

## MEMORANDUM

**To:** CRA Board  
**From:** Hema Kailasam  
**Date:** July 13, 2022  
**Re:** May 2022 Financial Summary

### FINANCIAL PERFORMANCE

**NOTE:** The CRA has income from development fees that are large and intermittent. These large deposits are the primary source of cash for operations and redevelopment investments. The monthly income includes income generated from operations and the activity from the investment account. Investment income includes interest and dividends and the unrealized gain or loss of the portfolio each month.

The sum of these components is the total income for the period. The net deficit/net surplus reflects the total sum of the income from operations and the unrealized gain or loss from investment income less the total expenses for the period. Any period when there is an unrealized loss in investment income will result in a greater deficit for the period.

In evaluating the CRA's financial performance, the tracking of expenses versus the approved annual budget is critical. The budget assumes that all shortfall in operating revenues will be covered by drawing down on the investment portfolio. This is shown in our annual budget presentation in the "Sources and Uses".

- Through May 31, 2022, the total unrealized investment income loss was **\$384,391** and total income from operations was \$569,631. The CRA received the bulk of the \$300,000 grant from the Cambridge Historical Society for the Bishop Allen Project. The final \$30,000 will be paid upon completion of the project.
- Total income from operations and unrealized loss in investment income for the year through May 31, 2022, was \$185,240.
- Through May 31, 2022, total operating expenses were \$1,606,916. Through May 31, 2022, Professional Services totaled \$253,495.
- Through May 31, 2022, the cumulative deficit was **\$1,394,933**.
- For the Bishop Allen renovation project through May 31, 2022, total Bishop Allen renovations costs both hard and soft costs totaled \$630,063. Life to date total spending is 10,983,587 hard costs totaled, soft costs totaled \$1,630,420, and solar \$1,033. The approved total budget was \$11,400,000 including the solar project.

### 99 BISHOP ALLEN OPERATIONS

- The income from operations through May 31, 2022, was \$211,266. This total includes monthly rents, parking and electricity reimbursements collected.

- Operating expenses through May 31, 2022, were \$69,036. The mortgage interest paid through May 31, 2022 was \$88,903.
- Net operating income before financing was \$142,230. After the mortgage interest payments, the net income was \$53,327. Funds will be set aside to build the capital reserve for the building.



