



**Budget vs. Actuals**  
**January - November, 2018**

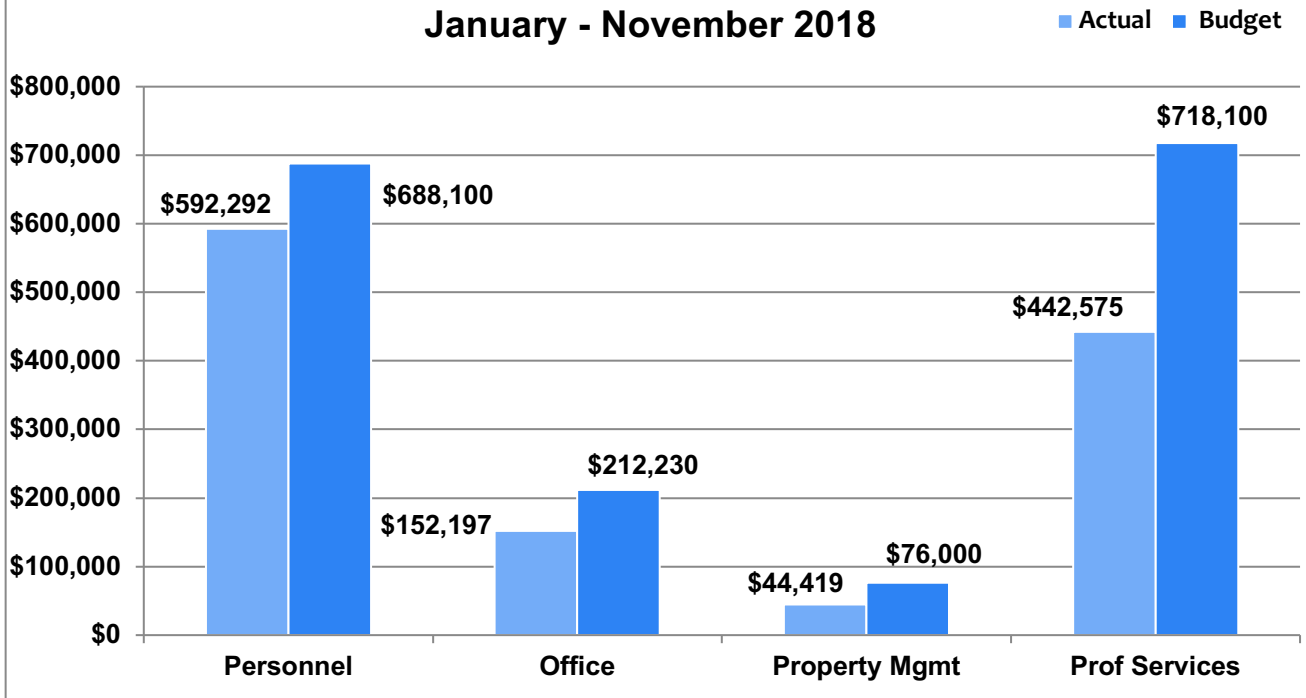
	Actual as of 11/30	2018 Budget	PROPOSED 2019 Budget
<b>INCOME</b>			
<b>4000 Income</b>			
<b>4200 Operating Revenue</b>			
4210 Grants		0	0
4220 Proceeds from sale of development rights	477,126	1,377,126	26,088,000
4230 Reimbursed Expenses	158,028	158,028	7,200
<b>4240 Rental Income</b>			
4241 Lot License Agreements	46,000	46,000	20,000
4243 Parcel Six Rental Space	17,988	17,288	18,000
<b>Total 4240 Rental Income</b>	<b>\$63,988</b>	<b>\$63,288</b>	<b>\$38,000</b>
4250 Other			
<b>Total 4200 Operating Revenue</b>	<b>\$699,142</b>	<b>\$1,598,442</b>	<b>\$26,133,200</b>
<b>4300 Other Income</b>			
4310 Dividend Income	160,180	90,000	100,000
4320 Interest Income	421,036	490,000	450,000
<b>Total 4300 Other Income</b>	<b>\$581,216</b>	<b>\$580,000</b>	<b>\$550,000</b>
<b>Total 4000 Income</b>	<b>\$1,280,358</b>	<b>\$2,178,442</b>	<b>\$26,683,200</b>
<b>TOTAL INCOME</b>	<b>\$1,280,358</b>	<b>\$2,178,442</b>	<b>\$26,683,200</b>
<b>EXPENSES</b>			
<b>6000 Operating Expenses</b>			
<b>6100 Personnel</b>			
6110 Salaries	411,124	465,000	585,000
<b>6120 Payroll Taxes</b>			
6121 Medicare & OASDI (SS)	6,738	9,200	11,000
6123 Unemployment & MA Health Ins	1,006	800	1,000
<b>Total 6120 Payroll Taxes</b>	<b>\$7,743</b>	<b>\$10,000</b>	<b>\$12,000</b>
<b>6130 Personnel and Fringe Benefits</b>			
6131 Insurance - Dental	6,654	7,000	9,000
6132 Insurance - Medical (for Employees)	35,095	55,000	66,000
6133 Pension Contribution (Employees & Retirees)	81,458	82,100	110,000
6134 T Subsidy	4,256	6,000	5,200
6135 Workers Comp & Disability Insurance	804	1,000	1,100
<b>Total 6130 Personnel and Fringe Benefits</b>	<b>\$128,267</b>	<b>\$151,100</b>	<b>\$191,300</b>
6140 Insurance - Medical (for Retirees, Survivors)	38,158	55,000	55,000
6150 OPEB Account Contribution	7,000	7,000	7,000
<b>Total 6100 Personnel</b>	<b>\$592,292</b>	<b>\$688,100</b>	<b>\$850,300</b>
<b>6200 Office</b>			
<b>6210 Community Outreach</b>			
6211 Materials	80	2,000	2,000
6212 Public Workshops	450	2,000	3,000
6213 Other	2,445	6,000	6,000
<b>Total 6210 Community Outreach</b>	<b>\$2,975</b>	<b>\$10,000</b>	<b>\$11,000</b>
<b>6220 Marketing &amp; Professional Development</b>			
6221 Advertising and Notices	2,137	2,250	2,000
6222 Conferences and Training	6,389	12,500	12,500

