Financial Update

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of Sept 30, 2026 with
Comparison to Sept 30, 2025

Downtown Mobility Authority

	FY2027	FY2026	Change
Assets			
Current Assets			
BankTennessee Checking	$ 1,144,708	$ 1,255,983	$ (111,275)
LGIP (Local Govt Inv Pool)	4,696,042	3,381,677	1,314,365
Account Receivable	289,740	134,798	154,942
Prepaid Insurance	57,163	67,610	(10,448)
Total Current Assets	6,187,653	4,840,068	1,347,585
Total Fixed Assets	59,153,940	59,424,102	(270,162)
Loans Receivable	24,369,738	24,720,541	(350,803)
Total Assets	$ 89,711,331	$ 88,984,711	$ 726,620

	FY2027	FY2026	Change
Liabilities & Equity			
Current Liabilities			
Accounts Payable	$ 289,185	$ 51,826	$ 237,359
Accrued Accounts Payable	560,658	303,973	256,685
Total Current Liabilities	849,844	355,799	494,044
Long Term Liabilities			
Loan Payable City of Memphis	5,120,000	5,120,000	0
Accrued Ln Interest	7,024,216	6,765,656	258,560
Loan Payable CCRFC	82,559,794	82,910,597	(350,803)
Loan Payable Garage Renovation	3,775,129	2,208,488	1,566,641
Loan Payable BankTennessee	1,163,177	1,331,166	(167,988)
Capitalized Lease Liability	311,637	413,606	(101,969)
Accrued Loan Interest	9,281,565	7,063,069	2,218,496
Total Long Term Liabilities	109,235,518	105,812,582	3,422,937
Total Liabilities	110,085,362	106,168,381	3,916,981
Equity			
Net Assets	(20,374,033)	(17,183,669)	(3,190,363)
Total Equity	(20,374,033)	(17,183,669)	(3,190,363)
Total Liabilities & Equity	$ 89,711,331	$ 88,984,712	$ 726,620
	$ -	$ 0	$ (0)

Downtown Mobility Authority
Percent of Budget
For the Fiscal Year Ended June 30, 2027

	As of Sept '26	FY27 Budget	% of Budget	Comments
Income				
Admin & Interest Income	$ 220,137	$ 748,516	29%	Interest from garage leases/cash deposits
Parking Garage Income	1,011,994	4,620,364	22%	Refer to Income statement by garage
Transfers In	-	-		
Total Income	1,232,131	5,368,880	23%	
Expense				
Security	186,772	839,472	22%	Roaming security
Rent/Insurance Expense	95,317	418,532	23%	City of Memphis rental fee/property coverage
TMA Initiatives/Professional Fees	34,238	315,000	11%	TMA personnel, legal, state grant expenses
Parking Garage Expense	348,339	2,069,827	17%	Refer to Income statement by garage
Depreciation Expense	494,062	2,186,249	23%	
Tax Expense	43,186	95,000	45%	Property taxes - First Place parking
Interest Expense	135,065	545,556	25%	250 PP debt and BankTN bank loan
Total Expense	1,336,979	6,469,636		
Operating Net Income (Loss)	$ (104,849)	$ (1,100,756)		
Cash Flow (add back Depreciation)	**$ 389,214**	**$ 1,085,493**		

DOWNTOWN MOBILITY AUTHORITY

Garage Operations

For the Three Months Ended September 30, 2026

	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.*	*Shoppers*	*Criminal Justice Center*	*110 Peabody Tower - flat fee*	*FY27 Actuals*	*FY26 Actuals*		
Income												
Garage Lease Income	53,726								53,726	53,726		
Miscellaneous Income	30,966								30,966	32,421		
Garage Income	1,689	205,262	204,986	77,030	344,056	63,113	198,980	28,154	1,123,271	1,077,255		
Total Income	86,381	205,262	204,986	77,030	344,056	63,113	198,980	28,154	**1,207,963**	**1,163,402**	44,561	4%
Expenses:												
Operating Expenses												
Security Expense (Stellar Security)	-	29,102	29,583	29,895	56,667	25,620	15,905	-	186,772	180,636		
Garage Expense (Premium)	-	105,367	66,695	36,781	117,192	44,618	76,063	-	446,715	444,813		
Garage Expense (pd by DMA)	662								662	(11,537)		
Incentive Fee (Premium)	-	22,305						-	22,305	24,706		
Total Operating Expenses	-	156,773	96,278	66,676	173,859	70,238	91,968	-	**655,792**	**638,618**	17,174	3%
Operating Income managed by Premium	**86,381**	**48,488**	**108,709**	**10,354**	**170,197**	**(7,125)**	**107,012**	**28,154**	**552,171**	**524,784**	27,387	5%
Other Expenses												
Rent (paid to City of Memphis)						1,339	28,744		30,083	30,083		
Property Insurance		21,804	7,981	2,136	28,309	1,333	3,009	-	64,572	66,929		
Legal	3,127								3,127	2,933		
Property Taxes								-	-	37,238		
TMA Employee/Initiatives	30,113								30,113	23,488		
Via Groove On Demand Contribution									-	-		
Other Professional	7,900								7,900	56		
Total Other Expenses	41,140	21,804	7,981	2,136	28,309	2,672	31,753	-	**135,795**	**160,727**	(24,932)	-16%
Debt Service												
Principal/Interest Pymts	56,679	-	56,271	-		-	-	-	112,951	56,271	56,680	101%
Total Debt Service				-		-	-	-	112,951	56,271		
Total Other Expenses/Debt Service	97,820	21,804	64,252	2,136	28,309	2,672	31,753	-	**248,746**	**216,998**	31,748	15%
Operating Income	**$ (11,438)**	**$ 26,684**	**$ 44,456**	**$ 8,219**	**$ 141,888**	**$ (9,797)**	**$ 75,259**	**$ 28,154**	**$ 303,425**	**$ 307,786**	**$ (4,361)**	-1%

DOWNTOWN MOBILITY AUTHORITY

Garage Operations

For the Three Months Ended September 30, 2026

	250 Peabody	*First Parking 2nd St.*	*Barboro Flats (Gayoso Garage)*	*Mobility Center - 60 Beale St.*	*Shoppers*	*Criminal Justice Center*	*110 Peabody Tower - flat fee*		
Capital Improvement Reserve (15%)	**7,273**	**16,306**	**1,553**	**25,530**	**-**	**16,052**	**4,223**	**70,937**	FY27 reserve
								299,032	FY26 reserve
								318,199	FY25 reserve
								318,640	FY24 reserve
								257,903	FY23 reserve
								243,988	FY22 reserve
								1,508,699	
								70,725	**Interest Earned**
								(128,904)	CapEx Draw #1
								(96,515)	Extra testing-Shopper's
								(226,205)	CapEx Study
								1,127,800	**as of 9/30/2026**
								791,579	**as of 9/30/2025**