

Financial Update

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of June 30, 2024 with
Comparison to June 30, 2023

Downtown Memphis Commission

	<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>		<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
BankTennessee Checking	\$ 176,207	\$ 100,769	\$ 75,438	Liabilities			
Guaranty Bank	60,048	60,048	(0)				
LGIP (Local Govt Inv Pool)	975,102	3,027,615	(2,052,513)				
Account Receivable	715,657	1,122,427	(406,770)				
Prepaid Expenses	41,072	80,084	(39,012)				
Total Current Assets	<u>1,968,085</u>	<u>4,390,943</u>	<u>(2,422,858)</u>	Total Current Liabilities	195,563	165,256	30,307
				Long Term Liabilities			
				Reserve for CBID Appeals	0	319,190	(319,190)
				Accrued Loan Interest	0	0	0
Total Fixed Assets	665,013	599,710	65,303	Total Long Term Liabilities	<u>0</u>	<u>319,190</u>	<u>(319,190)</u>
				Total Liabilities	<u>195,563</u>	<u>484,446</u>	<u>(288,884)</u>
				Equity			
				Undesignated Net Assets	2,437,535	4,506,207	(2,068,671)
				Total Equity	<u>2,437,535</u>	<u>4,506,207</u>	<u>(2,068,671)</u>
Total Assets	<u>\$ 2,633,098</u>	<u>\$ 4,990,653</u>	<u>\$ (2,357,555)</u>	Total Liabilities & Equity	<u>\$ 2,633,097</u>	<u>\$ 4,990,653</u>	<u>\$ (2,357,556)</u>

Downtown Memphis Commission
Percent of Budget
For the Fiscal Year Ended June 30, 2024

	As of June '24	FY24 Budget	% of Budget	Comments
Income				
4000 · Administrative Income	4,805,687	4,536,445	106%	Actual billings with 3% bad debt allowance
4000 · Interest Income	102,872	60,000	171%	
4300 · Operations Income	3,339	15,000	22%	
4800 · Transfers In	-	521,123	0%	
Total Income	4,911,898	5,132,568	96%	
Expense				
5000 · Wages & Salaries	2,031,377	2,291,999	89%	Below budget
5005 · Employee Benefits	593,446	689,454	86%	Below budget
5060 · Dues & Subscriptions	102,529	93,092	110%	Software subscriptions
5100 · Office Expense	509,243	501,265	102%	
5100 · Insurance Expense	209,884	141,830	148%	Property insurance
5250 · Community Outreach	221,490	231,400	96%	Hospitality Hub and other planned funding
5300 · Professional Fees	209,656	249,005	84%	Blight legal work; design review guidelines; IT and audit support
5450 · Activation	50,436	99,200	51%	Outreach, advertising and promotion
5550 · Community Engagement	185,310	214,200	87%	In-house events/special events sponsorships
5700 · Planning & Development	71,086	181,000	39%	Open on main program, DEI efforts
5950 · Beautification	531,886	440,123	121%	Main St. Mall/Court Square landscaping/plantings/pressure washing;
5970 · Depreciation Expense	80,406	0	100%	quality public realm improvements
Total Expense	4,796,750	5,132,568	93%	
Net Operating Income	115,148	-		

**Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of June 30, 2024 with
Comparison to June 30, 2023**

Center City Development Corporation

Assets	<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>	Liabilities & Equity	<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>
Current Assets				Liabilities			
LGIP (Local Govt Inv Pool)	\$ 5,048,157	\$ 3,681,868	1,366,289	Accounts Payable	\$ 22,614	\$ 99,572	\$ (76,958)
BankTennessee Checking	71,496	350,065	(278,569)	Loan Payable - Liberty Bank	1,925,090	1,498,497	426,593
Account Receivable	(7,417)	(2,920)	(4,497)				
CCDC Investment Acct	2,444,695	2,169,779	274,916				
Prepaid Expenses	57,905	6,566	51,339				
Total Current Assets	<u>7,614,836</u>	<u>6,205,358</u>	<u>1,409,478</u>				
				Total Liabilities	<u>1,947,704</u>	<u>1,598,069</u>	<u>349,635</u>
Total Fixed Assets	2,786,340	2,364,474	421,866	Equity			
Development Loans	2,021,716	1,907,409	114,307	Designated for Specific Purpose	6,695,841	7,249,221	(553,380)
Total Other Assets	<u>2,021,716</u>	<u>1,907,409</u>	<u>114,307</u>	Undesignated Net Assets	3,779,347	1,629,951	2,149,396
Total Assets	<u><u>\$ 12,422,892</u></u>	<u><u>\$ 10,477,241</u></u>	<u><u>\$ 1,945,652</u></u>	Total Equity	<u>10,475,187</u>	<u>8,879,172</u>	<u>1,596,015</u>
				Total Liabilities & Equity	<u><u>\$ 12,422,892</u></u>	<u><u>\$ 10,477,241</u></u>	<u><u>\$ 1,945,652</u></u>

Center City Development Corporation (CCDC)
Percent of Budget
For the Fiscal Year Ended June 30, 2024

	As of June '24	FY24 Budget	% of Budget	Comments
Income				
Interest Income	\$ 372,843	\$ 60,000	621%	CCDC loan interest/cash interest
Investment Income (Loss)	209,790	45,000	466%	Investment income
Bridge Lighting Funding	49,650	52,500	95%	Mighty Lights funding
Development Loan Fees/Payoff	57,301	-	100%	Loan fee income/payoff old loan
Grant Income	22,550	-	100%	Restricted funds - Madison Ave. pocket park
Rental Income	210,444	285,424	74%	DMC and one tenant
Transfers In	337,007	925,239	36%	from CCRFC; needs Mighty Lights contribution
Total Income	1,259,585	1,368,163	92%	
Expense				
Office Expense	69,361	69,800	99%	Expenses for 114 N Main/110 Adams
Insurance	73,861	69,739	106%	Insurance for 114 N Main/bridge lights
Professional Fees	105,257	75,000	140%	Legal fees
Bridge Lighting Programming	144,925	173,000	84%	Signify contract
Projects	45,749	150,000	31%	Dog park - South Main
Planning & Development	823,070	3,196,489	26%	CCDC incentives
Transfers Out	-	270,965	0%	
Improvements	-	25,000	0%	
Interest Expense	86,468	128,773	67%	Interest on renovation loan
Depreciation Expense	52,273	0	100%	
Total Expense	1,400,963	4,158,766	34%	
Net Income (Loss)	\$ (141,378)	\$ (2,790,603)		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of June 30, 2024 with
Comparison to June 30, 2023

Center City Revenue Finance Corporation

	<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>		<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>
Assets				Liabilities & Equity			
Current Assets				Liabilities			
BankTN Checking	48,575	250,672	(202,097)	Accounts Payable	\$ 38,485	\$ 16,179	\$ 22,306
LGIP (Local Govt Inv Pool)	882,449	1,541,679	(659,230)	Loan Payable Renasant/Regions	40,000,000	40,125,000	(125,000)
LGIP - Loan Proceeds	-	3,161,167	(3,161,167)	Accrued Loan Interest	125,000	-	125,000
Restricted Cash-Tourism Surcharge	2,077,402	4,253,430	(2,176,028)	Total Current Liabilities	<u>40,163,485</u>	<u>40,141,179</u>	<u>22,306</u>
Debt Service Reserve Funds	10,453,209	7,151,989	3,301,220	Total Liabilities	<u>40,163,485</u>	<u>40,141,179</u>	<u>22,306</u>
Mobility Center Restricted Funds	-	1,714,852	(1,714,852)	Equity			
Total Current Assets	<u>13,461,635</u>	<u>18,073,789</u>	<u>(4,612,154)</u>	Designated for Specific Purpose	57,379,602	54,978,415	2,401,187
Total Fixed Assets	-	-	-	Undesignated Net Assets	-	1,776,172	(1,776,172)
Loan Receivable - Downtown Mobility Authority	79,794,534	76,738,454	3,056,080	Total Equity	<u>57,379,602</u>	<u>56,754,587</u>	<u>625,015</u>
Interest Receivable - Downtown Mobility Authority	4,286,918	2,083,523	2,203,395	Total Liabilities & Equity	<u>\$ 97,543,087</u>	<u>\$ 96,895,766</u>	<u>\$ 647,321</u>
Total Other Assets	<u>84,081,452</u>	<u>78,821,977</u>	<u>5,259,475</u>				
Total Assets	<u>\$ 97,543,087</u>	<u>\$ 96,895,766</u>	<u>\$ 647,321</u>				

