

CAMBRIDGE
REDEVELOPMENT
AUTHORITY

QUARTERLY FINANCIAL REPORT

MARCH 31, 2020

NOTES TO THE FINANCIAL STATEMENTS

Income Statement - summary of revenues and expenses in Q1

- Although booked in 2019, the CRA received the proceeds of \$20,630,711 in March 2020 from the sale of development rights for 325 Main Street. This money was invested in money markets.
- The first quarter net income was -\$954,824. The losses in the financial markets resulted in a large unrealized loss in our investment portfolio at the end of the quarter. Through April 9, 2020 the market has risen 20% from its lows.
- Expenses for the quarter were less than expected as project work has slowed. Redevelopment Investments were \$70,561 and Professional Fees were \$157,231 for the quarter. The bulk of the professional fees were for design work for Bishop Allen and transportation studies. Personnel expenses were \$134,108 and office management expenses were \$44,334 for the quarter.

Balance Sheet - snapshot of assets and liabilities as of 3/31/20

- The current assets increased by the deposit from the 325 Main Street proceeds.
- Other current assets include the multi-year payments from Boston Properties related to the sale of Ames Street development rights. It also includes parcels held for sale.
- Fixed assets of \$8,767,654 is the property at 99 Bishop Allen Drive.
- On the liabilities, CRA has Accounts Payables of \$74,732 and long-term liabilities of \$6,990,325 which represents the loan for 99 Bishop Allen Drive.

Cash Flow Statement – money received and expended during Q1 2020

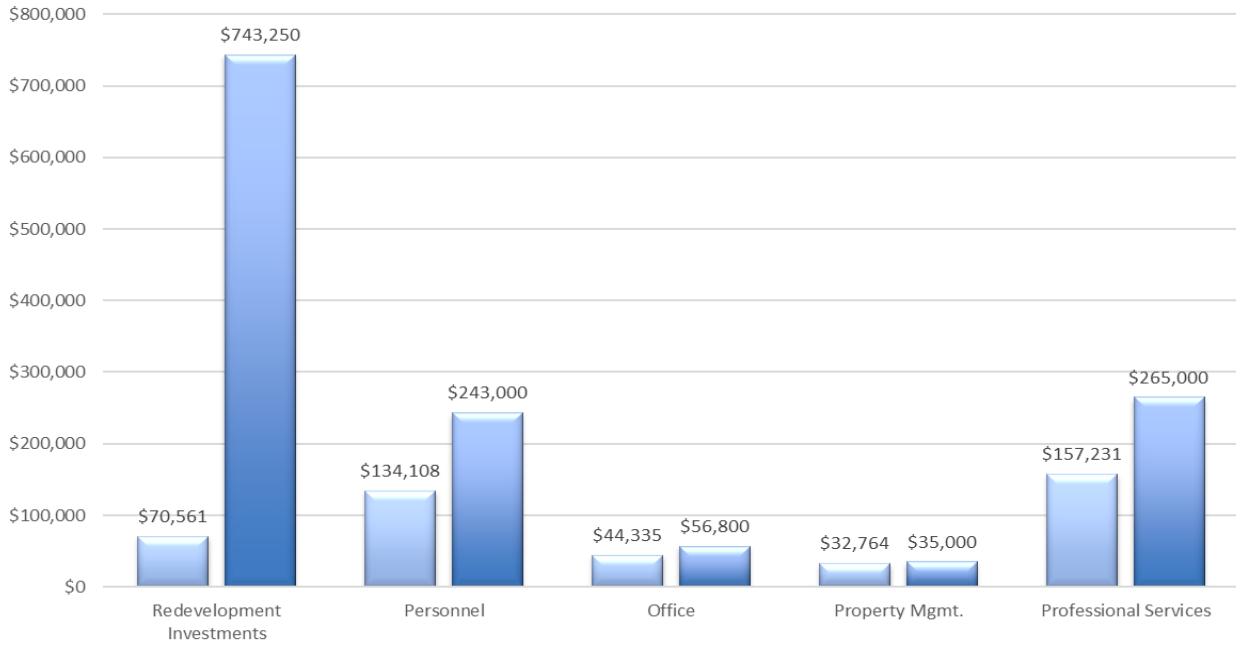
- The CRA received the proceeds of \$20,630,711 in March 2020
- During the quarter, the cash on hand decreased by \$37,461.
- Investing Activities: The investment account at US bank decreased by the change in market value, and transfer of \$200,000 used for operating expenses.
- Financing Activities: The reduction of the principal of the mortgage



