



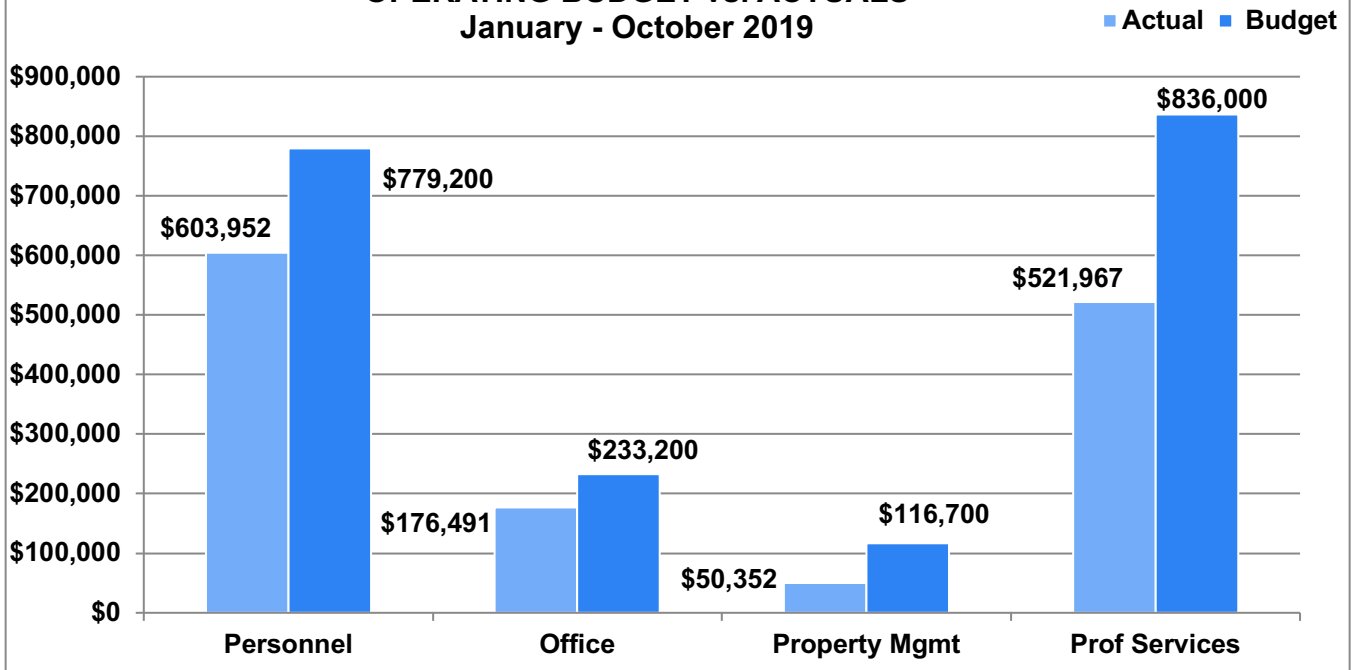
	Actuals as of 10.31.19	2019 Budget	FORMAT A 2020 Total Budget	FORMAT B 2020 Budget (Bishop Allen)	2020 Budget Other Projects
<b>INCOME</b>					
<b>4000 Income</b>					
<b>4200 Operating Revenue</b>					
4210 Grants					
4220 Proceeds from sale of development rights	431,818	21,062,500	1,431,000		1,431,000
4230 Reimbursed Expenses	63,039	47,900	12,000		12,000
<b>4240 Rental Income</b>					
4241 Lot License Agreements	46,560	46,600	80,000		80,000
4243 Parcel Six Rental Space	24,600	24,200	25,000		25,000
4244 93-99 Bishop Allen Drive	33,854	101,600	384,000	384,000	
<b>Total 4240 Rental Income</b>	<b>\$105,014</b>	<b>\$172,400</b>	<b>\$489,000</b>	<b>\$384,000</b>	<b>\$105,000</b>
<b>Total 4200 Operating Revenue</b>	<b>\$599,871</b>	<b>\$21,282,800</b>	<b>\$1,932,000</b>	<b>\$384,000</b>	<b>\$1,548,000</b>
<b>4300 Other Income</b>					
4310 Dividend Income	167,861	150,000	50,000		50,000
4320 Interest Income	398,833	450,000	1,000,000		1,000,000
4340 Realized Gain/Loss	1,620,564	1,000,000	50,000		50,000
<b>Total 4300 Other Income</b>	<b>\$2,187,258</b>	<b>\$1,600,000</b>	<b>\$1,100,000</b>	<b>0</b>	<b>1,100,000</b>
<b>Total 4000 Income</b>	<b>\$2,787,129</b>	<b>\$22,882,800</b>	<b>3,032,000</b>	<b>384,000</b>	<b>2,648,000</b>
<b>TOTAL INCOME</b>	<b>\$2,787,129</b>	<b>\$22,882,800</b>	<b>3,032,000</b>	<b>384,000</b>	<b>2,648,000</b>
<b>EXPENSES</b>					
<b>6000 Operating Expenses</b>					
<b>6100 Personnel</b>					
6110 Salaries	414,769	540,000	685,000		685,000
<b>6120 Payroll Taxes</b>					
6121 Medicare & OASDI (SS)	6,874	11,000	12,500		12,500
6123 Unemployment & MA Health Ins	956	1,800	1,500		1,500
6124 MA Family Leave	49				
6125 MA Medical Leave	94				
<b>Total 6120 Payroll Taxes</b>	<b>\$7,972</b>	<b>\$12,800</b>	<b>14,000</b>	<b>0</b>	<b>14,000</b>
<b>6130 Personnel and Fringe Benefits</b>					
6131 Insurance - Dental	7,386	8,400	12,600		12,600
6132 Insurance - Medical (for Employees)	45,165	62,700	9,200		9,200
6133 Pension (Employees & Retirees)	86,224	87,000	126,000		126,000
6134 T Subsidy	3,559	5,200	9,000		9,000
6135 Workers Comp & Disability Insurance	912	1,100	1,300		1,300