Center City Revenue Finance Corporation (CCFRC)
Percent of Budget
For the Fiscal Year Ended June 30, 2024

	As of June '24	FY24 Budget	% of Budget	Comments
Income				
Interest Income	\$ 40,289	\$ 100,000	40%	
Pass Through Income	3,061,145	-	100%	Tourism surcharge receipts
PILOT Extensions	5,155,201	4,976,119	104%	PILOT Extension Fund receipts
PILOT Fees	695,358	1,000,000	70%	PILOT closings
Total Income	8,951,993	6,076,119	147%	
Expense				
Office Expense	110	2,000	5%	
Professional Fees	365,359	265,000	138%	Legal fees associated with PILOT closings
Pass Through Expenses	5,095,323	-	100%	Tourism surcharge draws
Interest Expense	1,500,000	1,500,000	100%	Bank loan for Mobility Projects
Transfers out	337,007	750,000	45%	
Total Expense	7,297,798	2,517,000	290%	
Net Income	\$ 1,654,194	\$ 3,559,119		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of June 30, 2024 with
Comparison to June 30, 2023

Downtown Mobility Authority

	<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>		<u>FY2024</u>	<u>FY2023</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
BankTennessee Checking	\$ 843,127	\$ 1,104,285	\$ (261,158)	Current Liabilities			
LGIP (Local Govt Inv Pool)	1,495,192	1,323,822	171,370	Accounts Payable	\$ 3,004,859	\$ 2,096,930	\$ 907,929
Account Receivable	680,002	1,743,446	(1,063,444)	Accrued Accounts Payable	120,330	217,665	(97,335)
Prepaid Insurance	86,932	37,821	49,111				
Total Current Assets	<u>3,105,254</u>	<u>4,209,374</u>	<u>(1,104,120)</u>	Total Current Liabilities	<u>3,125,189</u>	<u>2,314,595</u>	<u>810,594</u>
				Long Term Liabilities			
Total Fixed Assets	70,020,428	67,661,200	2,359,228	Loan Payable City of Memphis	5,120,000	5,120,000	0
Loans Receivable	25,110,768	23,908,324	1,202,444	Accrued Ln Interest	6,442,456	6,183,896	258,560
				Loan Payable CCRFC	79,794,534	78,821,974	972,560
				Loan Payable BankTennessee	1,531,071	1,682,974	(151,903)
				Accrued Loan Interest	4,286,918	0	4,286,918
				Total Long Term Liabilities	<u>97,174,979</u>	<u>91,808,844</u>	<u>5,366,135</u>
				Total Liabilities	<u>100,300,168</u>	<u>94,123,439</u>	<u>6,176,729</u>
				Equity			
				Net Assets	<u>(2,063,720)</u>	<u>1,655,459</u>	<u>(3,719,179)</u>
				Total Equity	<u>(2,063,720)</u>	<u>1,655,459</u>	<u>(3,719,179)</u>
Total Assets	<u>\$ 98,236,450</u>	<u>\$ 95,778,898</u>	<u>\$ 2,457,552</u>	Total Liabilities & Equity	<u>\$ 98,236,450</u>	<u>\$ 95,778,898</u>	<u>\$ 2,457,552</u>

Downtown Mobility Authority
Percent of Budget
For the Fiscal Year Ended June 30, 2024

