



First Quarter Financial Report

March 31, 2024

Public Meeting | Wednesday, May 15, 2024

Presentation by: Sabrina Nuñez-Díaz, Finance Manager





Reporting on...

- CRA Consolidated Statement of Activities
- Statement of Cash Flow
- Statement of Financial Position
- Foundry Statement of Activities
- Bishop Allen Statement of Activities

CRA CONSOLIDATED STATEMENT OF ACTIVITIES



Consolidated Statement of Activity January - March, 2024

	YTD Actuals	FY24 Budget	% of Budget
Income			
Proceeds from Sale of Development Rights Proceed	\$ 67,540,494	\$ 67,540,494	100.00%
Investment Income	\$ 1,112,789	\$ 1,000,000	111.28%
Rental Income	\$ 444,010	\$ 1,738,007	25.55%
Reimbursed Expenses	\$ 19,050	\$ 245,141	7.77%
Revenue Adj.		\$ 100,000	0.00%
Total Income	\$ 69,116,343	\$ 70,623,642	97.87%
Expenses			
Operating Expenses	\$ 515,527	\$ 3,858,016	13.36%
Professional Services	\$ 316,700	\$ 1,243,000	25.48%
Redevelopment Investments	\$ 223,617	\$ 4,399,480	5.08%
Total Expenses	\$ 1,055,844	\$ 9,500,496	11.11%
Net Operating Income	\$ 68,060,499		
Total Other Expenses (Depr.)	\$ 119,166		
Net Income	\$ 67,941,332		

Highlights

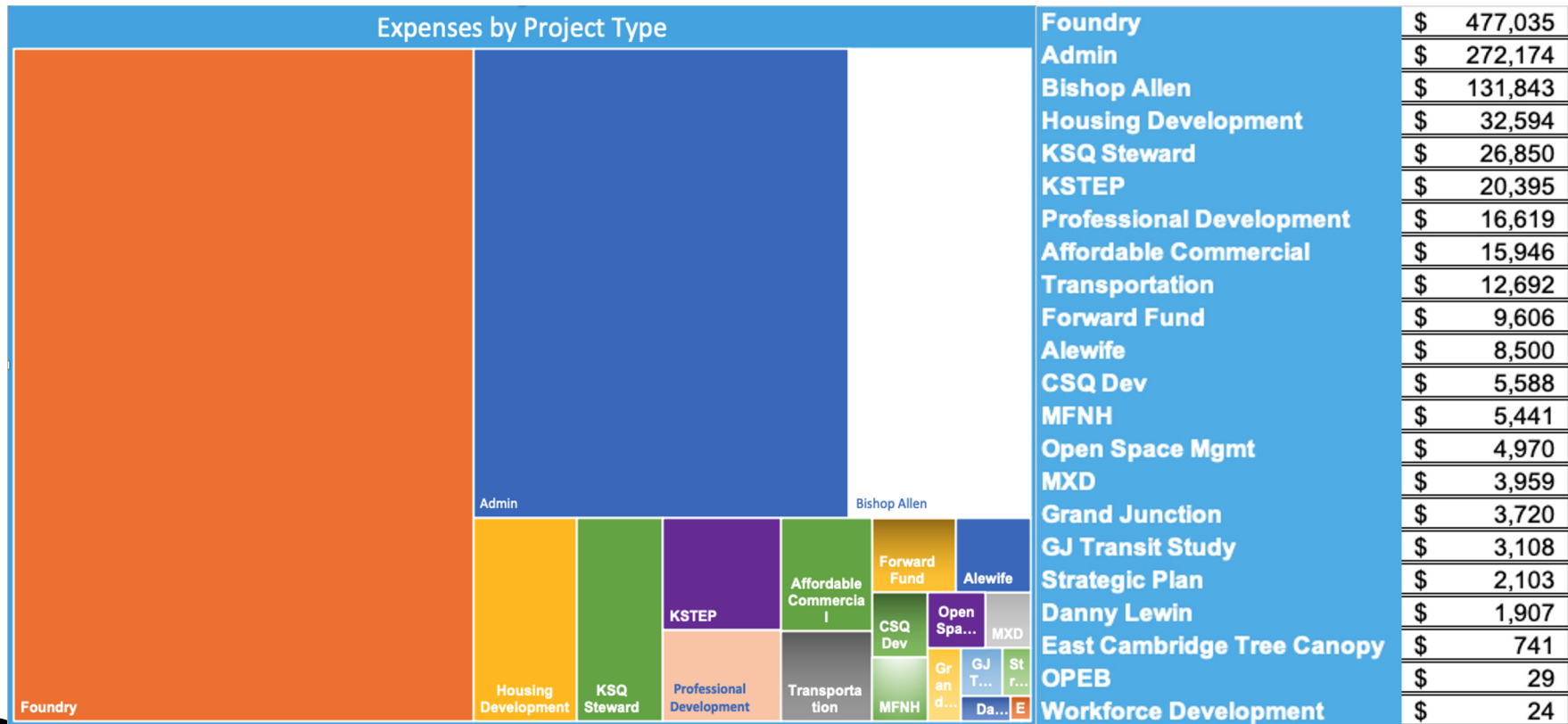
- ▶ BXP's **\$67M** payment was received.
- ▶ Morgan Stanley put that payment to work and thus **CRA exceeded its investment income goal of \$1 million by Q1.**