	Actual as of 11/30	2018 Budget	PROPOSED 2019 Budget
6230			
6223 Dues and Membership	4,337	4,000	5,000
6224 Meals	856	1,000	1,000
6226 Staff Development	196	1,000	1,000
6227 Subscriptions	436	450	500
6228 Travel	270	400	500
<b>Total 6220 Marketing &amp; Professional Development</b>	<b>\$14,620</b>	<b>\$21,600</b>	<b>\$22,500</b>
6230 Insurance			
6231 Art and Equipment	5,675	5,700	6,000
6232 Commercial Liability	3,371	3,400	4,000
6233 Special Risk	5,431	5,450	6,000
6234 E&O		2,000	2,000
<b>Total 6230 Insurance</b>	<b>\$14,477</b>	<b>\$16,550</b>	<b>\$18,000</b>
6240 Office Equipment			
6241 Equipment Lease	3,938	4,300	2,000
6242 Equipment Purchase (computers, etc.)	3,026	4,000	3,000
6243 Furniture	\$1,814	7,000	10,000
<b>Total 6240 Office Equipment</b>	<b>\$8,778</b>	<b>\$15,300</b>	<b>\$15,000</b>
6250 Office Space			
6251 Archives	5,288	6,000	6,000
6252 Office Rent	74,163	101,300	75,000
6253 Office Utilities	2,469	4,200	1,000
6254 Other Rental Space	4,788	5,000	5,000
6255 Parking	310	400	500
6256 Repairs and Maintenance	0	300	500
6257 Relocation	5,096	10,000	2,000
<b>Total 6250 Office Space</b>	<b>\$92,114</b>	<b>\$127,200</b>	<b>\$90,000</b>
6260 Office Management			
6261 Board Meeting Expenses	1,093	1,200	1,500
6263 Office Supplies	1,597	2,000	2,500
6264 Postage and Delivery	204	300	500
6265 Printing and Reproduction	395	800	800
6266 Software	1,057	1,000	1,000
6267 Payroll Services	1,032	1,100	1,000
6268 Financial Service Charges	13	100	200
<b>Total 6260 Office Management</b>	<b>\$5,391</b>	<b>\$6,500</b>	<b>\$7,500</b>
6270 Telecommunications			
6271 Internet	2,788	3,200	3,200
6272 Mobile	2,820	2,980	3,500
6273 Telephone	2,938	3,100	3,200
6274 Website & Email Hosting	505	800	1,000
6275 Information Technology	4,791	5,000	6,000
<b>Total 6270 Telecommunications</b>	<b>\$13,842</b>	<b>\$15,080</b>	<b>\$16,900</b>
<b>Total 6200 Office</b>	<b>\$152,197</b>	<b>\$212,230</b>	<b>\$180,900</b>
6300 Property Management			
6310 Contract Work	2,072	5,000	3,000
6320 Landscaping Maintenance	23,877	27,500	30,000
6330 Repairs	188	5,000	2,000
6340 Snow Removal	11,160	30,000	30,000
6350 Utilities			
6351 Gas & Electric	7,123	8,500	8,500
<b>Total 6350 Utilities</b>	<b>\$7,123</b>	<b>\$8,500</b>	<b>\$8,500</b>
6360 Other			
<b>Total 6300 Property Management</b>	<b>\$44,419</b>	<b>\$76,000</b>	<b>\$73,500</b>
<b>Total 6000 Operating Expenses</b>	<b>\$788,908</b>	<b>\$976,330</b>	<b>\$1,104,700</b>