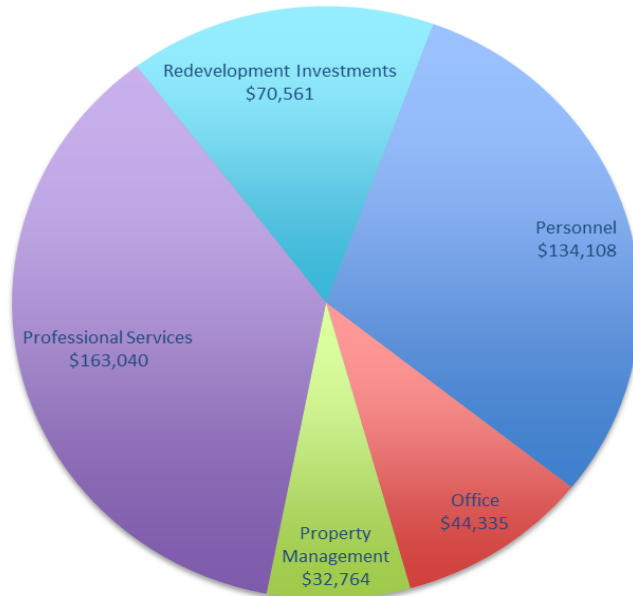
March 31, 2020

	Actuals	2020 Budget
4000 Income		
4200 Operating Revenue	139,972	2,351,000
4300 Investment Income	<u>-655,517</u>	<u>1,300,000</u>
Total 4000 Income	-515,545	\$3,651,000
TOTAL INCOME	-515,545	\$3,651,000
6000 Operating Expenses		
6100 Personnel	134,108	972,000
6200 Office	44,335	227,200
6300 Property Management	<u>32,764</u>	<u>140,000</u>
Total 6000 Operating Expenses	\$211,207	\$1,339,200
7000 Professional Services		
7001 Construction Management		\$40,000
7002 Design - Architects	\$57,478	\$325,000
7003 Design - Landscape Architects	\$7,259	\$100,000
7004 Design - Engineers		\$40,000
7005 Legal	\$1,935	\$80,000
7006 Real Estate & Finance	\$7,980	\$14,000
7007 Planning and Policy	\$550	\$60,000
7009 Accounting		\$20,000
7010 Marketing / Graphic Design		\$12,000
7011 Temp and Contract Labor		\$2,000
7012 Web Design / GIS / IT	\$2,363	\$10,000
7013 Land and Building Surveys		\$5,000
7014 Records Management / Archivist	\$7,231	\$10,000
7015 Energy & Environmental Planning		\$2,000
7017 Transportation Planning	\$37,845	\$120,000
7018 Investment Services	\$34,590	\$200,000
7019 Workforce / Economic Dev.		\$10,000
7020 Information Technology Services		\$10,000
Total 7000 Professional Services	\$157,231	\$1,060,000
8000 Redevelopment Investments		
8200 Forward Fund	14,566	300,000
8400 Foundry		2,120,000
8500 KSTEP Fund		300,000
8700 Property Investment	<u>55,995</u>	<u>253,000</u>
Total 8000 Redevelopment Investments	\$70,561	\$2,973,000
Total 9000 Toal Misc Exp.	\$280	
TOTAL EXPENSES	\$439,279	\$5,372,200
NET INCOME	-\$954,824	-\$1,721,200