CRA CONSOLIDATED STATEMENT OF ACTIVITIES

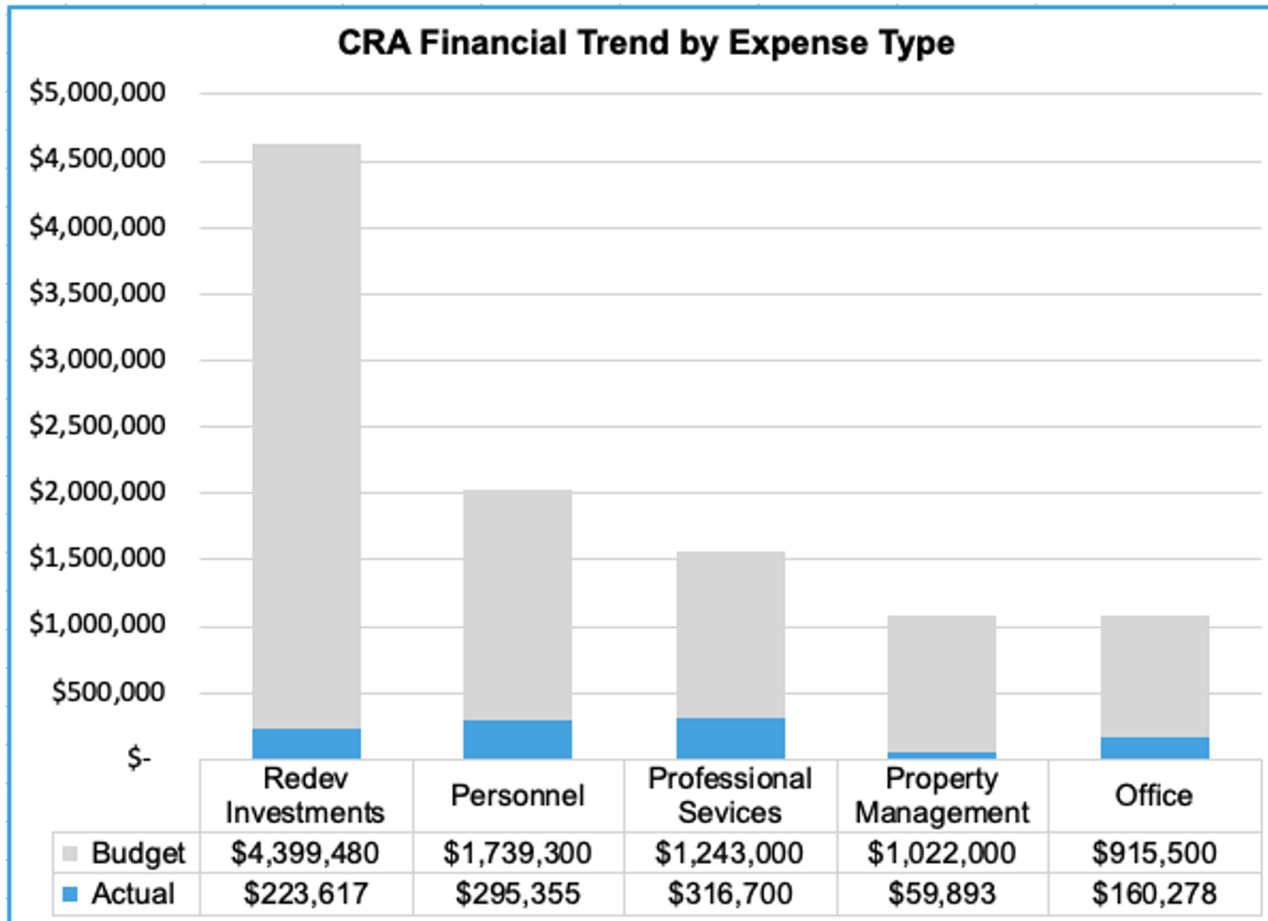
Q1 Expenditure Analysis

- ▶ 83% of Q1's total expenses went towards the project types "Foundry", "CRA Admin" and "Bishop Allen" costs.