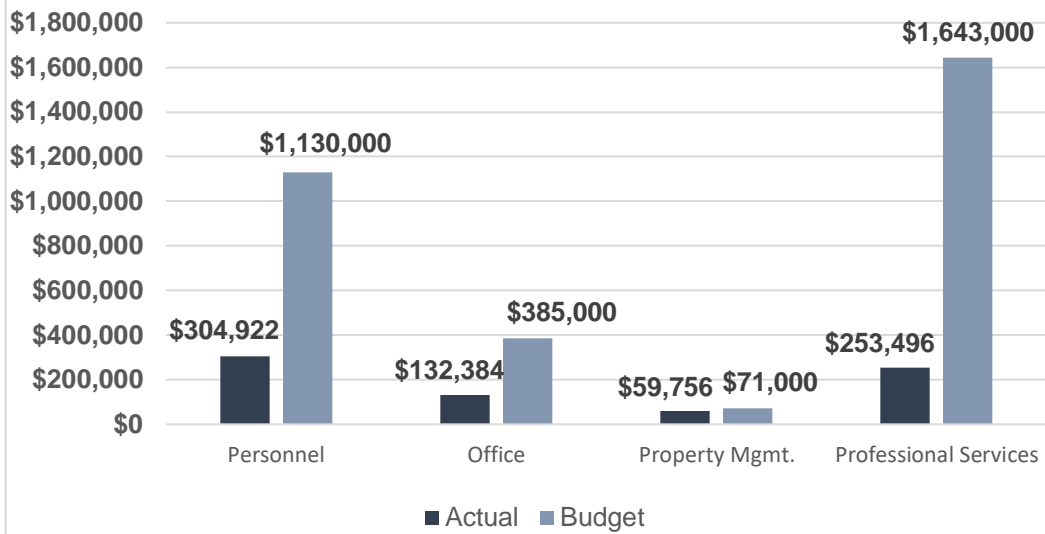
Thru 05/31/2022

	Actuals	Budget
<b>4000 Income</b>		
4200 Operating Revenue	\$569,631	\$1,000,000
4300 Investment Income	(\$384,391)	\$500,000
<b>TOTAL INCOME</b>	<b>\$185,240</b>	<b>\$1,500,000</b>
<b>6000 Operating Expenses</b>		
6110 Personnel	\$304,922	\$1,130,000
6200 Office	\$132,384	\$385,000
6300 Property Management	\$59,756	\$71,000
<b>Total 6000 Operating Expenses</b>	<b>\$497,062</b>	<b>\$1,586,000</b>
<b>7000 Professional Services</b>		
7001 Construction Management	\$3,420	\$110,000
7002 Design - Architects	\$21,528	\$474,000
7003 Design - Landscape Architects	\$81,808	\$250,000
7004 Design - Engineers		\$287,000
7005 Legal	\$37,643	\$110,000
7006 Real Estate & Finance	\$16,649	\$120,000
7007 Planning and Policy		\$50,000
7009 Accounting	\$5,000	\$25,000
7010 Marketing / Graphic Design	\$750	\$1,000
7012 Web Design / GIS		\$1,000
7013 Land and Building Surveys		\$10,000
7014 Records Management / Archivist		\$25,000
7017 Transportation Planning		\$100,000
7018 Investment Services	\$32,449	\$50,000
7020 Information Technology Services	\$2,848	\$20,000
7021 Insurance Consultant	\$4,860	\$10,000
7023 Real Estate Commissions	\$46,541	\$0
<b>Total 7000 Professional Services</b>	<b>\$253,496</b>	<b>\$1,643,000</b>
<b>8000 Redevelopment Investments</b>		
8200 Forward Fund	\$0	\$0
8400 Foundry	\$85,830	\$4,000,000
8500 KSTEP Fund	\$0	\$0
8710 Mortgage Interest	\$113,722	\$0
<b>Total 8000 Redevelopment Investments</b>	<b>\$199,552</b>	<b>\$4,000,000</b>
<b>TOTAL EXPENSES</b>	<b>\$950,110</b>	<b>\$7,229,000</b>
<b>Total Surplus/Deficit</b>	<b>(\$764,870)</b>	<b>(\$5,729,000)</b>

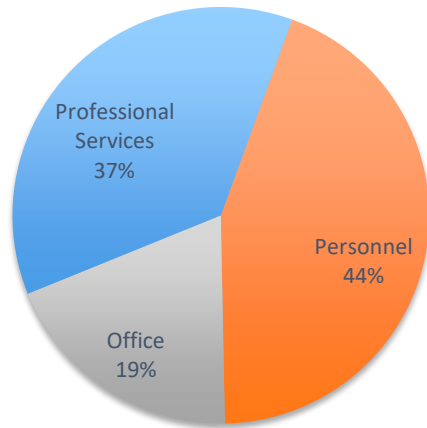
	Year to Date	LTD Expenses	Approved Budget Jan 2021
8800 99 Bishop Allen			
8801 Hard Costs	\$583,404	\$9,352,134	\$9,427,356
8802 Soft Costs	\$45,626	\$1,630,410	\$1,872,644
8805 Solar Project	\$1,033	\$1,033	\$101,000
<b>Total 8000 99 Bishop Allen</b>	<b>\$630,063</b>	<b>\$10,983,577</b>	<b>\$11,401,000</b>

TOTAL EXPENSES \$1,605,916  
 TOTAL NET SURPLUS/DEFICIT \$1,394,933

### ACTUAL EXPENSES VS BUDGET THROUGH MAY 2022



### EXPENSES BY CATEGORY THROUGH MAY 2022



### EXPENSES BY PROJECT MAY 2022

