invoice: 6102557308	255.74	
		100000	VERIZON WIRELESS		255.74
1/24/25	12305	200000	Invoice:	454.92	
		100000	STMT68906816 W.B. MASON COMPANY, INC.		454.92
1/24/25	12306	200000	Invoice: 72501	212.26	
		100000	WESTELCOM		212.26
1/24/25	12307	200000	Invoice:	865.14	
		100000	250080056051033 DIRECT ENERGY		865.14
1/24/25	12308	200000	Invoice:	249.98	
		100000	0518786126-123024 NATIONAL GRID		249.98
	Total			34,881.45	34,881.45

Watertown Industrial Center LDC
Maintenance Report for the Seven Month Period Ending January 31, 2025
 Prepared by WICLDC STAFF, February 20, 2025

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	YTD % of Budget
Revenues					
Add'l Rents - Maintenance	\$ 113,793.00	50,688.02	\$ 7,192.21	7,192.21	44.54
Total Revenues	<u>113,793.00</u>	<u>50,688.02</u>	<u>7,192.21</u>	<u>7,192.21</u>	44.54
Expenses					
Maintenance - Improvements	7,800.00	0.00	0.00	0.00	0.00
Maintenance - Building Repairs	20,800.00	12,832.57	948.26	2,266.55	61.70
Maintenance - Common Area	11,500.00	9,064.01	2,249.31	395.14	78.82
Maintenance - Grounds	23,700.00	5,493.98	0.00	3,700.00	23.18
Maintenance - Equipment/Tools	23,500.00	10,415.95	2,511.33	101.95	44.32
Maintenance - Materials	7,000.00	3,583.05	106.03	244.18	51.19
Total Operations	<u>94,300.00</u>	<u>41,389.56</u>	<u>5,814.93</u>	<u>6,707.82</u>	43.89
Net Income Over Expenditure	\$ <u>19,493.00</u>	<u>9,298.46</u>	\$ <u>1,377.28</u>	<u>484.39</u>	47.70