

	Actual as of 12/31	2018 Budget
INCOME		
4000 Income		
4200 Operating Revenue		
4210 Grants		0
4220 Proceeds from sale of development rights	477,126	1,377,126
4230 Reimbursed Expenses	159,231	158,028
4240 Rental Income		
4241 Lot License Agreements	46,000	46,000
4243 Parcel Six Rental Space	18,388	17,288
Total 4240 Rental Income	\$64,388	\$63,288
4250 Other		
Total 4200 Operating Revenue	\$700,745	\$1,598,442
4300 Other Income		
4310 Dividend Income	190,345	90,000
4320 Interest Income	448,953	490,000
4340 Realized Gain/Loss	-18,550	
Total 4300 Other Income	\$620,748	\$580,000
Total 4000 Income	\$1,321,493	\$2,178,442
TOTAL INCOME		
	\$1,321,493	\$2,178,442
EXPENSES		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	472,423	465,000
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	7,745	9,200
6123 Unemployment & MA Health Ins	1,203	800
Total 6120 Payroll Taxes	\$8,948	\$10,000
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	6,654	7,000
6132 Insurance - Medical (for Employees)	35,460	55,000
6133 Pension Contribution (Employees & Retirees)	81,458	82,100
6134 T Subsidy	4,256	6,000
6135 Workers Comp & Disability Insurance	836	1,000
Total 6130 Personnel and Fringe Benefits	\$128,664	\$151,100
6140 Insurance - Medical (for Retirees, Survivors)	38,158	55,000
6150 OPEB Account Contribution	7,000	7,000
Total 6100 Personnel	\$655,193	\$688,100
6200 Office		
6210 Community Outreach		
6211 Materials	80	2,000
6212 Public Workshops	450	2,000
6213 Other	2,497	6,000
Total 6210 Community Outreach	\$3,027	\$10,000
6220 Marketing & Professional Development		
6221 Advertising and Notices	2,137	2,250
6222 Conferences and Training	6,984	12,500
6223 Dues and Membership	3,962	4,000
6224 Meals	868	1,000
6226 Staff Development	332	1,000
6227 Subscriptions	436	450
6228 Travel	278	400

	Actual as of 12/31	2018 Budget
Total 6220 Marketing & Professional Development	\$14,996	\$21,600
6230 Insurance		
6231 Art and Equipment	5,675	5,700
6232 Commercial Liability	3,371	3,400
6233 Special Risk	5,431	5,450
6234 E&O		2,000
Total 6230 Insurance	\$14,477	\$16,550
6240 Office Equipment		
6241 Equipment Lease	4,296	4,300
6242 Equipment Purchase (computers, etc.)	3,026	4,000
6243 Furniture	\$3,927	7,000
Total 6240 Office Equipment	\$11,249	\$15,300
6250 Office Space		
6251 Archives	5,965	6,000
6252 Office Rent	74,163	101,300
6253 Office Utilities	2,469	4,200
6254 Other Rental Space	4,788	5,000
6255 Parking	310	400
6256 Repairs and Maintenance	0	300
6257 Relocation	6,251	10,000
Total 6250 Office Space	\$93,947	\$127,200
6260 Office Management		
6261 Board Meeting Expenses	1,182	1,200
6263 Office Supplies	1,662	2,000
6264 Postage and Delivery	309	300
6265 Printing and Reproduction	874	800
6266 Software	1,067	1,000
6267 Payroll Services	1,157	1,100
6268 Financial Service Charges	50	100
Total 6260 Office Management	\$6,301	\$6,500
6270 Telecommunications		
6271 Internet	3,038	3,200
6272 Mobile	2,820	2,980
6273 Telephone	3,167	3,100
6274 Website & Email Hosting	550	800
6275 Information Technology	5,307	5,000
Total 6270 Telecommunications	\$14,882	\$15,080
Total 6200 Office	\$158,878	\$212,230
6300 Property Management		
6310 Contract Work	2,072	5,000
6320 Landscaping Maintenance	25,167	27,500
6330 Repairs	188	5,000
6340 Snow Removal	11,740	30,000
6350 Utilities		
6351 Gas & Electric	8,133	8,500
Total 6350 Utilities	\$8,133	\$8,500
6360 Other		
Total 6300 Property Management	\$47,299	\$76,000
Total 6000 Operating Expenses	\$861,371	\$976,330

