

Financial Update

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of January 31, 2023 with
Comparison to January 31, 2022

Downtown Memphis Commission

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
BankTennessee Checking	\$ 830,135	\$ 227,027	\$ 603,108	Liabilities			
Guaranty Bank	59,763	59,750	13				
LGIP (Local Govt Inv Pool)	4,042,255	4,081,925	(39,670)				
Account Receivable	1,106,617	992,785	113,832				
Prepaid Expenses	187,359	59,070	128,289				
Total Current Assets	<u>6,226,130</u>	<u>5,420,557</u>	<u>805,573</u>	Total Current Liabilities	209,060	357,743	(148,683)
				Long Term Liabilities			
				Reserve for CBID Appeals	319,190	460,193	(141,003)
				Accrued Loan Interest	0	0	0
Total Fixed Assets	569,118	133,797	435,321	Total Long Term Liabilities	<u>319,190</u>	<u>460,193</u>	<u>(141,003)</u>
				Total Liabilities	<u>528,250</u>	<u>817,936</u>	<u>(289,686)</u>
				Equity			
				Undesignated Net Assets	6,266,998	4,736,418	1,530,580
				Total Equity	<u>6,266,998</u>	<u>4,736,418</u>	<u>1,530,580</u>
Total Assets	<u>\$ 6,795,247</u>	<u>\$ 5,554,354</u>	<u>\$ 1,240,893</u>	Total Liabilities & Equity	<u>\$ 6,795,247</u>	<u>\$ 5,554,354</u>	<u>\$ 1,240,893</u>

**Downtown Memphis Commission
Percent of Budget
For the Fiscal Year Ended June 30, 2023**

	As of Jan '23	FY23 Budget	% of Budget	Comments
Income				
Admin & Interest Income	4,558,780	4,536,445	100%	Actual billings with 3% bad debt allowance
Pass thru Grants	1,350,000	0	100%	ARAP funding
Operations Income	7,295	18,000	41%	
Transfers In	-	466,988	0%	
Total Income	5,916,075	5,021,433	118%	
Expense				
Wages & Salaries	1,126,117	2,190,004	51%	Under budget
Employee Benefits	307,612	564,967	54%	Under budget
Other Personnel Expenses	6,802	45,650	15%	
Dues & Subscriptions	59,538	111,523	53%	Software subscriptions-Vistity/B2GNow; professional dues
Office Expense	239,236	439,288	54%	Slightly under budget
Insurance Expense	44,820	141,830	32%	
Conferences & Travel	6,763	18,900	36%	
Community Outreach	109,726	259,400	42%	Hospitality Hub and other planned funding
Professional Fees	166,251	250,671	66%	Blight legal work; design review guidelines; IT and audit support
Activation	82,926	109,200	76%	Outreach, advertising and promotion
Community Engagement	200,726	329,200	61%	In-house events/special events sponsorships
Planning & Development	93,075	121,000	77%	Open on main program
Office Improvements	0	175,000	0%	Electrical panel work at 114 N. Main Main St. Mall/Court Square landscaping/plantings/pressure washing;
Beautification	186,012	264,800	70%	quality public realm improvements
Depreciation Expense	41,306	0	100%	
Total Expense	2,670,910	5,021,433	53%	
Net Operating Income	3,245,164	-		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of January 31, 2023 with
Comparison to January 31, 2022

