



## Budget vs. Actuals January - August, 2018

	Total	
	Actual	Budget
<b>Income</b>		
<b>4000 Income</b>		
<b>4200 Operating Revenue</b>		
4210 Grants		255,000
4220 Proceeds from sale of development rights	477,126	431,000
4230 Reimbursed Expenses	158,028	100,000
<b>4240 Rental Income</b>		
4241 Lot License Agreements	46,000	
4243 Parcel Six Rental Space	17,288	15,000
<b>Total 4240 Rental Income</b>	<b>\$63,288</b>	<b>\$15,000</b>
4250 Other		
<b>Total 4200 Operating Revenue</b>	<b>\$698,442</b>	<b>\$801,000</b>
<b>4300 Other Income</b>		
4310 Dividend Income	107,589	90,000
4320 Interest Income	261,286	490,000
<b>Total 4300 Other Income</b>	<b>\$368,875</b>	<b>\$580,000</b>
<b>Total 4000 Income</b>	<b>\$1,067,317</b>	<b>\$1,381,000</b>
<b>Total Income</b>	<b>\$1,067,317</b>	<b>\$1,381,000</b>
<b>Gross Profit</b>	<b>\$1,067,317</b>	<b>\$1,381,000</b>
<b>Expenses</b>		
<b>6000 Operating Expenses</b>		
<b>6100 Personnel</b>		
6110 Salaries	304,574	465,000
<b>6120 Payroll Taxes</b>		
6121 Medicare & OASDI (SS)	5,004	9,200
6123 Unemployment & MA Health Ins	750	800
<b>Total 6120 Payroll Taxes</b>	<b>\$5,754</b>	<b>\$10,000</b>
<b>6130 Personnel and Fringe Benefits</b>		
6131 Insurance - Dental	4,991	7,000
6132 Insurance - Medical (for Employees)	22,338	55,000
6133 Pension Contribution (Employees & Retirees)	81,458	82,100
6134 T Subsidy	3,147	6,000
6135 Workers Comp & Disability Insurance	804	1,000
<b>Total 6130 Personnel and Fringe Benefits</b>	<b>\$112,738</b>	<b>\$151,100</b>
6140 Insurance - Medical (for Retirees, Survivors)	25,382	55,000
6150 OPEB Account Contribution		7,000
<b>Total 6100 Personnel</b>	<b>\$448,448</b>	<b>\$688,100</b>

	Total	
	Actual	Budget
<b>6200 Office</b>		
<b>6210 Community Outreach</b>		
6211 Materials	80	2,000
6212 Public Workshops	450	2,000
6213 Other	893	6,000
<b>Total 6210 Community Outreach</b>	<b>\$1,423</b>	<b>\$10,000</b>
<b>6220 Marketing &amp; Professional Development</b>		
6221 Advertising and Notices	2,137	1,000
6222 Conferences and Training	6,064	12,500
6223 Dues and Membership	3,102	6,000
6224 Meals	639	500
6226 Staff Development	147	1,000
6227 Subscriptions	436	300
6228 Travel	295	300
<b>Total 6220 Marketing &amp; Professional Development</b>	<b>\$12,818</b>	<b>\$21,600</b>
<b>6230 Insurance</b>		
6231 Art and Equipment	5,675	5,700
6232 Commercial Liability	3,371	3,700
6233 Special Risk	5,431	5,300
<b>Total 6230 Insurance</b>	<b>\$14,477</b>	<b>\$14,700</b>
<b>6240 Office Equipment</b>		
6241 Equipment Lease	2,864	4,300
6242 Equipment Purchase (computers, etc.)	430	1,500
6243 Furniture		1,000
<b>Total 6240 Office Equipment</b>	<b>\$3,294</b>	<b>\$6,800</b>
<b>6250 Office Space</b>		
6251 Archives (Iron Mountain)	3,867	6,000
6252 Office Rent	56,139	101,300
6253 Office Utilities	1,719	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
<b>Total 6250 Office Space</b>	<b>\$71,919</b>	<b>\$127,200</b>
<b>6260 Office Management</b>		
6261 Board Meeting Expenses	755	900
6263 Office Supplies	1,321	2,000
6264 Postage and Delivery	194	300
6265 Printing and Reproduction	84	1,000
6266 Software	767	1,000
6267 Payroll Services	789	1,100
6268 Financial Service Charges	13	200
<b>Total 6260 Office Management</b>	<b>\$3,923</b>	<b>\$6,500</b>
<b>6270 Telecommunications</b>		
6271 Internet	2,038	3,200
6272 Mobile	1,980	2,900
6273 Telephone	2,255	2,400
6274 Website & Email Hosting	445	800
6275 Information Technology	4,293	5,000
<b>Total 6270 Telecommunications</b>	<b>\$11,011</b>	<b>\$14,300</b>
<b>Total 6200 Office</b>	<b>\$118,865</b>	<b>\$201,100</b>

	Total	
	Actual	Budget
<b>6300 Property Management</b>		
6310 Contract Work	2,072	5,000
6320 Landscaping Maintenance	14,077	30,000
6330 Repairs	188	5,000
6340 Snow Removal	11,160	30,000
6350 Utilities		
6351 Gas & Electric	4,889	6,000
<b>Total 6350 Utilities</b>	<b>\$4,889</b>	<b>\$6,000</b>
6360 Other		
<b>Total 6300 Property Management</b>	<b>\$32,385</b>	<b>\$76,000</b>
<b>Total 6000 Operating Expenses</b>	<b>\$599,698</b>	<b>\$965,200</b>
<b>7000 Professional Services</b>		
7001 Construction Management		20,000
7002 Design - Architects	2,250	40,000
7003 Design - Landscape Architects		40,000
7004 Engineers		5,000
7005 Legal	38,024	100,000
7006 Real Estate & Finance	1,050	30,000
7007 Planning and Policy		60,000
7009 Accounting	14,933	20,100
7010 Marketing / Graphic Design		10,000
7011 Temp and Contract Labor	1,500	5,000
7012 Web Design / GIS	5,030	5,000
7013 Land and Building Surveys	550	5,000
7014 Records Management / Archivist		20,000
7015 Energy & Environmental Planning		2,000
7017 Transportation	123,138	165,000
7018 Investment Services	86,850	151,000
7019 Workforce / Economic Development		40,000
<b>Total 7000 Professional Services</b>	<b>\$273,324</b>	<b>\$718,100</b>
<b>8000 Redevelopment Investments</b>		
8100 Capital Costs	155,360	\$255,000
8200 Forward Fund	70,250	\$200,000
8400 Foundry Design		\$2,000,000
8500 KSTEP Fund		
8600 Affordable Housing Loan		\$100,000
<b>Total 8000 Redevelopment Investments</b>	<b>\$225,610</b>	<b>\$2,555,000</b>
<b>Total Expenses</b>	<b>\$1,098,632</b>	<b>\$4,238,300</b>
<b>Net Operating Income</b>	<b>-\$31,315</b>	<b>-\$2,857,300</b>
<b>Net Income</b>	<b>-\$31,315</b>	<b>-\$2,857,300</b>

