



	Actuals	Budget
<b>INCOME</b>		
<b>4000 Income</b>		
<b>4200 Operating Revenue</b>		
4220 Proceeds from sale of development rights		26,088,000
4230 Reimbursed Expenses	62,353	47,900
<b>4240 Rental Income</b>		
4241 Lot License Agreements	34,920	46,600
4243 Parcel Six Rental Space	23,300	24,200
<b>Total 4240 Rental Income</b>	<b>\$58,220</b>	<b>\$70,800</b>
4250 Other		
<b>Total 4200 Operating Revenue</b>	<b>\$120,573</b>	<b>\$26,206,700</b>
<b>4300 Other Income</b>		
4310 Dividend Income	130,267	100,000
4320 Interest Income	297,512	450,000
4340 Realized Gain/Loss	722,562	
<b>Total 4300 Other Income</b>	<b>\$1,150,340</b>	<b>\$550,000</b>
<b>Total 4000 Income</b>	<b>\$1,270,913</b>	<b>\$26,756,700</b>
<b>TOTAL INCOME</b>	<b>\$1,270,913</b>	<b>\$26,756,700</b>
<b>EXPENSES</b>		
<b>6000 Operating Expenses</b>		
<b>6100 Personnel</b>		
6110 Salaries	339,449	540,000
<b>6120 Payroll Taxes</b>		
6121 Medicare & OASDI (SS)	5,622	11,000
6123 Unemployment & MA Health Ins	880	1,800
<b>Total 6120 Payroll Taxes</b>	<b>\$6,503</b>	<b>\$12,800</b>
<b>6130 Personnel and Fringe Benefits</b>		
6131 Insurance - Dental	6,059	8,400
6132 Insurance - Medical (for Employees)	29,988	62,700
6133 Pension Contribution (Employees & Retirees)	86,224	87,000
6134 T Subsidy	2,956	5,200
6135 Workers Comp & Disability Insurance	912	1,100
<b>Total 6130 Personnel and Fringe Benefits</b>	<b>\$126,138</b>	<b>\$164,400</b>
6140 Insurance - Medical (for Retirees, Survivors)	25,164	55,000
6150 OPEB Account Contribution		7,000
<b>Total 6100 Personnel</b>	<b>\$497,253</b>	<b>\$779,200</b>
<b>6200 Office</b>		
<b>6210 Community Outreach</b>		
6211 Materials	344	2,000
6212 Public Workshops	153	3,000
6213 Other	4,508	6,000
<b>Total 6210 Community Outreach</b>	<b>\$5,005</b>	<b>\$11,000</b>
<b>6220 Marketing &amp; Professional Development</b>		
6221 Advertising and Notices	1,347	2,000
6222 Conferences and Training	1,654	11,500
6223 Dues and Membership	4,525	5,500
6224 Meals	481	1,000

	Actuals	Budget
6226 Staff Development	48	1,000
6227 Subscriptions	520	600
6228 Travel	55	500
<b>Total 6220 Marketing &amp; Professional Development</b>	<b>\$8,630</b>	<b>\$22,100</b>
6230 Insurance		
6231 Art and Equipment	5,675	6,000
6232 Commercial Liability	3,470	7,600
6233 Special Risk	5,414	6,000
6234 E&O		2,000
<b>Total 6230 Insurance</b>	<b>\$14,559</b>	<b>\$21,600</b>
6240 Office Equipment		
6241 Equipment Lease	2,506	3,000
6242 Equipment Purchase (computers, etc.)	857	3,000
6423 Furniture	13,673	14,000
<b>Total 6240 Office Equipment</b>	<b>\$17,036</b>	<b>\$20,000</b>
6250 Office Space		
6251 Archives	4,638	8,800
6252 Office Rent	42,385	75,000
6253 Office Utilities	540	600
6254 Other Rental Space	3,847	5,000
6255 Parking		500
6256 Repairs and Maintenance		500
6257 Relocation	2,448	2,500
<b>Total 6250 Office Space</b>	<b>\$53,859</b>	<b>\$92,900</b>
6260 Office Management		
6261 Board Meeting Expenses	716	1,500
6263 Office Supplies	7,268	7,500
6264 Postage and Delivery	207	500
6265 Printing and Reproduction	5,170	12,800
6266 Software	1,813	3,100
6267 Payroll Services	653	1,200
6268 Financial Service Charges	25	200
<b>Total 6260 Office Management</b>	<b>\$15,852</b>	<b>\$26,800</b>
6270 Telecommunications		
6271 Internet	1,226	2,200
6272 Mobile	1,440	2,000
6273 Telephone	1,827	3,000
6274 Website & Email Hosting	391	1,000
6275 Information Technology	2,095	6,000
<b>Total 6270 Telecommunications</b>	<b>\$6,979</b>	<b>\$14,200</b>
<b>Total 6200 Office</b>	<b>\$121,920</b>	<b>\$208,600</b>
6300 Property Management		
6310 Contract Work	11,934	12,000
6320 Landscaping Maintenance	18,211	30,000
6330 Repairs	2,579	3,000
6340 Snow Removal	7,860	30,000
6350 Utilities		
6351 Gas & Electric	2,111	7,500
<b>Total 6350 Utilities</b>	<b>\$2,111</b>	<b>\$7,500</b>
6360 Other		
<b>Total 6300 Property Management</b>	<b>\$42,695</b>	<b>\$82,500</b>
<b>Total 6000 Operating Expenses</b>	<b>\$661,868</b>	<b>\$1,070,300</b>

	Actuals	Budget
<b>7000 Professional Services</b>		
7002 Design - Architects	1,200	140,000
7003 Design - Landscape Architects	39,491	90,000
7004 Engineers	5,000	6,000
7005 Legal	25,699	80,000
7006 Real Estate & Finance	97,849	130,000
7007 Planning and Policy	500	10,000
7009 Accounting	659	30,000
7010 Marketing / Graphic Design	4,029	20,000
7011 Temp and Contract Labor	4,000	4,000
7012 Web Design / GIS	6,215	8,000
7013 Land and Building Surveys	3,865	4,000
7014 Records Management / Archivist	31,017	45,000
7015 Energy & Environmental Planning		2,000
7017 Transportation	78,387	100,000
7018 Investment Services	97,887	150,000
7019 Workforce / Economic Development	11,950	40,000
<b>Total 7000 Professional Services</b>	<b>\$407,748</b>	<b>\$859,000</b>
<b>8000 Redevelopment Investments</b>		
8100 Capital Costs	8,840	9,000
8200 Forward Fund		
8217 FF 2017	6,250	23,860
8218 FF 2018	35,000	89,000
8219 FF 2019		300,000
<b>Total 8200 Forward Fund</b>	<b>\$41,250</b>	<b>\$412,860</b>
8400 Foundry		
8410 Design		2,000,000
8420 Operator Support	159,735	280,000
8430 Construction		
<b>Total 8400 Foundry</b>	<b>159,735</b>	<b>2,280,000</b>
8500 KSTEP Fund		300,000
8600 Housing / Community Loan	31,716	250,000
8700 Property Investment	1,100,000	4,000,000
<b>Total 8000 Redevelopment Investments</b>	<b>\$1,341,541</b>	<b>\$7,251,860</b>
<b>TOTAL EXPENSES</b>	<b>\$2,411,157</b>	<b>\$9,181,160</b>
<b>NET OPERATING INCOME</b>	<b>-\$1,140,243</b>	<b>\$17,575,540</b>

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## OPERATING BUDGET vs. ACTUALS January - August 2019

