

	Total	Total	
	Actual	Budget	
Income			
4000 Income			
4200 Operating Revenue			
4210 Grants		\$0	
4220 Proceeds from sale of development rights	\$23,043,079	\$23,043,079	
4230 Reimbursed Expenses	\$2,089	\$2,000	
4240 Rental Income			
4241 Lot License Agreements	\$21,071	\$5,000	
4242 Foundry Ground Lease		\$0	
4243 Parcel Six Rental Space	\$14,517	\$10,000	
Total 4240 Rental Income	\$35,587	\$15,000	
4250 Other	\$2,997,000	\$3,000,000	
Total 4200 Operating Revenue	\$26,077,755	\$26,060,079	
4300 Other Income			
4310 Dividend Income	\$14,957	\$12,000	
4320 Interest Income	\$79,477	\$134,000	
Total 4300 Other Income	\$94,434	\$146,000	
Total 4000 Income	\$26,172,189	\$26,206,079	
Total Income	\$26,172,189	\$26,206,079	
Gross Profit	\$26,172,189	\$26,206,079	
Expenses			
6000 Operating Expenses			
6100 Personnel			
6110 Salaries	\$309,151	\$440,000	
6120 Payroll Taxes		. ,	
6121 Medicare & OASDI (SS)	\$5,972	\$12,000	
6123 Unemployment & MA Health Ins	\$545	\$506	
Total 6120 Payroll Taxes	\$6,517	\$12,506	
6130 Personnel and Fringe Benefits		, ,	
6131 Insurance - Dental	\$4,817	\$6,400	
6132 Insurance - Medical (for Employees)	\$21,455	\$70,000	
6133 Pension Contribution (Employees & Retirees)	\$64,851	\$72,000	
6134 T Subsidy	\$2,853	\$5,000	
6135 Workers Comp & Disability Insurance	\$839	\$1,000	
Total 6130 Personnel and Fringe Benefits	\$94,815	\$154,400	
6140 Insurance - Medical (for Retirees, Survivors)	\$29,133	\$70,000	
6150 OPEB Account Contribution	\$7,000	\$7,000	
Total 6100 Personnel	\$446,616	\$683,906	