Center City Development Corporation

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets					Liabilities & Equity		
Current Assets					Liabilities		
LGIP (Local Govt Inv Pool)	\$ 4,363,616	\$ 4,808,824	(445,208)		Accounts Payable	\$ 64,414	\$ 17,239
BankTennessee Checking	292,427	21,051	271,376		Loan Payable - Liberty Bank	1,150,531	-
Account Receivable	8,536	13,770	(5,234)				1,150,531
CCDC Investment Acct	2,167,839	2,326,363	(158,524)				
Prepaid Expenses	8,751	14,687	(5,936)				
Total Current Assets	<u>6,841,170</u>	<u>7,184,695</u>	<u>(343,525)</u>				
					Total Liabilities	<u>1,214,945</u>	<u>17,239</u>
Total Fixed Assets	1,956,647	296,216	1,660,431				<u>1,197,706</u>
					Equity		
Development Loans	1,925,712	1,967,619	(41,907)		Designated for Specific Purpose	7,884,640	7,756,883
Total Other Assets	<u>1,925,712</u>	<u>1,967,619</u>	<u>(41,907)</u>		Undesignated Net Assets	1,623,944	1,674,408
					Total Equity	<u>9,508,583</u>	<u>9,431,291</u>
Total Assets	<u>\$ 10,723,529</u>	<u>\$ 9,448,530</u>	<u>\$ 1,275,000</u>		Total Liabilities & Equity	<u>\$ 10,723,529</u>	<u>\$ 9,448,530</u>

Center City Development Corporation (CCDC)
Percent of Budget
For the Fiscal Year Ended June 30, 2023

	As of Jan '23	FY23 Budget	% of Budget	Comments
Income				
Interest/Investment Income	\$ 205,635	\$ 65,000	316%	CCDC loan interest/investment income (loss)
Pass thru Grants	96,679	-	100%	grant - Emerging Developers program
Development Income	6,261	-	100%	loan closing fee
Rental Income	-	172,468	0%	start later than anticipated
Transfers In	-	750,000	0%	
Total Income	308,575	987,468	31%	
Expense				
Office Expense	8,852	79,400	11%	
Professional Fees	56,703	97,000	58%	Legal fees
Projects	5,729	0	100%	
Pass thru Projects	52,965	-	100%	Emerging developer and safety study expenses
Planning & Development	716,778	4,020,253	18%	EIGs and South City Good Neighbor grants
Transfers Out	-	223,303	0%	
Improvements	-	25,000	0%	
Interest Expense	2,850	83,640	3%	Interest on renovation loan
Depreciation Expense	24,187	0	100%	
Total Expense	868,064	4,528,596	19%	
Net Income (Loss)	\$ (559,489)	\$ (3,541,128)		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of January 31, 2023 with
Comparison to January 31, 2022

Center City Revenue Finance Corporation

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets				Liabilities & Equity			
Current Assets				Liabilities			
BankTN Checking	1,000	-	1,000	Accounts Payable	\$ 32,515	\$ 40,226	\$ (7,711)
LGIP (Local Govt Inv Pool)	2,877,679	2,195,335	682,344	Loan Payable Renasant/Regions	40,000,000	7,535,000	32,465,000
LGIP - Loan Proceeds	4,903,715	-	4,903,715	Accrued Loan Interest	258,333	-	258,333
Restricted Cash-Tourism Surcharge	2,457,326	238,251	2,219,075	Total Current Liabilities	<u>40,290,848</u>	<u>7,575,226</u>	<u>32,715,622</u>
Debt Service Reserve Funds	14,960,126	4,862,957	10,097,169	Total Liabilities	<u>40,290,848</u>	<u>7,575,226</u>	<u>32,715,622</u>
Mobility Center Restricted Funds	1,030,951	-	1,030,951	Equity			
Total Current Assets	<u>26,230,797</u>	<u>7,296,543</u>	<u>18,934,254</u>	Designated for Specific Purpose	41,502,089	39,581,758	1,920,331
Total Fixed Assets	-	-	-	Undesignated Net Assets	<u>2,846,164</u>	<u>2,155,108</u>	<u>691,056</u>
Loan Receivable - Downtown Mobility Authority	57,162,297	35,995,606	21,166,691	Total Equity	<u>44,348,253</u>	<u>41,736,866</u>	<u>2,611,387</u>
Interest Receivable - Downtown Mobility Authority	1,246,007	-	1,246,007	Total Liabilities & Equity	<u>\$ 84,639,102</u>	<u>\$ 49,312,092</u>	<u>\$ 35,327,010</u>
US Bank PILOT Funds	-	6,019,943	(6,019,943)				
Total Other Assets	<u>58,408,304</u>	<u>42,015,549</u>	<u>16,392,755</u>				
Total Assets	<u>\$ 84,639,102</u>	<u>\$ 49,312,092</u>	<u>\$ 35,327,010</u>				

