

	Actuals	2019 Budget
INCOME		
4000 Income		
4200 Operating Revenue		
4220 Proceeds from sale of development rights		26,088,000
4230 Reimbursed Expenses	819	7,200
4240 Rental Income		
4241 Lot License Agreements		20,000
4243 Parcel Six Rental Space		18,000
Total 4240 Rental Income	\$0	\$38,000
4250 Other		
Total 4200 Operating Revenue	\$819	\$26,133,200
4300 Other Income		
4310 Dividend Income	35,862	100,000
4320 Interest Income	27,348	450,000
4340 Realized Gain/Loss	-4,997	
Total 4300 Other Income	\$58,214	\$550,000
Total 4000 Income	\$59,033	\$26,683,200
TOTAL INCOME	\$59,033	\$26,683,200
EXPENSES		
6000 Operating Expenses		
6100 Personnel		
6110 Salaries	89,366	585,000
6120 Payroll Taxes		
6121 Medicare & OASDI (SS)	1,559	11,000
6123 Unemployment & MA Health Ins	454	1,000
Total 6120 Payroll Taxes	\$2,014	\$12,000
6130 Personnel and Fringe Benefits		
6131 Insurance - Dental	1,413	9,000
6132 Insurance - Medical (for Employees)	15	66,000
6133 Pension Contribution (Employees & Retirees)		110,000
6134 T Subsidy	1,162	5,200
6135 Workers Comp & Disability Insurance	912	1,100
Total 6130 Personnel and Fringe Benefits	\$3,502	\$191,300
6140 Insurance - Medical (for Retirees, Survivors)		55,000
6150 OPEB Account Contribution		7,000
Total 6100 Personnel	\$94,882	\$850,300
6200 Office		
6210 Community Outreach		
6211 Materials	219	2,000
6212 Public Workshops		3,000
6213 Other	15	6,000
Total 6210 Community Outreach	\$234	\$11,000
6220 Marketing & Professional Development		
6221 Advertising and Notices	331	2,000
6222 Conferences and Training	60	12,500
6223 Dues and Membership	3,675	5,000
6224 Meals	156	1,000
6226 Staff Development	48	1,000

	Actuals	2019 Budget
6227 Subscriptions		500
6228 Travel	10	500
Total 6220 Marketing & Professional Development	\$4,280	\$22,500
6230 Insurance		
6231 Art and Equipment	5,675	6,000
6232 Commercial Liability	3,336	4,000
6233 Special Risk	3,501	6,000
6234 E&O		2,000
Total 6230 Insurance	\$12,512	\$18,000
6240 Office Equipment		
6241 Equipment Lease	716	2,000
6242 Equipment Purchase (computers, etc.)		3,000
6243 Furniture	\$9,331	10,000
Total 6240 Office Equipment	\$10,047	\$15,000
6250 Office Space		
6251 Archives	1,036	6,000
6252 Office Rent	12,017	75,000
6253 Office Utilities	500	1,000
6254 Other Rental Space		5,000
6255 Parking		500
6256 Repairs and Maintenance		500
6257 Relocation		2,000
Total 6250 Office Space	\$13,552	\$90,000
6260 Office Management		
6261 Board Meeting Expenses	93	1,500
6263 Office Supplies	298	2,500
6264 Postage and Delivery	44	500
6265 Printing and Reproduction		800
6266 Software	579	1,000
6267 Payroll Services	158	1,000
6268 Financial Service Charges	25	200
Total 6260 Office Management	\$1,195	\$7,500
6270 Telecommunications		
6271 Internet	500	3,200
6272 Mobile	0	3,500
6273 Telephone	457	3,200
6274 Website & Email Hosting	90	1,000
6275 Information Technology		6,000
Total 6270 Telecommunications	\$1,047	\$16,900
Total 6200 Office	\$42,866	\$180,900
6300 Property Management		
6310 Contract Work		3,000
6320 Landscaping Maintenance	240	30,000
6330 Repairs		2,000
6340 Snow Removal	0	30,000
6350 Utilities		
6351 Gas & Electric	118	8,500
Total 6350 Utilities	\$118	\$8,500
6360 Other		
Total 6300 Property Management	\$358	\$73,500
Total 6000 Operating Expenses	\$138,107	\$1,104,700

	Actuals	2019 Budget
7000 Professional Services		
7002 Design - Architects		40,000
7003 Design - Landscape Architects	18,179	90,000
7004 Engineers		5,000
7005 Legal	0	90,000
7006 Real Estate & Finance	12,825	130,000
7007 Planning and Policy	0	20,000
7009 Accounting		30,000
7010 Marketing / Graphic Design	8,685	10,000
7011 Temp and Contract Labor		2,000
7012 Web Design / GIS		8,000
7013 Land and Building Surveys		4,000
7014 Records Management / Archivist	7,430	30,000
7015 Energy & Environmental Planning		2,000
7017 Transportation	0	60,000
7018 Investment Services	23,503	150,000
7019 Workforce / Economic Development	950	40,000
Total 7000 Professional Services	\$71,572	\$711,000
8000 Redevelopment Investments		
8200 Forward Fund		
8217 FF 2017		23,860
8218 FF 2018	17,500	89,000
8219 FF 2019		300,000
Total 8200 Forward Fund	\$17,500	\$412,860
8400 Foundry		
8410 Design		2,000,000
8420 Operator Support		200,000
8430 Construction		
Total 8400 Foundry		2,200,000
8500 KSTEP Fund		300,000
8600 Affordable Housing Loan		300,000
8700 Property Investment		1,200,000
Total 8000 Redevelopment Investments	\$17,500	\$4,412,860
TOTAL EXPENSES	\$227,179	\$6,228,560
NET OPERATING INCOME	-\$168,146	\$20,454,640

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