Actual Budget 6200 Office 5217 Public Workshops 5249 54.000 6213 Other 5249 54.000 5212 Public Workshops 5249 54.000 6213 Other 5249 54.000 55.663 520.000 6220 Marketing & Professional Development 5251 Adventising 536 53.400 6222 Adventising 54.000 51.000 53.000 6222 Adventising 54.000 54.000 53.000 6222 Adventising 54.000 51.000 53.000 6224 Adventising 54.000 53.000 52.000 6224 Adventising 54.000 52.000 52.000 6223 Insurance 52.14 550.000 52.000 6231 Art and Equipment 55.075 55.800 53.000 6232 Commerical Liability 53.127 53.130.00 53.000 6240 Office Equipment 55.076 55.000 52.000 6240 Office Equipment 53.000 53.000 53.000 6241 Equipment Lases 53.500 53.000 </th <th></th> <th>Total</th> <th></th>		Total	
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Total 6250 Office Space \$103,230 \$117,900 6260 Office Management	6255 Parking		\$400
6260 Office Management 6261 Board Meeting Expenses \$369 \$600 6263 Office Supplies \$978 \$2,000 6264 Postage and Delivery \$164 \$300 6265 Printing and Reproduction \$496 \$1,000 6266 Software \$549 \$700 6267 Payroll Services \$769 \$1,000 6268 Financial Service Charges \$127 \$100 70tal 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$4,031 \$1,200	6256 Repairs and Maintenance		
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6263 Office Supplies \$978 \$2,000 6264 Postage and Delivery \$164 \$300 6265 Printing and Reproduction \$496 \$1,000 6266 Software \$549 \$700 6267 Payroll Services \$769 \$1,000 6268 Financial Service Charges \$127 \$100 6268 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$1,031 \$1,000	6260 Office Management		
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6265 Printing and Reproduction \$496 \$1,000 6266 Software \$549 \$700 6267 Payroll Services \$769 \$1,000 6268 Financial Service Charges \$127 \$100 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6263 Office Supplies	\$978	\$2,000
6266 Software \$549 \$700 6267 Payroll Services \$769 \$1,000 6268 Financial Service Charges \$127 \$100 Total 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$3,451 \$5,700 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$10,000 \$8,241	6264 Postage and Delivery	\$164	\$300
6267 Payroll Services \$769 \$1,000 6268 Financial Service Charges \$127 \$100 Total 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6265 Printing and Reproduction	\$496	\$1,000
6268 Financial Service Charges \$127 \$100 Total 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6266 Software	\$549	\$700
Total 6260 Office Management \$3,451 \$5,700 6270 Telecommunications \$2,593 \$3,200 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6267 Payroll Services	\$769	\$1,000
6270 Telecommunications 6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6268 Financial Service Charges	\$127	\$100
6271 Internet \$2,593 \$3,200 6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	Total 6260 Office Management	\$3,451	\$5,700
6272 Mobile \$1,583 \$2,600 6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6270 Telecommunications		
6273 Telephone \$2,535 \$2,200 6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6271 Internet	\$2,593	\$3,200
6274 Website & Email Hosting \$499 \$800 6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6272 Mobile	\$1,583	\$2,600
6275 Information Technology \$1,031 \$1,200 Total 6270 Telecommunications \$8,241 \$10,000	6273 Telephone	\$2,535	\$2,200
Total 6270 Telecommunications\$8,241\$10,000	6274 Website & Email Hosting	\$499	\$800
	6275 Information Technology	\$1,031	\$1,200
Total 6200 Office \$149,032 \$195,400	Total 6270 Telecommunications	\$8,241	\$10,000
	Total 6200 Office	\$149,032	\$195,400

	Total	Total	
	Actual	Budget	
6300 Property Management			
6310 Contract Work	\$4,088	\$4,000	
6320 Landscaping Maintenance	\$16,629	\$42,000	
6330 Repairs		\$3,000	
6340 Snow Removal	\$8,320	\$30,000	
6350 Utilities			
6351 Gas & Electric	\$4,388	\$4,000	
Total 6350 Utilities	\$4,388	\$4,000	
6360 Other			
Total 6300 Property Management	\$33,425	\$83,000	
Total 6000 Operating Expenses	\$629,073	\$962,306	
7000 Professional Services			
7001 Construction Management			
7002 Design - Architects	\$13,013	\$30,000	
7003 Design - Landscape Architects		\$20,000	
7004 Engineers	\$4,340	\$35,000	
7005 Legal	\$64,979	\$150,000	
7006 Real Estate & Finance	\$5,488	\$30,000	
7007 Planning and Policy	\$12,430	\$20,000	
7008 Retail Management / Wayfinding		\$1,000	
7009 Accounting	\$840	\$19,500	
7010 Marketing / Graphic Design		\$4,000	
7011 Temp and Contract Labor	\$564	\$30,000	
7012 Web Design / GIS	\$656	\$11,000	
7013 Land and Building Surveys	\$6,500	\$10,000	
7014 Records Management / Archivist		\$20,000	
7015 Energy & Environmental Planning	\$1,650	\$2,000	
7017 Transportation	\$138,489	\$253,000	
Total 7000 Professional Services	\$248,950	\$635,500	
8000 Redevelopment Investments			
8100 Capital Costs	\$12,042	\$120,000	
8200 Forward Fund	\$67,035	\$125,000	
8400 Foundry Fund	•	TBC	
8500 KSTEP Fund	\$6,000,000	\$6,000,000	
8600 Affordable Housing	• • • • • • • • • • • •	\$540,000	
Total 8000 Redevelopment Investments	\$6,079,077	\$6,785,000	
Total Expenses	\$6,957,100	\$8,382,806	
Net Operating Income	\$19,215,089	\$17,823,273	
Net Income	\$19,215,089	\$17,823,273	

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