CRA CONSOLIDATED STATEMENT OF ACTIVITIES

Q1 Expenditure Analysis



- ▶ **Professional Services** is the most expensed in Q1 at **\$316,700**
- ▶ **Property Management** is the **least expensed** in Q1 at **\$59,893**, which includes **electricity, snow removal, and landscape maintenance costs.**



Statement of Cash Flows
January - March, 2024

	Total
OPERATING ACTIVITIES	
Net Income	\$ 67,941,332
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	\$ 29,463
Accrued Interest	\$ 1,532
Prepaid Expenses	\$ 34,280
MFNH Loan Interest	\$ (1,532)
COVID 19 Loans	\$ 16,875
Accounts Payable	\$ (298,758)
Credit Cards	\$ 2,244
Retainage Payable	\$ (461,253)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	\$ (677,149)
Net cash provided by operating activities	\$ 67,264,184
INVESTING ACTIVITIES	
OPEB Trust account	\$ (18,459)
US Bank	\$ (62,459,519)
US Bank - KSTEP	\$ (261,070)
Bishop Allen Building - Accumulated Depreciation	\$ 41,504
Bishop Allen Building Improvements - BA CIP	\$ 461,253
101 Rogers Street (Foundry) Building Improv - Accumulated Depreciation	\$ 19,592
Bishop Allen Building Improvements - Accumulated Depreciation	\$ 55,070
2400 Mass Ave Equity Investment	\$ (5,000,000)
Parcel 5 (Grand Junction Park) 43A-29 Land Improv - Accum Depreciation	\$ 2,877
Net cash provided by investing activities	\$ (67,158,752)
FINANCING ACTIVITIES	
Cambridge Trust Loan for Bishop Allen	\$ (39,889)
Equity Restricted Funds: Restricted Forward Funds	\$ (288,605)
Equity Restricted Funds: Reserved for OPEB Trust	\$ 18,459
Net cash provided by financing activities	\$ (310,035)
Net cash increase for period	\$ (204,602)
Cash at beginning of period	\$ 2,774,555
Cash at end of period	\$ 2,569,953



**Balance Sheet Comparison
As of March 31, 2024**

	As of Mar 31, 2024	Total As of Mar 31, 2023 (PY)	% Change
ASSETS			
Current Assets			
Bank Accounts			
Total 1000.0 Bank Accounts	\$ 2,569,892	\$ 2,788,923	-8%
Petty Cash	\$ 61	\$ 70	-13%
Total Bank Accounts	\$ 2,569,953	\$ 2,788,993	-8%
Accounts Receivable			
Total Accounts Receivable	\$ 771,672	\$ 470,262	64%
Other Current Assets			
Investments			
Total 1819 Investments	\$ 91,653,763	\$ 32,667,844	181%
Loans			
Total 1830 Loans	\$ 796,535	\$ 1,014,791	-22%
Total Other Current Assets	\$ 92,458,034	\$ 33,688,885	174%
Total Current Assets	\$ 95,799,659	\$ 36,948,140	159%
Fixed Assets			
Bishop Allen- Building Improvements			
Total 1912 Bishop Allen- Building Improvements	\$ 11,101,641	\$ 11,540,730	-4%
Bishop Allen			
Total 1911 Bishop Allen	\$ 7,904,999	\$ 8,195,529	-4%
101 Rogers Street (Foundry)			
Total 1923 101 Rogers Street (Foundry)	\$ 3,448,428	\$ -	
Total Fixed Assets	\$ 22,455,068	\$ 19,736,260	14%
Other Assets			
2400 Mass Ave Equity Investment	\$ 5,000,000		
Long Term A/R	\$ 1,727,275	\$ 2,159,093	-20%
Total 1960 Development parcels held for sale	\$ 855,640	\$ 890,166	-4%
Security Deposits	\$ 2,123	\$ 2,123	0%
Total Other Assets	\$ 7,585,038	\$ 3,051,382	149%
TOTAL ASSETS	\$ 125,839,765	\$ 59,735,782	111%
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Total Accounts Payable	\$ (25,411)	\$ 376,188	-107%
Credit Cards			
Total Credit Cards	\$ 6,376	\$ 5,705	12%
Other Current Liabilities			
Prepaid for Work Committed			
Total 2070 Prepaid for Work Committed	\$ 53,561	\$ 284,357	-81%
KSMTF Sponsorship	\$ 4,574	\$ 4,574	0%
Retainage Payable	\$ -	\$ 461,253	-100%
Total Other Current Liabilities	\$ 58,135	\$ 750,184	-92%
Total Current Liabilities	\$ 39,101	\$ 1,132,078	-97%
Long-Term Liabilities			
Total Long-Term Liabilities	\$ 6,421,355	\$ 6,556,118	-2%
Total Liabilities	\$ 6,460,456	\$ 7,688,195	-16%
Equity			
Net Income	\$ 67,941,332	\$ (301,861)	22607%
Retained Earnings	\$ 41,590,406	\$ 39,521,444	5%
Equity Restricted Funds			
Total 3010 Equity Restricted Funds	\$ 9,847,571	\$ 12,828,005	-23%
Total Equity	\$ 119,379,309	\$ 52,047,587	129%
TOTAL LIABILITIES AND EQUITY	\$ 125,839,765	\$ 59,735,782	111%

