

Watertown Industrial Center LDC

Income Statement for the Six Month Period Ending December 31, 2009

Prepared by Lyle Eaton, January 12, 2010

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
Lease Revenue	\$ 539,466.00	232,978.59	\$ 44,498.05	36,563.68	306,487.41
Interest Income	20,000.00	4,214.33	492.33	522.93	15,785.67
LIF Loan Principal	50,026.00	24,343.06	3,685.90	4,106.69	25,682.94
Extra-Ordinary Income	7,000.00	0.00	0.00	0.00	7,000.00
Leasehold Interest	4,435.00	2,828.87	805.01	384.22	1,606.13
Total Revenues	620,927.00	264,364.85	49,481.29	41,577.52	356,562.15
Expenses					
Marketing	8,000.00	5,722.49	950.00	150.00	2,277.51
Salaries	74,245.00	37,045.85	5,709.68	5,709.68	37,199.15
Employee Benefits	39,197.00	16,684.13	6,625.34	2,396.13	22,512.87
Depreciation	192,456.00	90,992.52	15,165.42	15,165.42	101,463.48
Office Expenses	10,138.00	4,879.09	626.77	726.05	5,258.91
Dues/Publ/Training/Seminars	4,250.00	1,853.00	425.00	0.00	2,397.00
Insurance	52,809.00	27,650.53	4,583.67	4,583.67	25,158.47
Professional Consultants	22,500.00	5,881.95	(121.50)	0.00	16,618.05
JCJDC Administration Service	50,000.00	25,000.04	4,166.66	4,166.66	24,999.96
Maintenance Expenses	83,550.00	26,459.40	4,441.38	3,745.99	57,090.60
Waste Removal	4,380.00	1,651.60	277.51	276.50	2,728.40
Rent	10,002.00	5,335.02	889.17	889.17	4,666.98
Property Taxes	20,500.00	16,691.02	0.00	0.00	3,808.98
Water	8,337.00	4,154.71	681.10	681.10	4,182.29
Electric	61,009.00	17,510.71	4,867.58	2,264.52	43,498.29
Gas	71,399.00	6,511.53	3,259.71	1,741.39	64,887.47
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00
Misc Expenses	5,000.00	254.96	0.00	254.96	4,745.04
Contingency	0.00	0.00	0.00	0.00	0.00
Total Operations	717,772.00	294,278.55	52,547.49	42,751.24	423,493.45
Total Revenue	620,927.00	264,364.85	49,481.29	41,577.52	356,562.15
Total Expenses	717,772.00	294,278.55	52,547.49	42,751.24	423,493.45
Net Income Over Expenditure	\$ (96,845.00)	(29,913.70)	\$ (3,066.20)	(1,173.72)	(66,931.30)

Watertown Industrial Center LDC
Balance Sheet
December 31, 2009

ASSETS

Current Assets		
General Checking - Key Bank	\$	90,559.36
Savings Account - Key Bank		534,779.66
Leasehold Improvement Fund		61,037.79
Accounts Receivable		15,151.67
Acc. Rec. LHI		145,916.72
Prepaid Insurance		40,792.53
Rents Receivable		29,095.29
		917,333.02
Total Current Assets		
Property and Equipment		
Furniture/Fixtures/Equipment		48,106.05
Allow. for Deprn. - FF&E		(41,102.21)
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		(1,836,202.64)
		1,581,869.98
Total Property and Equipment		
Other Assets		
Loan Receivable - JCIDA		178,656.37
Work In Process-Variou		3,503.00
WIP Roof		9,772.00
		191,931.37
Total Other Assets		
Total Assets		\$ 2,691,134.37

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	35,849.59
Due HUD - Leasehold Impr. Fund		9.44
Due WIC Rent		2,612.25
Due WIC LHI		1,905.51
Deferred Revenue		145,916.72
Prepaid- Rents		5,509.80
		191,803.31
Total Current Liabilities		
Long-Term Liabilities		
		0.00
Total Long-Term Liabilities		
Total Liabilities		191,803.31
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		(29,913.70)

Unaudited - For Management Purposes Only

Watertown Industrial Center LDC
Balance Sheet
December 31, 2009

Total Capital	<u>2,499,331.06</u>
Total Liabilities & Capital	<u>\$ 2,691,134.37</u>