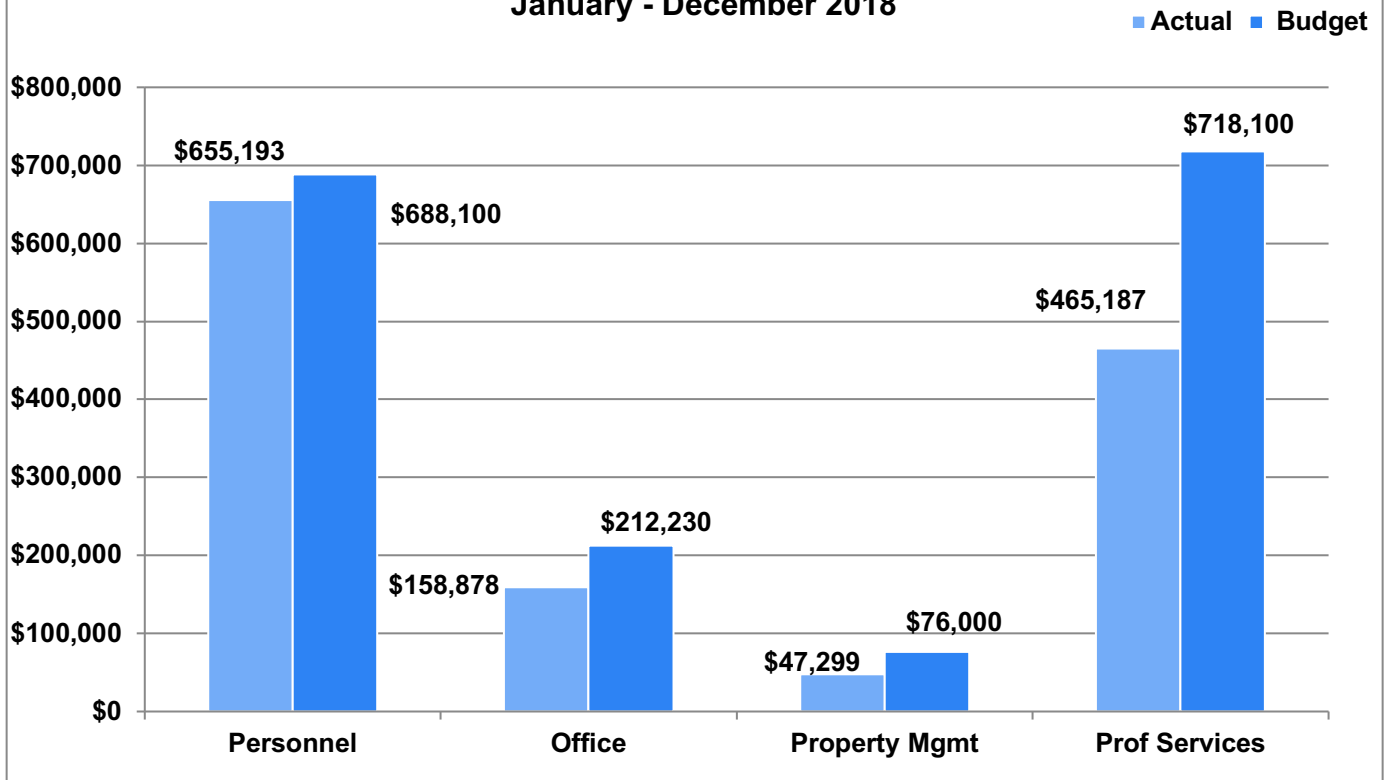
	Actual as of 12/31	2018 Budget
7000 Professional Services		
7001 Construction Management		20,000
7002 Design - Architects	3,450	30,000
7003 Design - Landscape Architects		30,000
7004 Engineers		5,000
7005 Legal	52,146	89,000
7006 Real Estate & Finance	4,050	30,000
7007 Planning and Policy	5,550	10,000
7009 Accounting	26,857	28,100
7010 Marketing / Graphic Design	25,750	30,000
7011 Temp and Contract Labor	3,952	5,000
7012 Web Design / GIS	5,260	8,000
7013 Land and Building Surveys	3,150	5,000
7014 Records Management / Archivist	5,149	20,000
7015 Energy & Environmental Planning		2,000
7017 Transportation	189,157	215,000
7018 Investment Services	130,717	151,000
7019 Workforce / Economic Development	10,000	40,000
Total 7000 Professional Services	\$465,187	\$718,100
8000 Redevelopment Investments		
8100 Capital Costs	158,635	180,000
8200 Forward Fund		
8216 FF 2016	8,143	8,140
8217 FF 2017	21,250	38,860
8218 FF 2018	103,000	153,000
Total 8200 Forward Fund	\$132,393	\$200,000
8400 Foundry		
8410 Design		2,000,000
8420 Operator Support		
8430 Construction		
Total 8400 Foundry		2,000,000
8500 KSTEP Fund		
8600 Affordable Housing Loan		100,000
8700 Property Investment		
Total 8000 Redevelopment Investments	\$291,028	\$2,480,000
TOTAL EXPENSES	\$1,617,586	\$4,174,430
NET OPERATING INCOME	-\$296,092	-\$1,995,988

