

**Watertown Industrial Center LDC****Income Statement for the Four Month Period Ending October 31, 2009**

Prepared by Lyle Eaton, November 14, 2009

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Lease Revenue	\$ 539,466.00	151,916.86	\$ 36,507.49	36,453.36	387,549.14
Interest Income	20,000.00	3,088.47	509.57	628.00	16,911.53
LIF Loan Principal	50,026.00	16,550.47	4,096.44	2,680.76	33,475.53
Extra-Ordinary Income	7,000.00	0.00	0.00	0.00	7,000.00
Leasehold Interest	4,435.00	1,639.64	394.47	354.69	2,795.36
<b>Total Revenues</b>	<b>620,927.00</b>	<b>173,195.44</b>	<b>41,507.97</b>	<b>40,116.81</b>	<b>447,731.56</b>
<b>Expenses</b>					
Marketing	8,000.00	4,622.49	150.00	3,477.57	3,377.51
Salaries	74,245.00	25,626.49	8,564.52	5,709.68	48,618.51
Employee Benefits	39,197.00	7,662.66	1,700.11	637.35	31,534.34
Depreciation	192,456.00	60,661.68	15,165.42	15,165.42	131,794.32
Office Expenses	10,138.00	3,526.27	1,307.86	903.98	6,611.73
Dues/Publ/Training/Seminars	4,250.00	1,428.00	0.00	170.00	2,822.00
Insurance	52,809.00	18,483.19	4,583.67	4,633.20	34,325.81
Professional Consultants	22,500.00	5,688.95	0.00	3,397.00	16,811.05
JCJDC Administration Service	50,000.00	16,666.72	4,166.66	4,166.66	33,333.28
Maintenance Expenses	83,550.00	16,392.64	3,508.43	2,937.36	67,157.36
Waste Removal	4,380.00	1,097.59	275.37	275.99	3,282.41
Rent	10,002.00	3,556.68	889.17	889.17	6,445.32
Property Taxes	20,500.00	16,691.02	9,309.94	0.00	3,808.98
Water	8,337.00	2,792.51	749.21	681.10	5,544.49
Electric	61,009.00	10,378.61	3,490.08	2,072.97	50,630.39
Gas	71,399.00	1,510.43	1,141.17	122.76	69,888.57
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Disc 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>717,772.00</b>	<b>196,785.93</b>	<b>55,001.61</b>	<b>45,240.21</b>	<b>520,986.07</b>
Total Revenue	620,927.00	173,195.44	41,507.97	40,116.81	447,731.56
Total Expenses	717,772.00	196,785.93	55,001.61	45,240.21	520,986.07
<b>Net Income Over Expenditure</b>	<b>\$ (96,845.00)</b>	<b>(23,590.49)</b>	<b>\$ (13,493.64)</b>	<b>(5,123.40)</b>	<b>(73,254.51)</b>

Watertown Industrial Center LDC  
Balance Sheet  
October 31, 2009

ASSETS

Current Assets		
General Checking - Key Bank	\$	115,673.90
Savings Account - Key Bank		534,647.09
Leasehold Improvement Fund		52,309.75
Accounts Receivable		3,968.85
Acc. Rec. LHI		154,140.36
Prepaid Insurance		49,959.87
Rents Receivable		16,158.83
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Total Current Assets		926,858.65
Property and Equipment		
Furniture/Fixtures/Equipment		48,106.05
Allow. for Deprn. - FF&E		(40,774.55)
Capital Improvements - Cap Imp		1,662,736.00
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		(1,806,199.46)
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Total Property and Equipment		1,609,846.44
Other Assets		
Loan Receivable - JCIDA		185,036.26
Work In Process-Variou		1,917.50
WIP Roof		9,772.00
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Total Other Assets		196,725.76
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Total Assets	\$	<u><u>2,733,430.85</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	68,755.24
Due HUD - Leasehold Impr. Fund		263.22
Due WIC Rent		2,712.25
Due WIC LHI		1,905.51
Deferred Revenue		154,140.36
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Total Current Liabilities		227,776.58
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Total Liabilities		227,776.58
Capital		
Fund Balance		499,120.85
Capital Improvement Reserve		22,103.09
Fund Balance - Leasehold Impr.		(7,439.76)
Fund Balance - Capital Reserve		2,015,460.58
Net Income		(23,590.49)
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Unaudited - For Management Purposes Only

Watertown Industrial Center LDC  
Balance Sheet  
October 31, 2009

Total Capital	<u>2,505,654.27</u>
Total Liabilities & Capital	<u>\$ 2,733,430.85</u>