Center City Revenue Finance Corporation (CCFRC)
Percent of Budget
For the Fiscal Year Ended June 30, 2023

	As of Jan '23	FY23 Budget	% of Budget	Comments
Income				
Interest Income	\$ 234,528	\$ -	100%	
Pass Through Income	1,983,577	-	100%	Tourism surcharge taxes
PILOT Extensions	1,841,125	4,908,652	38%	PILOT Extension Fund receipts
PILOT Fees	1,464,434	1,000,000	146%	PILOT closings
Total Income	5,523,664	5,908,652	93%	
Expense				
Office Expense	-	2,000	0%	
Professional Fees	308,733	253,000	122%	Legal fees associated with PILOT closings
Interest Expense	768,478	1,347,820	57%	Bank loan for Mobility Projects
Transfers out	-	750,000	0%	
Total Expense	1,077,211	2,352,820	46%	
Net Income	\$ 4,446,453	\$ 3,555,832		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of January 31, 2023 with
Comparison to January 31, 2022

Downtown Mobility Authority

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets				Liabilities & Equity			
Current Assets				Current Liabilities			
BankTennessee Checking	\$ 692,798	\$ -	\$ 692,798	Accounts Payable	\$ 303,676	\$ 197,962	\$ 105,714
LGIP (Local Govt Inv Pool)	3,214,877	2,999,292	215,585	Accrued Accounts Payable	167,528	183,750	(16,223)
Account Receivable	275,506	178,584	96,922				
Prepaid Insurance	101,864	70,233	31,631				
Deferred Bond Issuance Cost	0	73,537	(73,537)				
Total Current Assets	<u>4,285,045</u>	<u>3,321,646</u>	<u>963,399</u>	Total Current Liabilities	<u>471,203</u>	<u>381,712</u>	<u>89,491</u>
				Long Term Liabilities			
Total Fixed Assets	58,026,868	31,373,346	26,653,522	Loan Payable City of Memphis	5,120,000	5,120,000	0
Loans Receivable	22,035,222	22,245,606	(210,384)	Accrued Ln Interest	6,076,163	5,817,602	258,561
				Loan Payable CCRFC	57,162,297	35,996,606	21,165,691
				Loan Payable BankTennessee	1,744,587	1,887,287	(142,700)
				Bonds Payable - Taxable 2004	0	2,360,000	(2,360,000)
				Discount on Bonds	0	(14,348)	14,348
				Accrued Loan Interest	1,246,004	95,948	1,150,056
				Total Long Term Liabilities	<u>71,349,052</u>	<u>51,263,095</u>	<u>20,085,957</u>
				Total Liabilities	<u>71,820,255</u>	<u>51,644,807</u>	<u>20,175,448</u>
				Equity			
				Net Assets	12,526,878	5,295,791	7,231,087
				Total Equity	<u>12,526,878</u>	<u>5,295,791</u>	<u>7,231,087</u>
Total Assets	<u>\$ 84,347,135</u>	<u>\$ 56,940,598</u>	<u>\$ 27,406,537</u>	Total Liabilities & Equity	<u>\$ 84,347,135</u>	<u>\$ 56,940,598</u>	<u>\$ 27,406,537</u>

Downtown Mobility Authority
Percent of Budget
For the Fiscal Year Ended June 30, 2023

