

**Watertown Industrial Center LDC****Income Statement for the Six Month Period Ending December 31, 2007**

Prepared by Lyle Eaton, January 8, 2008

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 443,258.00	209,058.98	\$ 36,683.55	36,023.55	234,199.02
Interest Income	42,000.00	19,470.66	3,063.24	1,968.38	22,529.34
LIF Loan Principal	18,620.00	13,892.33	3,104.26	4,643.39	4,727.67
Extra-Ordinary Income	6,400.00	0.00	0.00	(100,000.00)	6,400.00
Leasehold Interest	1,570.00	1,593.24	375.11	632.85	(23.24)
<b>Total Revenues</b>	<b>511,848.00</b>	<b>244,015.21</b>	<b>43,226.16</b>	<b>(56,731.83)</b>	<b>267,832.79</b>
<b>Expenses</b>					
Marketing	6,000.00	6,386.58	178.41	439.71	(386.58)
Salaries	69,407.00	33,329.85	5,799.90	7,844.85	36,077.15
Employee Benefits	32,852.00	18,575.87	574.34	7,975.59	14,276.13
Depreciation	175,836.00	88,086.93	14,705.28	14,676.33	87,749.07
Office Expenses	9,227.00	5,474.74	733.29	1,286.40	3,752.26
Dues/Publ/Training/Seminars	8,050.00	2,426.82	675.00	488.65	5,623.18
Insurance	52,809.00	27,731.55	4,742.92	4,662.92	25,077.45
Professional Consultants	12,000.00	7,798.30	1,106.00	3,000.00	4,201.70
JCJDC Administration Service	50,000.00	30,148.16	9,315.50	4,166.66	19,851.84
Maintenance Expenses	44,450.00	27,868.01	3,077.08	3,203.97	16,581.99
Waste Removal	4,380.00	993.70	167.54	171.19	3,386.30
Rent	10,002.00	5,118.00	853.00	853.00	4,884.00
Property Taxes	30,000.00	14,423.82	0.00	1,289.39	15,576.18
Water	7,466.00	3,713.74	669.69	608.81	3,752.26
Electric	31,584.00	12,278.72	2,117.65	2,242.94	19,305.28
Gas	16,134.00	1,667.51	822.80	436.18	14,466.49
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
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
<b>Total Operations</b>	<b>565,197.00</b>	<b>286,022.30</b>	<b>45,538.40</b>	<b>53,346.59</b>	<b>279,174.70</b>
Total Revenue	511,848.00	244,015.21	43,226.16	(56,731.83)	267,832.79
Total Expenses	565,197.00	286,022.30	45,538.40	53,346.59	279,174.70
<b>Net Income Over Expenditure</b>	<b>\$ (53,349.00)</b>	<b>(42,007.09)</b>	<b>\$ (2,312.24)</b>	<b>(110,078.42)</b>	<b>(11,341.91)</b>

Watertown Industrial Center LDC  
Balance Sheet  
December 31, 2007

ASSETS

Current Assets		
General Checking - Key Bank	\$	219,827.16
Savings Account - Key Bank		50,071.03
Investment Accounts		300,000.00
Leasehold Improvement Fund		50,954.07
Acc. Rec. LHI		146,949.69
Prepaid Insurance		41,505.78
Rents Receivable		7,246.61
		816,554.34
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		49,210.00
Allow. for Deprn. - FF&E		(38,738.26)
Capital Improvements - Cap Imp		1,456,472.57
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		(1,481,463.06)
		1,731,459.65
Total Property and Equipment		
Other Assets		
Loan Receivable - JCIDA		249,734.60
Work In Process-Variou		108,225.24
		357,959.84
Total Other Assets		
Total Assets	\$	2,905,973.83

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,076.16
Due HUD - Leasehold Impr. Fund		714.84
Due Leasehold - Converse		(560.26)
Deferred Revenue		146,939.69
		154,170.43
Total Current Liabilities		
Long-Term Liabilities		
		0.00
Total Long-Term Liabilities		
Total Liabilities		154,170.43
Capital		
Fund Balance		763,686.58
Capital Improvement Reserve		1,832.15
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		2,035,731.52
Net Income		(42,007.09)
		2,751,803.40
Total Capital		
Total Liabilities & Capital	\$	2,905,973.83

Unaudited - For Management Purposes Only