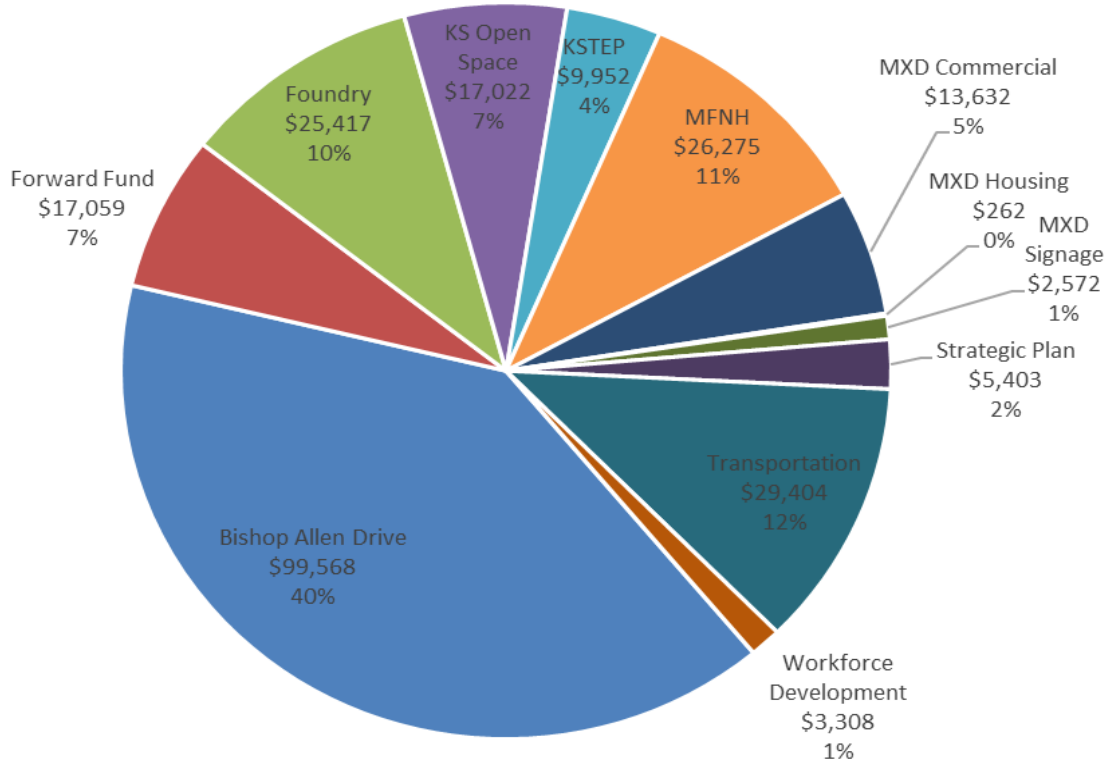
ACTUAL EXPENSES VS BUDGET Q1 2020



EXPENSES BY CATEGORY Q1 2020



EXPENSES BY PROJECT Q1 2020





Cambridge Redevelopment Authority

BALANCE SHEET SUMMARY

As of March 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	355,367.53
Accounts Receivable	432,902.11
Other Current Assets	52,820,713.45
Total Current Assets	\$53,608,983.09
Fixed Assets	8,767,654.05
Other Assets	3,088,512.00
TOTAL ASSETS	\$65,465,149.14
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	74,341.81
Credit Cards	0.00
Other Current Liabilities	(3,274.97)
Total Current Liabilities	\$71,066.84
Long-Term Liabilities	6,990,324.62
Total Liabilities	\$7,061,391.46
Equity	58,403,757.68
TOTAL LIABILITIES AND EQUITY	\$65,465,149.14

Note

1. Other Current Assets - Includes Investment accounts and restricted KSTEP & Foundry accounts.
2. Fixed Assets - Includes 99 Bishop Allen.
3. Other Assets - Includes parcels held and long term receivable from BXP for Ames St. MXDH.
4. Other Current Liabilities - Includes KSMTF Sponsorship and expense accruals for YE 2019.
5. Long Term Liabilities - 99 Bishop Allen mortgage.



Cambridge Redevelopment Authority

STATEMENT OF CASH FLOWS

January - March, 2020

	TOTAL
OPERATING ACTIVITIES	
Net Income	-953,823
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1100 Accounts Receivable	20,620,565
1150 Accrued Interest	970
1810 Prepaid Expenses	9,250
1830.3A Loans:MFNH Loan:MFNH Loan Interest	-970
2000 Accounts Payable (A/P)	49,085
2083 Accrued Expense	-65,344
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	20,613,556
Net cash provided by operating activities	\$19,659,732
INVESTING ACTIVITIES	
1822 OPEB Trust account	1,230
1823 Cambridge Trust Investment KSTEP (2505)	-17,166
1824 Cambridge Trust Investment Foundry (2505A)	-29,889
1825 US Bank	-19,615,049
Net cash provided by investing activities	\$ -19,660,874
FINANCING ACTIVITIES	
2200 Cambridge Trust Loan for 93-99	-35,103
3070 Equity Restricted Funds:Reserved for OPEB Trust	-1,216
Net cash provided by financing activities	\$ -36,319
NET CASH INCREASE FOR PERIOD	\$ -37,461
Cash at beginning of period	392,829
CASH AT END OF PERIOD	\$355,368

Note

The loss in net income is largely the impact of unrealized gains and losses on the investment accounts in Q1. In the quarter, there was a withdrawal of \$200,000 from the US Bank Investment account to fund operations. Net of the activity, cash has decreased by \$37,461, and cash at hand on March 31, 2020 was \$355,368 in the operating bank accounts.