

Watertown Industrial Center LDC

Income Statement for the Twelve Month Period Ending June 30, 2007

Prepared by Lyle Eaton, July 17, 2007

| | Current Year Budget | Year-to-Date Total | Current Month | Previous Month | Balance Remaining |
|------------------------------------|------------------------|-----------------------|--------------------|-------------------|----------------------|
| Revenues | | | | | |
| Lease Revenue | \$ 393,840.00 | 416,197.88 | \$ 37,474.64 | 32,166.78 | (22,357.88) |
| Interest Income | 42,000.00 | 49,955.72 | 10,920.33 | 3,820.81 | (7,955.72) |
| LIF Loan Principal | 45,286.00 | 39,280.16 | 1,526.59 | 1,522.79 | 6,005.84 |
| Extra-Ordinary Income | 6,700.00 | 2,029.69 | 400.00 | 100.00 | 4,670.31 |
| Leasehold Interest | 2,606.00 | 8,614.83 | 155.90 | 159.70 | (6,008.83) |
| Total Revenues | 490,432.00 | 516,078.28 | 50,477.46 | 37,770.08 | (25,646.28) |
| Expenses | | | | | |
| Marketing | 7,000.00 | 8,670.43 | 800.97 | 1,854.56 | (1,670.43) |
| Salaries | 65,665.00 | 69,007.92 | 6,355.93 | 7,627.11 | (3,342.92) |
| Employee Benefits | 32,711.00 | 29,293.81 | 372.12 | 2,210.73 | 3,417.19 |
| Depreciation | 179,285.00 | 175,885.64 | 14,735.27 | 14,735.27 | 3,399.36 |
| Office Expenses | 9,297.00 | 8,583.74 | 769.11 | 630.83 | 713.26 |
| Dues/Publ/Training/Seminars | 5,250.00 | 2,488.13 | 0.00 | 0.00 | 2,761.87 |
| Insurance | 65,800.00 | 55,399.31 | 7,116.91 | 4,588.00 | 10,400.69 |
| Professional Consultants | 13,000.00 | 11,981.50 | 2,302.50 | 0.00 | 1,018.50 |
| JCJDC Administration Service | 35,000.00 | 50,000.00 | 4,166.74 | 4,166.66 | (15,000.00) |
| Maintenance Expenses | 48,330.00 | 51,738.51 | 4,962.15 | 2,239.49 | (3,408.51) |
| Waste Removal | 4,380.00 | 3,690.78 | 0.00 | 326.36 | 689.22 |
| Rent | 9,369.00 | 10,236.00 | 853.00 | 853.00 | (867.00) |
| Property Taxes | 30,000.00 | 26,778.46 | 0.00 | 0.00 | 3,221.54 |
| Water | 6,803.00 | 7,193.08 | 608.81 | 608.81 | (390.08) |
| Electric | 33,736.00 | 29,212.01 | 2,151.00 | 2,053.72 | 4,523.99 |
| Gas | 28,236.00 | 11,480.46 | 123.80 | 177.43 | 16,755.54 |
| Bad Debt Expense | 0.00 | 1,610.53 | 1,610.53 | 0.00 | (1,610.53) |
| Misc Expenses | 5,000.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Contingency | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operations | 578,862.00 | 553,250.31 | 46,928.84 | 42,071.97 | 25,611.69 |
| Total Revenue | 490,432.00 | 516,078.28 | 50,477.46 | 37,770.08 | (25,646.28) |
| Total Expenses | 578,862.00 | 553,250.31 | 46,928.84 | 42,071.97 | 25,611.69 |
| Net Income Over Expenditure | \$ (88,430.00) | (37,172.03) | \$ 3,548.62 | (4,301.89) | (51,257.97) |

Watertown Industrial Center LDC
Balance Sheet
June 30, 2007

ASSETS

| | | |
|--------------------------------|----|----------------------------|
| Current Assets | | |
| General Checking - Key Bank | \$ | 33,758.01 |
| Savings Account - Key Bank | | 128,303.73 |
| Investment Accounts | | 405,500.00 |
| Leasehold Improvement Fund | | 138,783.10 |
| Accounts Receivable | | 60.77 |
| Acc. Rec. LHI | | 59,575.87 |
| Accrued Interest Receivable | | 9,133.19 |
| Prepaid Insurance | | 13,163.48 |
| Rents Receivable | | 497.07 |
| | | <hr/> |
| Total Current Assets | | 788,775.22 |
| Property and Equipment | | |
| Furniture/Fixtures/Equipment | | 49,210.00 |
| Allow. for Deprn. - FF&E | | (37,185.28) |
| Capital Improvements - Cap Imp | | 1,449,522.57 |
| 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 | | (1,393,797.88) |
| | | <hr/> |
| Total Property and Equipment | | 1,813,727.81 |
| Other Assets | | |
| Loan Receivable - JCIDA | | 264,452.27 |
| Work In Process-Variou | | 6,066.72 |
| | | <hr/> |
| Total Other Assets | | 270,518.99 |
| | | <hr/> |
| Total Assets | \$ | <u><u>2,873,022.02</u></u> |

LIABILITIES AND CAPITAL

| | | |
|--------------------------------|----|--------------|
| Current Liabilities | | |
| Accounts Payable | \$ | 8,654.80 |
| YE Salary Payable | | 1,365.71 |
| Due HUD - Leasehold Impr. Fund | | 4,029.44 |
| Due Leasehold - Converse | | (1,045.52) |
| Deferred Revenue | | 59,572.76 |
| | | <hr/> |
| Total Current Liabilities | | 72,577.19 |
| Long-Term Liabilities | | |
| | | <hr/> |
| Total Long-Term Liabilities | | 0.00 |
| | | <hr/> |
| Total Liabilities | | 72,577.19 |
| Capital | | |
| Fund Balance | | 807,492.95 |
| Fund Balance - Leasehold Impr | | (7,439.76) |
| Fund Balance - Capital Reserve | | 2,037,563.67 |
| Net Income | | (37,172.03) |
| | | <hr/> |

Watertown Industrial Center LDC
Balance Sheet
June 30, 2007

Total Liabilities & Capital

\$ 2,873,022.02