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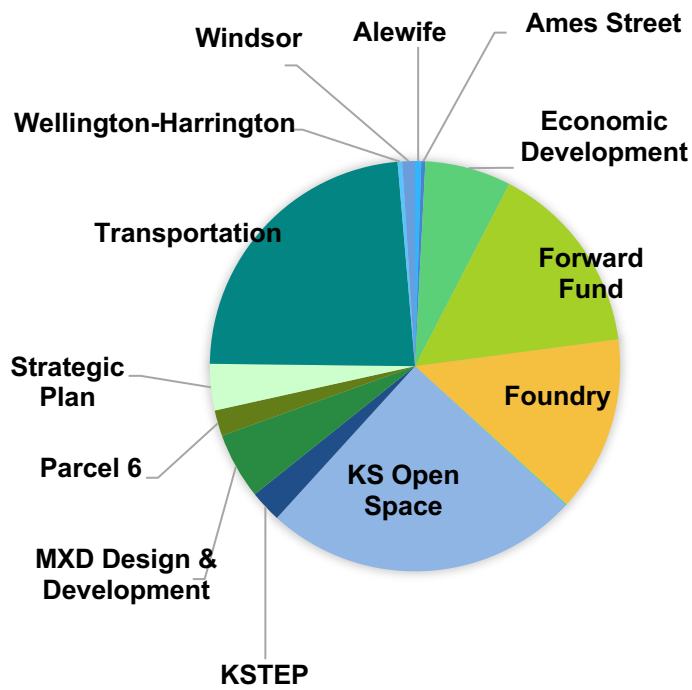
**Bank and Investment Accounts
As of December 31, 2018**

Boston Private Bank & Trust - CLOSED	0
Cambridge Trust - Checking	58,341
Cambridge Trust Money Market	363,961
Investment Fund (Morgan Stanley)	17,944,748
Cambridge Truts Wealth Mgmt - KSTEP	6,032,535
Cambridge Trust Wealth Mgmt - Foundry	9,059,591
OPEB Trust account (Morgan Stanley)	21,232
TOTAL	33,480,407

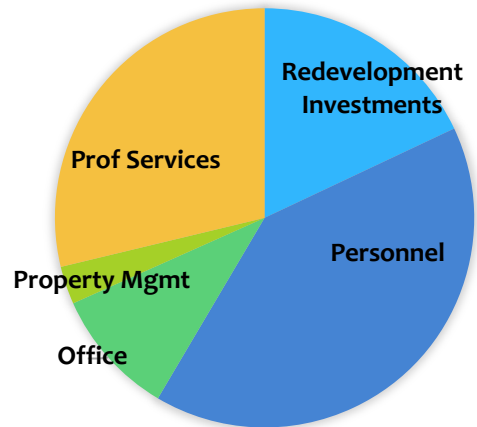
**OPERATING BUDGET vs. ACTUALS
January - December 2018**



EXPENSES BY PROJECT



EXPENSES BY TYPE



REDEVELOPMENT PROJECT BUDGET 2018