<b>Total 6130 Personnel and Fringe Benefits</b>	<b>\$143,246</b>	<b>\$164,400</b>	<b>158,100</b>	<b>0</b>	<b>158,100</b>
6140 Insurance - Medical (for Retirees, Survivors)	37,965	55,000	55,000		55,000
6150 OPEB Account Contribution		7,000	7,000		7,000
<b>Total 6100 Personnel</b>	<b>\$603,952</b>	<b>\$779,200</b>	<b>919,100</b>	<b>0</b>	<b>919,100</b>
<b>6200 Office</b>					
<b>6210 Community Outreach</b>					
6211 Materials	344	2,000	2,000		2,000
6212 Public Workshops	603	3,000	3,000		3,000
6213 Other	4,626	6,000	6,000		6,000
<b>Total 6210 Community Outreach</b>	<b>\$5,573</b>	<b>\$11,000</b>	<b>11,000</b>	<b>0</b>	<b>11,000</b>
<b>6220 Marketing &amp; Professional Development</b>					
6221 Advertising and Notices	1,994	2,000	3,000		3,000
6222 Conferences and Training	1,869	11,500	12,000		12,000
6223 Dues and Membership	5,880	6,000	7,000		7,000
6224 Meals	493	1,000	1,000		1,000
6225 Recruiting					
6226 Staff Development Programs	210	1,000	2,000		2,000
6227 Subscriptions	520	600	1,000		1,000
6228 Travel	58	500	500		500
<b>Total 6220 Marketing &amp; Professional Development</b>	<b>\$11,024</b>	<b>\$22,600</b>	<b>26,500</b>	<b>0</b>	<b>26,500</b>
<b>6230 Insurance</b>					
6231 Art and Equipment	5,675	6,000	7,000		7,000
6232 Commercial Liability	25,663	29,600	35,000	26,000	9,000
6233 Special Risk	8,144	9,000	9,500	2,500	7,000
6234 E&O		2,000	2,000		2,000
<b>Total 6230 Insurance</b>	<b>\$39,482</b>	<b>\$46,600</b>	<b>53,500</b>	<b>28,500</b>	<b>25,000</b>

	Actuals as of 10.31.19	2019 Budget	FORMAT A 2020 Total Budget	FORMAT B 2020 Budget (Bishop Allen Other Projects)	
<b>6240 Office Equipment</b>					
6241 Equipment Lease	2,506	3,000			
6242 Equipment Purchase (computers, etc.)	857	3,000	7,000		7,000
6443 Furniture	15,005	15,100	2,000		2,000
<b>Total 6240 Office Equipment</b>	<b>\$18,368</b>	<b>\$21,100</b>	<b>9,000</b>	<b>0</b>	<b>9,000</b>
<b>6250 Office Space</b>					
6251 Archives	5,524	8,800	9,000		9,000
6252 Office Rent	68,441	75,000	75,000		75,000
6253 Office Utilities	540	600	0		
6254 Other Rental Space	3,847	5,000	5,500		5,500
6255 Parking		500			
6256 Repairs and Maintenance		500	500		500
6257 Relocation	2,448	2,500			