	Actual as of 11/30	2018 Budget	PROPOSED 2019 Budget
<b>7000 Professional Services</b>			
7001 Construction Management		20,000	0
7002 Design - Architects	3,450	30,000	40,000
7003 Design - Landscape Architects		30,000	90,000
7004 Engineers		5,000	5,000
7005 Legal	47,961	89,000	90,000
7006 Real Estate & Finance	4,050	30,000	130,000
7007 Planning and Policy		10,000	20,000
7009 Accounting	26,857	28,100	30,000
7010 Marketing / Graphic Design	25,750	30,000	10,000
7011 Temp and Contract Labor	6,500	5,000	2,000
7012 Web Design / GIS	5,260	8,000	8,000
7013 Land and Building Surveys	3,150	5,000	4,000
7014 Records Management / Archivist	4,600	20,000	30,000
7015 Energy & Environmental Planning		2,000	2,000
7017 Transportation	189,157	215,000	60,000
7018 Investment Services	125,840	151,000	150,000
7019 Workforce / Economic Development		40,000	40,000
<b>Total 7000 Professional Services</b>	<b>\$442,575</b>	<b>\$718,100</b>	<b>\$711,000</b>
<b>8000 Redevelopment Investments</b>			
8100 Capital Costs	155,360	180,000	0
8200 Forward Fund			
8216 FF 2016	8,143	8,140	0
8217 FF 2017	21,250	38,860	23,860
8218 FF 2018	76,500	153,000	89,000
8200.19 FF 2019			\$300,000
<b>Total 8200 Forward Fund</b>	<b>\$105,893</b>	<b>\$200,000</b>	<b>\$412,860</b>
8400 Foundry			
8410 Design		2,000,000	2,000,000
8420 Operator Support			200,000
8430 Construction			
<b>Total 8400 Foundry</b>		<b>2,000,000</b>	<b>2,200,000</b>
8500 KSTEP Fund			300,000
8600 Affordable Housing Loan		100,000	300,000
8700 Property Investment			1,200,000
<b>Total 8000 Redevelopment Investments</b>	<b>\$261,253</b>	<b>\$2,480,000</b>	<b>\$3,212,860</b>
<b>TOTAL EXPENSES</b>	<b>\$1,492,735</b>	<b>\$4,174,430</b>	<b>\$5,028,560</b>
<b>NET OPERATING INCOME</b>	<b>-\$212,377</b>	<b>-\$1,995,988</b>	<b>\$21,654,640</b>

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## OPERATING BUDGET vs. ACTUALS January - November 2018



## PROJECT BY EXPENSES

