

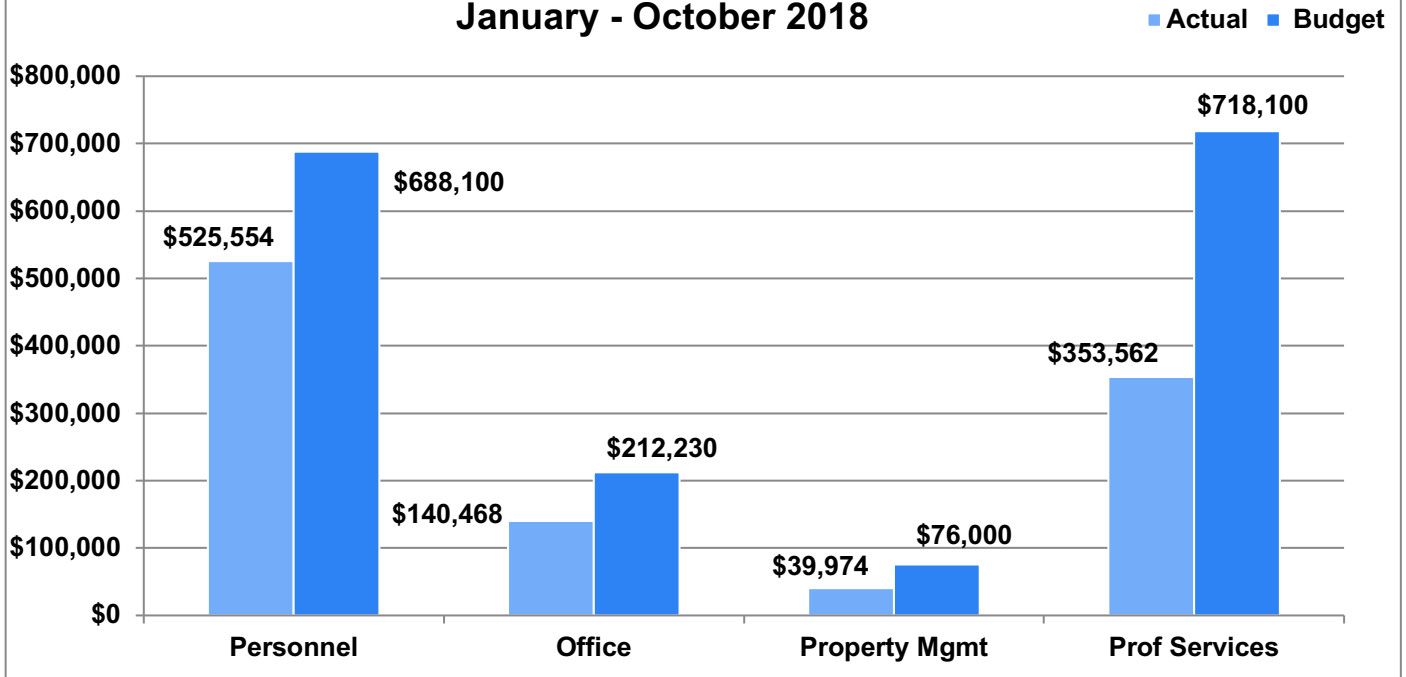
	Actual as of 10.31.18	2018 Budget
INCOME		
4000 Income		
4200 Operating Revenue		
4210 Grants		0
4220 Proceeds from sale of development rights	477,126	1,377,126
4230 Reimbursed Expenses	158,028	158,028
4240 Rental Income		
4241 Lot License Agreements	46,000	46,000
4243 Parcel Six Rental Space	17,288	17,288
Total 4240 Rental Income	\$63,288	\$63,288
Total 4200 Operating Revenue	\$698,442	\$1,598,442
4300 Other Income		
4310 Dividend Income	138,787	90,000
4320 Interest Income	378,595	490,000
Total 4300 Other Income	\$517,382	\$580,000
Total 4000 Income	\$1,215,824	\$2,178,442
TOTAL INCOME	\$1,215,824	\$2,178,442
EXPENSES		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	372,149	465,000
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	6,095	9,200
6123 Unemployment & MA Health Ins	934	800
Total 6120 Payroll Taxes	\$7,029	\$10,000
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	5,545	7,000
6132 Insurance - Medical (for Employees)	22,338	55,000
6133 Pension Contribution (Employees & Retirees)	81,458	82,100
6134 T Subsidy	3,848	6,000
6135 Workers Comp & Disability Insurance	804	1,000
Total 6130 Personnel and Fringe Benefits	\$113,994	\$151,100
6140 Insurance - Medical (for Retirees, Survivors)	25,382	55,000
6150 OPEB Account Contribution	7,000	7,000
Total 6100 Personnel	\$525,554	\$688,100
6200 Office		
6210 Community Outreach		
6211 Materials	80	2,000
6212 Public Workshops	450	2,000
6213 Other	2,093	6,000
Total 6210 Community Outreach	\$2,623	\$10,000
6220 Marketing & Professional Development		