<b>Total 6250 Office Space</b>	<b>\$80,800</b>	<b>\$92,900</b>	<b>90,000</b>	<b>0</b>	<b>90,000</b>
<b>6260 Office Management</b>					
6261 Board Meeting Expenses	863	1,500	1,500		1,500
6263 Office Supplies	7,343	8,000	10,000		10,000
6264 Postage and Delivery	215	500	500		500
6265 Printing and Reproduction	2,073	10,300	7,000		7,000
6266 Software	2,063	3,100	5,000		5,000
6267 Payroll Services	805	1,200	1,500		1,500
6268 Financial Service Charges	25	200	500		500
<b>Total 6260 Office Management</b>	<b>\$13,388</b>	<b>\$24,800</b>	<b>26,000</b>	<b>0</b>	<b>26,000</b>
<b>6270 Telecommunications</b>					
6271 Internet	1,226	2,200			
6272 Mobile	1,560	2,000	4,500		4,500
6273 Telephone	2,293	3,000	4,200		4,200
6274 Website & Email Hosting	683	1,000	2,000		2,000
6275 Information Technology	2,095	6,000	6,000		6,000
<b>Total 6270 Telecommunications</b>	<b>\$7,856</b>	<b>\$14,200</b>	<b>16,700</b>	<b>0</b>	<b>16,700</b>
<b>Total 6200 Office</b>	<b>\$176,491</b>	<b>\$233,200</b>	<b>232,700</b>	<b>28,500</b>	<b>204,200</b>
<b>6300 Property Management</b>					
6310 Contract Work	11,934	12,000	15,000	12,000	3,000
6320 Landscaping Maintenance	24,454	40,000	35,000		35,000
6330 Repairs	2,579	14,000	5,000		5,000
6340 Snow Removal	7,860	30,000	30,000		30,000
6350 Utilities				35,000	5,000
6351 Open Space Electric	3,525	16,500	5,000		
6352 93-99 Utilities	NA	NA	35,000		
<b>Total 6350 Utilities</b>	<b>\$3,525</b>	<b>\$16,500</b>	<b>40,000</b>	<b>35,000</b>	<b>5,000</b>
6370 Building Management		\$4,200	13,000	13,000	
<b>Total 6300 Property Management</b>	<b>\$50,352</b>	<b>\$116,700</b>	<b>138,000</b>	<b>60,000</b>	<b>78,000</b>
<b>Total 6000 Operating Expenses</b>	<b>\$830,796</b>	<b>\$1,129,100</b>	<b>1,289,800</b>	<b>88,500</b>	<b>1,201,300</b>

	Actuals as of 10.31.19	2019 Budget	FORMAT A 2020 Total Budget	FORMAT B 2020 Budget (Bishop Allen)	2020 Budget Other Projects
<b>7000 Professional Services</b>					
7001 Construction Management					
7002 Design - Architects	2,660	60,000	325,000	125,000	200,000
7003 Design - Landscape Architects	43,521	110,000	100,000		100,000
7004 Engineers	5,000	6,000	40,000	20,000	20,000
7005 Legal	46,458	80,000	80,000		80,000
7006 Real Estate & Finance	97,849	125,000	14,000		14,000