	As of June '24	FY24 Budget	% of Budget	Comments
Income				
Admin & Interest Income	\$ 542,689	\$ 466,546	116%	Interest from garage leases/cash deposits
Parking Garage Income	4,371,960	1,970,541	222%	Refer to Income statement by garage
Transfers In	3,500,000	3,650,000	96%	Transfer from CCRFC
Total Income	<u>8,414,649</u>	<u>6,087,087</u>	<u>138%</u>	
Expense				
Security	815,182	291,908	279%	
Rent/Insurance Expense	418,965	536,325	78%	City of Memphis rental fee/property coverage TMA personnel, Groove on demand/Explore Bike Share
TMA Initiatives/Professional Fees	713,405	2,240,000	32%	contributions
Grants	3,500,000	0	100%	Memphis Art Museum grant
Parking Garage Expense	1,416,262	656,077	216%	Refer to Income statement by garage
Transfers out	-	223,303	0%	
Depreciation Expense	1,309,183	1,184,302	111%	
Taxes	89,663	160,000	56%	First Place parking garage
Interest Expense	331,743	0	100%	250 PP debt and BankTN bank loan
Total Expense	<u>8,594,401</u>	<u>5,291,915</u>	<u>162%</u>	
Operating Net Income (Loss)	<u>\$ (179,753)</u>	<u>\$ 795,172</u>		
Cash Flow (add back Depreciation/Interest)	\$ 1,461,173	\$ 1,979,474		

DOWNTOWN MOBILITY AUTHORITY
Garage Operations
For the Fiscal Year Ended June 30, 2024

	Other	OWN				LEASE from City		Jt. Venture	TOTAL	
	Parking Authority	250 Peabody	First Parking 2nd St.	Barboro Flats (Gayoso Garage)	Mobility Center - 60 Beale St.	100 N. Main Parking Lot	Shoppers	Criminal Justice Center		110 Peabody Tower - flat fee
Income										
Garage Lease Income	75,000								75,000	
Miscellaneous Income	67,380				5,486				72,866	
Garage Income	5,509	1,006,856	1,000,020	396,330	1,316,614	108,219	314,400	615,649	106,121	4,869,718
Total Income	147,889	1,006,856	1,000,020	396,330	1,322,100	108,219	314,400	615,649	106,121	5,017,585
Expenses:										
Operating Expenses										
Security Expense (Stellar Security)	-	121,736	140,191	120,331	267,110	725	118,933	46,656	-	815,681
Garage Expense (Premium)	-	378,458	265,242	128,493	388,436	37,957	188,795	294,308	-	1,681,689
Incentive Fee (Premium)	-	123,542	70,984	22,653			513	24,208	-	241,900
Total Operating Expenses	-	623,736	476,417	271,478	655,546	38,682	308,240	365,171	-	2,739,270
Operating Income managed by Premium	147,889	383,120	523,604	124,852	666,555	69,537	6,160	250,478	106,121	2,278,315
Other Expenses										
Rent (paid to City of Memphis)							5,355	114,975		120,330
Property Insurance	8,225	62,018	18,283	35,008	100,259	53,884	6,434	14,522	-	298,634
Legal	18,824									18,824
Property Taxes	2,506		89,663							92,169
TMA Employee/Initiatives	176,012									176,012
Via Groove On Demand Contribution	200,000									200,000
Other Professional	27,240				19,754	-				46,994
Total Other Expenses	432,807	62,018	107,947	35,008	120,014	53,884	11,789	129,497	-	952,964
Debt Service										
Principal/Interest Pymts	-	-	225,086	-	-	-	-	-	-	225,086
Total Debt Service	-	-	225,086	-	-	-	-	-	-	-
Total Other Expenses/Debt Service	432,807	62,018	333,033	35,008	120,014	53,884	11,789	129,497	-	1,178,049
Operating Income	\$ (284,918)	\$ 321,101	\$ 190,571	\$ 89,844	\$ 546,541	\$ 15,653	\$ (5,629)	\$ 120,981	\$ 106,121	\$ 1,100,266

Proposed Capital Improvement Reserve (15%)

	57,468	78,541	18,728	99,983	10,431	-	37,572	15,918		
										318,640
										257,903
										243,988
										820,531
										(200,155)
										620,376

FY24 reserve
FY23 reserve
FY22 reserve
CapEx Study