

**Watertown Industrial Center LDC****Income Statement for the Nine Month Period Ending March 31, 2010**

Prepared by Lyle Eaton, April 14, 2010

|                                    | Current Year<br>Budget | Year-to-Date<br>Total | Current<br>Month    | Previous<br>Month | Balance<br>Remaining |
|------------------------------------|------------------------|-----------------------|---------------------|-------------------|----------------------|
| <b>Revenues</b>                    |                        |                       |                     |                   |                      |
| Lease Revenue                      | \$ 539,466.00          | 349,569.36            | \$ 37,996.26        | 37,922.76         | 189,896.64           |
| Interest Income                    | 20,000.00              | 5,934.15              | 695.19              | 495.52            | 14,065.85            |
| LIF Loan Principal                 | 50,026.00              | 35,332.64             | 4,147.90            | 2,714.44          | 14,693.36            |
| Extra-Ordinary Income              | 7,000.00               | 6,250.00              | 6,250.00            | 0.00              | 750.00               |
| Leasehold Interest                 | 4,435.00               | 5,312.02              | 343.01              | 1,776.47          | (877.02)             |
| <b>Total Revenues</b>              | <b>620,927.00</b>      | <b>402,398.17</b>     | <b>49,432.36</b>    | <b>42,909.19</b>  | <b>218,528.83</b>    |
| <b>Expenses</b>                    |                        |                       |                     |                   |                      |
| Marketing                          | 8,000.00               | 6,394.99              | 350.00              | 172.50            | 1,605.01             |
| Contractual Services               | 74,245.00              | 54,174.89             | 5,709.68            | 5,709.68          | 20,070.11            |
| Contractual Services               | 39,197.00              | 24,325.05             | 2,181.86            | 2,724.19          | 14,871.95            |
| Depreciation                       | 192,456.00             | 136,606.50            | 15,204.66           | 15,204.66         | 55,849.50            |
| Office Expenses                    | 10,138.00              | 7,740.50              | 1,218.23            | 1,017.36          | 2,397.50             |
| Dues/Publ/Training/Seminars        | 4,250.00               | 2,325.90              | 450.00              | 0.00              | 1,924.10             |
| Insurance                          | 52,809.00              | 41,481.54             | 4,583.67            | 4,583.67          | 11,327.46            |
| Professional Consultants           | 22,500.00              | 6,758.95              | 100.00              | 240.50            | 15,741.05            |
| JCJDC Administration Service       | 50,000.00              | 37,500.02             | 4,166.66            | 4,166.66          | 12,499.98            |
| Maintenance Expenses               | 83,550.00              | 36,446.58             | 1,778.93            | 4,392.74          | 47,103.42            |
| Waste Removal                      | 4,380.00               | 2,775.39              | 557.54              | 284.03            | 1,604.61             |
| Rent                               | 10,002.00              | 8,002.53              | 889.17              | 889.17            | 1,999.47             |
| Property Taxes                     | 20,500.00              | 23,603.15             | 0.00                | 0.00              | (3,103.15)           |
| Water                              | 8,337.00               | 6,341.05              | 824.14              | 681.10            | 1,995.95             |
| Electric                           | 61,009.00              | 30,236.41             | 4,481.08            | 3,250.03          | 30,772.59            |
| Gas                                | 71,399.00              | 16,108.50             | 2,514.48            | 3,771.75          | 55,290.50            |
| Bad Debt Expense                   | 0.00                   | 0.00                  | 0.00                | 0.00              | 0.00                 |
| Misc Expenses                      | 5,000.00               | 254.96                | 0.00                | 0.00              | 4,745.04             |
| Contingency                        | 0.00                   | 0.00                  | 0.00                | 0.00              | 0.00                 |
| <b>Total Operations</b>            | <b>717,772.00</b>      | <b>441,076.91</b>     | <b>45,010.10</b>    | <b>47,088.04</b>  | <b>276,695.09</b>    |
| Total Revenue                      | 620,927.00             | 412,398.17            | 59,432.36           | 42,909.19         | 208,528.83           |
| Total Expenses                     | 717,772.00             | 441,076.91            | 45,010.10           | 47,088.04         | 276,695.09           |
| <b>Net Income Over Expenditure</b> | <b>\$ (96,845.00)</b>  | <b>(28,678.74)</b>    | <b>\$ 14,422.26</b> | <b>(4,178.85)</b> | <b>(68,166.26)</b>   |

Watertown Industrial Center LDC  
Balance Sheet  
March 31, 2010

ASSETS

|                                |    |                            |
|--------------------------------|----|----------------------------|
| Current Assets                 |    |                            |
| General Checking - Key Bank    | \$ | 793,521.96                 |
| Savings Account - Key Bank     |    | 34,845.60                  |
| Leasehold Improvement Fund     |    | 74,517.61                  |
| Accounts Receivable            |    | 25,748.76                  |
| Acc. Rec. LHI                  |    | 133,504.02                 |
| Prepaid Insurance              |    | 27,041.52                  |
| Rents Receivable               |    | 21,706.18                  |
|                                |    | <hr/>                      |
| Total Current Assets           |    | 1,110,885.65               |
| Property and Equipment         |    |                            |
| Furniture/Fixtures/Equipment   |    | 48,106.05                  |
| Allow. for Deprn. - FF&E       |    | (41,593.70)                |
| Capital Improvements - Cap Imp |    | 1,665,090.38               |
| 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  |    | (1,881,325.13)             |
|                                |    | <hr/>                      |
| Total Property and Equipment   |    | 1,536,256.00               |
| Other Assets                   |    |                            |
| Work In Process-Variou         |    | 4,713.50                   |
| WIP Roof                       |    | 26,609.50                  |
|                                |    | <hr/>                      |
| Total Other Assets             |    | 31,323.00                  |
|                                |    | <hr/>                      |
| Total Assets                   | \$ | <u><u>2,678,464.65</u></u> |

LIABILITIES AND CAPITAL

|                                |    |              |
|--------------------------------|----|--------------|
| Current Liabilities            |    |              |
| Accounts Payable               | \$ | 33,252.28    |
| Due HUD - Leasehold Impr. Fund |    | 16.53        |
| Due WIC Rent                   |    | 3,126.00     |
| Due WIC LHI                    |    | 2,469.98     |
| Deferred Revenue               |    | 133,504.02   |
| Prepaid- Rents                 |    | 5,509.80     |
|                                |    | <hr/>        |
| Total Current Liabilities      |    | 177,878.61   |
| Long-Term Liabilities          |    |              |
|                                |    | <hr/>        |
| Total Long-Term Liabilities    |    | 0.00         |
|                                |    | <hr/>        |
| Total Liabilities              |    | 177,878.61   |
| Capital                        |    |              |
| Fund Balance                   |    | 499,140.87   |
| Capital Improvement Reserve    |    | 22,103.09    |
| Fund Balance - Leasehold Impr. |    | (7,439.76)   |
| Fund Balance - Capital Reserve |    | 2,015,460.58 |
| Net Income                     |    | (28,678.74)  |
|                                |    | <hr/>        |
| Total Capital                  |    | 2,500,586.04 |

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC  
Balance Sheet  
March 31, 2010

Total Liabilities & Capital

\$ 2,678,464.65