7007 Planning and Policy	500	8,000	70,000		70,000
7008 Retail Management / Wayfinding					
7009 Accounting	12,914	30,000	20,000		20,000
7010 Marketing / Graphic Design	12,129	16,000	12,000		12,000
7011 Temp and Contract Labor	4,970	4,000	2,000		2,000
7012 Web Design / GIS	6,215	10,000	10,000		10,000
7013 Land and Building Surveys	18,588	34,000	5,000		5,000
7014 Records Management / Archivist	31,017	35,000	10,000		10,000
7015 Energy & Environmental Planning		8,000	2,000		2,000
7017 Transportation	79,359	120,000	120,000		120,000
7018 Investment Services	121,837	150,000	200,000		200,000
7019 Workforce / Economic Development	38,950	40,000	10,000		10,000
<b>Total 7000 Professional Services</b>	<b>\$521,967</b>	<b>\$836,000</b>	<b>1,020,000</b>	<b>145,000</b>	<b>875,000</b>
<b>8000 Redevelopment Investments</b>					
8100 Capital Costs	8,840	9,000			
8200 Forward Fund			0		
8217 FF 2017	6,250	23,860	18,000		18,000
8218 FF 2018	35,000	89,000	54,000		54,000
8219 FF 2019		300,000	200,000		200,000
8220 FF 2020			100,000		100,000
<b>Total 8200 Forward Fund</b>	<b>\$41,250</b>	<b>\$412,860</b>	<b>372,000</b>	<b>0</b>	<b>372,000</b>
8400 Foundry			0		
8410 Design			2,000,000		2,000,000
8420 Operator Support	159,735	280,000	120,000		120,000
8430 Construction					
<b>Total 8400 Foundry</b>	<b>159,735</b>	<b>280,000</b>	<b>2,120,000</b>	<b>0</b>	<b>2,120,000</b>
8500 KSTEP Fund		300,000			
8600 Housing / Community Loan		250,000	100,000		100,000
8700 Property Investment			0		
8710 Property Acquisition	180,041	2,200,000			
8720 Mortgage Interest Payment		91,100	364,500	364,500	
<b>Total 8700 93-99 Bishop Allen</b>	<b>180,041</b>	<b>2,291,100</b>	<b>364,500</b>	<b>364,500</b>	<b>0</b>
<b>Total 8000 Redevelopment Investments</b>	<b>389,866</b>	<b>3,542,960</b>	<b>2,956,500</b>	<b>364,500</b>	<b>2,592,000</b>
<b>TOTAL EXPENSES</b>	<b>\$1,742,628</b>	<b>\$5,508,060</b>	<b>5,266,300</b>	<b>598,000</b>	<b>4,668,300</b>
<b>NET OPERATING INCOME</b>	<b>\$1,044,500</b>	<b>\$17,374,740</b>	<b>-\$2,234,300</b>	<b>-\$214,000</b>	<b>-\$2,020,300</b>

Tuesday, Nov 12, 2019 12:41:25 PM

### OPERATING BUDGET vs. ACTUALS January - October 2019



### EXPENSES BY PROJECT