	<u>As of Jan '23</u>	<u>FY23 Budget</u>	<u>% of Budget</u>	<u>Comments</u>
Income				
Admin & Interest Income	\$ 257,194	\$ 6,000	4,287%	Interest from garage leases/cash deposits
Parking Garage Income	1,759,235	3,553,434	50%	Refer to Income statement by garage
Transfers In	-	-	0%	Transfer from CCRFC
Total Income	<u>2,016,429</u>	<u>3,559,434</u>	<u>57%</u>	
Expense				
Security	267,384	556,933	48%	
Rent/Insurance Expense	255,677	372,882	69%	City of Memphis rental fee/property coverage TMA personnel, Groove on demand/Explore Bike Share
TMA Initiatives/Professional Fees	235,268	565,000	42%	contributions
Parking Garage Expense	569,401	1,349,255	42%	Refer to Income statement by garage
Transfers out	-	-	0%	
Depreciation Expense	669,636	1,232,274	54%	
Taxes	38,757	95,000	41%	First Place parking garage
Interest Expense	198,351	79,693	249%	250 PP debt and BankTN bank loan
Total Expense	<u>2,234,474</u>	<u>4,251,037</u>	<u>53%</u>	
Operating Net Income (Loss)	<u>\$ (218,045)</u>	<u>\$ (691,603)</u>		
Cash Flow (add back Depreciation/Interest)	\$ 649,942	\$ 620,364		

DOWNTOWN MOBILITY AUTHORITY
Garage Operations
For the Seven Months Ended January 31, 2023

	Other	OWN				LEASE from City			Jt. Venture	
	<i>Parking Authority</i>	<i>250 Peabody</i>	<i>First Parking 2nd St.</i>	<i>Barboro Flats (Gayoso Garage)</i>	<i>100 N. Main Parking Lot</i>	<i>Shoppers</i>	<i>Riverfront</i>	<i>Criminal Justice Center</i>	<i>110 Peabody Tower - flat fee</i>	<i>TOTAL</i>
Income										
Garage Lease Income	50,000									50,000
Miscellaneous Income	59,686									59,686
Garage Income	2,339	543,586	543,978	230,951	88,877	74,677	274,035	336,021	52,020	2,146,484
Total Income	112,026	543,586	543,978	230,951	88,877	74,677	274,035	336,021	52,020	2,256,171
Expenses:										
Operating Expenses										
Security Expense (Stellar Security)	-	64,346	60,124	58,941	21,156	36,249	47,723	-	-	288,540
Garage Expense (Premium)	-	196,655	155,918	75,540	24,653	114,972	122,408	148,985	-	839,132
Incentive Fee (Premium)	-	64,114	22,328	5,789	-			4,062	-	96,294
Total Operating Expenses	-	325,115	238,370	140,271	45,809	151,222	170,131	153,047	-	1,223,965
Operating Income managed by Premium	112,026	218,471	305,609	90,680	43,068	(76,545)	103,904	182,973	52,020	1,032,206
Other Expenses										
Rent (paid to City of Memphis)						3,124	97,335	67,069		167,528
Property Insurance	15,908	11,418	12,008	30,715	17,262				-	87,310
Legal	20,087								-	20,087
Property Taxes			38,756						-	38,756
TMA Employee/Initiatives	102,469									102,469
Via Groove On Demand Contribution	104,404									104,404
Other Professional	9,148									9,148
Total Other Expenses	252,016	11,418	50,764	30,715	17,262	3,124	97,335	67,069	-	529,702
Debt Service										
Principal/Interest Pymts	-	-	131,300	-	-	-	-	-	-	131,300
Total Debt Service	-	-	131,300	-	-	-	-	-	-	-
Total Other Expenses/Debt Service	252,016	11,418	182,064	30,715	17,262	3,124	97,335	67,069	-	661,002
Operating Income	\$ (139,990)	\$ 207,053	\$ 123,545	\$ 59,965	\$ 25,806	\$ (79,668)	\$ 6,569	\$ 115,905	\$ 52,020	\$ 371,204

Capital Expenditures	<u>(139,990)</u>	<u>207,053</u>	<u>123,545</u>	<u>59,965</u>	<u>25,806</u>	<u>(79,668)</u>	<u>6,569</u>	<u>115,905</u>	<u>52,020</u>	<u>371,204</u>
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Proposed Capital Improvement Reserve (15%)	32,771	45,841	13,602	6,460	15,586	27,446	7,803	149,509	fiscal YTD reserve
								<u>243,988</u>	P/Y reserve
								<u>393,497</u>	