	Actual as of 10.31.18	2018 Budget
6221 Advertising and Notices	2,137	2,250
6222 Conferences and Training	6,114	12,500
6223 Dues and Membership	3,962	4,000
6224 Meals	756	1,000
6226 Staff Development	134	1,000
6227 Subscriptions	436	450
6228 Travel	244	400
Total 6220 Marketing & Professional Development	\$13,781	\$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	3,580	4,300
6242 Equipment Purchase (computers, etc.)	2,354	4,000
6243 Furniture		7,000
Total 6240 Office Equipment	\$5,934	\$15,300
6250 Office Space		
6251 Archives	4,839	6,000
6252 Office Rent	68,155	101,300
6253 Office Utilities	2,219	4,200
6254 Other Rental Space	4,788	5,000
6255 Parking	310	400
6256 Repairs and Maintenance	0	300
6257 Relocation	5,096	10,000
Total 6250 Office Space	\$85,408	\$127,200
6260 Office Management		
6261 Board Meeting Expenses	976	1,200
6263 Office Supplies	2,309	2,000
6264 Postage and Delivery	204	300
6265 Printing and Reproduction	84	800
6266 Software	1,112	1,000
6267 Payroll Services	949	1,100
6268 Financial Service Charges	13	100
Total 6260 Office Management	\$5,648	\$6,500
6270 Telecommunications		
6271 Internet	2,538	3,200
6272 Mobile	2,100	2,980
6273 Telephone	2,710	3,100
6274 Website & Email Hosting	460	800
6275 Information Technology	4,791	5,000
Total 6270 Telecommunications	\$12,598	\$15,080
Total 6200 Office	\$140,468	\$212,230
6300 Property Management		
6310 Contract Work	2,072	5,000
6320 Landscaping Maintenance	20,060	27,500
6330 Repairs	188	5,000
6340 Snow Removal	11,160	30,000
6350 Utilities		
6351 Gas & Electric	6,495	8,500

	Actual as of 10.31.18	2018 Budget
Total 6350 Utilities	\$6,495	\$8,500
Total 6300 Property Management	\$39,974	\$76,000
Total 6000 Operating Expenses	\$705,996	\$976,330
7000 Professional Services		
7001 Construction Management		20,000
7002 Design - Architects	2,250	30,000
7003 Design - Landscape Architects		30,000
7004 Engineers		5,000
7005 Legal	38,523	89,000
7006 Real Estate & Finance	1,050	30,000
7007 Planning and Policy		10,000
7009 Accounting	15,357	28,100
7010 Marketing / Graphic Design	15,750	30,000
7011 Temp and Contract Labor	1,500	5,000
7012 Web Design / GIS	5,260	8,000
7013 Land and Building Surveys	550	5,000
7014 Records Management / Archivist	4,600	20,000
7015 Energy & Environmental Planning		2,000
7017 Transportation	148,003	215,000
7018 Investment Services	120,720	151,000
7019 Workforce / Economic Development		40,000
Total 7000 Professional Services	\$353,562	\$718,100
8000 Redevelopment Investments		
8100 Capital Costs	155,360	180,000
8200 Forward Fund		
8200.16 FF 2016		8,140
8200.17 FF 2017	15,000	38,860
8200.18 FF 2018	64,000	153,000
8200.19 FF 2019		
Total 8200 Forward Fund	\$79,000	\$200,000
8400 Foundry Design		2,000,000
8500 KSTEP Fund		
8600 Affordable Housing Loan		100,000
8700 Property Investment		
Total 8000 Redevelopment Investments	\$234,360	\$2,480,000
TOTAL EXPENSES	\$1,293,918	\$4,174,430
NET OPERATING INCOME	-\$78,094	-\$1,995,988

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OPERATING BUDGET vs. ACTUALS January - October 2018



PROJECT BY EXPENSES

