

Watertown Industrial Center LDC

Income Statement for the Seven Month Period Ending January 31, 2009

Prepared by Lyle Eaton, February 10, 2009

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 393,855.00	237,797.50	\$ 32,862.05	42,030.90	156,057.50
Interest Income	30,000.00	6,530.72	585.97	915.56	23,469.28
LIF Loan Principal	38,433.00	21,739.49	2,248.37	4,987.81	16,693.51
Extra-Ordinary Income	6,400.00	0.00	0.00	0.00	6,400.00
Leasehold Interest	3,319.00	2,370.75	421.23	511.48	948.25
Total Revenues	472,007.00	268,438.46	36,117.62	48,445.75	203,568.54
Expenses					
Marketing	8,000.00	5,725.61	173.24	150.00	2,274.39
Salaries	71,595.00	42,704.01	5,518.02	5,518.02	28,890.99
Employee Benefits	35,137.00	21,634.89	2,450.19	7,662.39	13,502.11
Depreciation	181,550.00	107,243.30	15,738.02	15,250.88	74,306.70
Office Expenses	11,046.00	5,152.04	689.68	448.85	5,893.96
Dues/Publ/Training/Seminars	5,050.00	1,840.68	0.00	425.00	3,209.32
Insurance	52,809.00	32,601.48	4,633.16	4,713.16	20,207.52
Professional Consultants	16,500.00	5,053.20	148.00	957.20	11,446.80
JCJDC Administration Service	50,000.00	29,166.62	4,166.66	4,166.66	20,833.38
Maintenance Expenses	40,300.00	100,376.80	5,453.48	10,473.19	(60,076.80)
Waste Removal	4,380.00	2,363.65	269.11	263.07	2,016.35
Rent	10,002.00	5,971.00	853.00	853.00	4,031.00
Property Taxes	20,500.00	20,350.77	5,778.17	0.00	149.23
Water	7,452.00	5,070.96	948.38	726.33	2,381.04
Electric	34,027.00	24,499.02	6,077.72	3,296.33	9,527.98
Gas	21,861.00	18,244.65	10,189.61	3,444.47	3,616.35
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	5,000.00	1,097.27	1,097.27	0.00	3,902.73
Contingency	0.00	0.00	0.00	0.00	0.00
Total Operations	575,209.00	429,095.95	64,183.71	58,348.55	146,113.05
Total Revenue	472,007.00	268,438.46	36,117.62	48,445.75	203,568.54
Total Expenses	575,209.00	429,095.95	64,183.71	58,348.55	146,113.05
Net Income Over Expenditure	\$ (103,202.00)	(160,657.49)	\$ (28,066.09)	(9,902.80)	57,455.49

Watertown Industrial Center LDC
Balance Sheet
January 31, 2009

ASSETS

Current Assets		
General Checking - Key Bank	\$	52,802.52
Savings Account - Key Bank		21,117.25
Investment Accounts		500,000.00
Leasehold Improvement Fund		38,274.83
Acc. Rec. LHI		163,493.75
Accrued Interest Receivable		2,003.49
Prepaid Insurance		36,604.82
Rents Receivable		4,839.85
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Total Current Assets		819,136.51
Property and Equipment		
Furniture/Fixtures/Equipment		51,381.05
Allow. for Deprn. - FF&E		(42,573.39)
Capital Improvements - Cap Imp		1,637,556.25
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		(1,676,236.61)
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Total Property and Equipment		1,716,105.70
Other Assets		
Loan Receivable - JCIDA		213,322.48
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Total Other Assets		213,322.48
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Total Assets	\$	<u>2,748,564.69</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	30,874.63
Due HUD - Leasehold Impr. Fund		131.95
Due WIC LHI		0.10
Deferred Revenue		164,867.98
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Total Current Liabilities		195,874.66
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Total Liabilities		195,874.66
Capital		
Fund Balance		683,223.61
Capital Improvement Reserve		9,067.60
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		2,028,496.07
Net Income		(160,657.49)
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Total Capital		2,552,690.03
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Total Liabilities & Capital	\$	<u>2,748,564.69</u>

Unaudited - For Management Purposes Only