CRA STATEMENT OF FINANCIAL POSITION

ASSETS

- ▶ **Total 1819 Investment** consists of both **KSTEP's \$7,253,392** and **CRA's \$83,912,972** investment accounts as well as **OPEB's \$487,399**.
- ▶ **Fixed Assets in 2024** saw an addition of **\$3.4 million** than the first quarter of 2023 attributable to **Foundry construction**.
- ▶ **Other Assets** include our **first equity investment of \$5 million** in 2400 Mass Ave in 2024.



CRA STATEMENT OF FINANCIAL POSITION

LIABILITIES AND EQUITIES

- ▶ **Total Current Liabilities** drastically **decreased** by more than **\$1 million** compared to the first quarter of 2023.
- ▶ **Net Income** drastically **increased** by more than **\$68 million** whereas in the first quarter of 2023 CRA had a loss of \$301 thousand.
- ▶ **Total Assets & Total Liabilities and Equities** compared to the first quarter of 2023 **increased by 111% due** to CRA's investment activity and decrease in liabilities.



BISHOP ALLEN'S STATEMENT OF ACTIVITIES



Bishop Allen Statement of Activity January - March, 2024

YTD Actuals FY24 Budget % of Budget

Income			
Reimbursed Expenses	\$ 5,035	\$ 45,141	11.15%
Rental Income	\$ 174,915	\$ 662,832	26.39%
Investment Income	\$ 16	\$ -	-
Total Income	\$ 179,967	\$ 707,973	25.42%

Operating Expenses	\$ 80,635	\$ 317,600	25.39%
Professional Services		\$ 26,000	0.00%
Redevelopment Investments	\$ 51,208	\$ 379,480	13.49%
Total Expenses	\$ 131,843	\$ 723,080	18.23%

Net Operating Income	\$ 48,123
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Total Other Expenses	\$ 99,451
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Net Income	\$ (51,328)
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Highlights

- ▶ Total **Rental income** alone was enough to cover Q1 expenses for Bishop Allen, with **net operating income with a surplus of \$48,123**.
- ▶ **Depreciation of \$99,451** accounts for much of Bishop Allen's shortfall; **negative net income of \$51,328** for Q1.
- ▶ The CRA continues its **procurement of vendors** to address water intrusion and moisture issues as part of capital improvement to the 99 Bishop Allen Drive Building.



FOUNDRY STATEMENT OF ACTIVITIES



Foundry Statement of Activity January - March, 2024

	YTD Actuals	FY24 Budget	% of Budget
Income			
Reimbursed Expenses	\$ 14,015	\$ 50,000	28.03%
Rental Income	\$ 254,875	\$ 268,794	94.82%
Investment Income	\$ 15,628	\$ -	#DIV/0!
Total Income	\$ 284,518	\$ 318,794	89.25%
Expenses			
Operating Expenses	\$ 60,260	\$ 259,829	23.19%
Professional Services	\$ 252,309.56	\$ 30,000	841.03%
Redevelopment Investments	\$ 164,466	\$ 130,000	126.51%
Total Expenses	\$ 477,036	\$ 419,829	113.63%
Net Operating Income	\$ (192,518)		
Total Other Expenses	\$ 19,592		
Net Income	\$ (212,110)		

Highlights

- ▶ **Construction contractor costs** accounted for \$252k in **Foundry's professional service line**
- ▶ **\$15k** in investment income.
- ▶ **Office Suite 3C** is occupied as of **April 1st**.



FINANCIAL REPORTS

What additional **metrics and data points** would the CRA Board find helpful or interesting to explore moving forward?





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