# **Financial Update**



DEVELOPING A DOWNTOWN FOR EVERYONE

DOWNTOWN MEMPHIS COMMISSION

Downtown Memphis Commission and Its Related Entities Statement of Net Position as of December 31, 2022 with Comparison to December 31, 2021

# **Downtown Memphis Commission**

Assets	FY2023	<u>FY2022</u>	<u>Change</u>	Liabilities & Equity	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
				Liabilities			
Current Assets							
1001 - BankTennessee Checking	\$ 132,063	\$ 330,912	\$ (198,849)				
1003 - Guaranty Bank	59,763	59,750	13				
1300 - LGIP (Local Govt Inv Pool)	1,491,188	4,487,588	(2,996,400)				
1200 - Account Receivable	3,746,232	1,245,295	2,500,937				
1550 - Prepaid Expenses	(70,870)	80,847	(151,717)				
Total Current Assets	5,358,377	6,204,392	(846,015)	Total Current Liabilities	268,025	348,321	(80,296)
				Long Term Liabilities			
				2270 - Reserve for CBID Appeals	319,190	460,193	(141,003)
				2275 - Streetscape Loan Payable	0	0	0
				2276 - Accrued Loan Interest	0	0	0
Total Fixed Assets	548,182	186,454	361,728	Total Long Term Liabilities	319,190	460,193	(141,003)
				Total Liabilities	587,215	808,514	(221,299)
				Equity			
				Undesignated Net Assets	5,319,344	5,582,332	(262,988)
				Total Equity	5,319,344	5,582,332	(262,988)
Total Assets	\$ 5,906,559	\$ 6,390,846	\$ (484,287)	Total Liabilities & Equity	\$ 5,906,559 \$	6,390,846 \$	6 (484,287)

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

	As of Dec '22	FY23 Budget	% of Budget	Comments
ncome				
4000 · Admin & Interest Income	4,555,228	4,536,445	100%	Actual billings with 3% bad debt allowance
4300 · Operations Income	10,189	18,000	57%	
4800 · Transfers In	-	466,988	0%	
Fotal Income	4,565,416	5,021,433	91%	
Expense				
5000 · Wages & Salaries	971,340	2,190,004	44%	Under budget
5005 · Employee Benefits	288,800	564,967	51%	
5050 · Other Personnel Expenses	6,592	45,650	14%	
5060 · Dues & Subscriptions	10,946	111,523	10%	
5100 · Office Expense	195,641	439,288	45%	
5100 · Insurance Expense	42,961	141,830	30%	Property insurance
5200 · Conferences & Travel	6,727	18,900	36%	
5250 · Community Outreach	18,912	259,400	7%	Hospitality Hub and other planned funding
5300 · Professional Fees	131,845	250,671	53%	Blight legal work; design review guidelines; IT and audit support
5450 · Activation	69,674	109,200	64%	Outreach, advertising and promotion
5550 · Community Engagement	171,971	329,200	52%	In-house events/special events sponsorships
5700 · Planning & Development	122,344	121,000	101%	Open on main program
5701 · Office Improvements	0	175,000	0%	Electrical panel work at 114 N. Main
			-	Main St. Mall/Court Square landscaping/plantings/pressure washing;
5950 · Beautification	174,078	264,800	66%	quality public realm improvements
5970 · Depreciation Expense	35,405	0	100%	
Fotal Expense	2,247,236	5,021,433	45%	
Operating Income	2,318,180			

#### Downtown Memphis Commission and Its Related Entities Statement of Net Position as of December 31, 2022 with Comparison to December 31, 2021

# **Center City Development Corporation**

	FY2023	FY2022	<u>Change</u>		FY2023	FY2022	<u>Change</u>
Assets				Liabilities & Equity			
Current Assets				Current Liabilities			
1308 - LGIP Development Ln Fund	\$ 4,404,310	\$ 4,832,398	(428,088)	1705 - Accounts Payable	\$ 14,479	\$ 12,197	\$ 2,282
1001 - BankTennessee Checking	269,891	2,734	267,157				
1200 - Account Receivable	570	11,170	(10,600)				
1460 - CCDC Investment Acct	2,065,479	2,382,461	(316,982)				
1020 US Bank Trust							
1550 - Prepaid Expenses	8,751	6,413	2,338				
Total Current Assets	6,749,001	7,235,176	(486,175)				
				Total Current Liabilities	 14,479	12,197	2,282
Total Fixed Assets	1,727,406	305,161	1,422,245	Loan Payable - Liberty Bank	 969,064	-	969,064
				Total Liabilities	 983,543	12,197	971,346
1590 - Loan Receivable - DPA	-	-	-	Equity			
1600 - Development Loans	1,936,305	1,984,610	(48,305)	Designated for Specific Purpose	7,852,477	7,658,156	194,321
Total Other Assets	1,936,305	1,984,610	(48,305)	Undesignated Net Assets	1,576,692	1,854,594	(277,902)
				Total Equity	 9,429,168	9,512,750	(83,582)
Total Assets	\$ 10,412,712	\$ 9,524,947	\$ 887,766	Total Liabilities & Equity	\$ 10,412,712	\$ 9,524,947	\$ 887,766

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

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	As of Dec '22	FY23 Budget	% of Budget	Comments		
Income						
4000 · Interest/Investment Income (Loss)	\$ 83,451	\$ 65,000	128%	CCDC loan interest/investment income (loss)		
4010 · Pass thru Grants	44,651	-	100%	grant - Emerging Developers program		
4010 · Development Income	6,261	-	100%	loan closing fee		
4100 · Rental Income	-	172,468	0%	start later than anticipated		
4800 · Transfers In	-	750,000	0%			
Total Income	134,362	987,468	14%			
Expense						
5100 · Office Expense	8,852	79,400	11%			
5300 · Professional Fees	49,875	97,000	51%	Legal fees		
5750 · Projects	2,832	0	100%			
5750 · Pass thru Projects	62,500	-	100%	Emerging developer and safety study expenses		
5700 · Planning & Development	643,125	4,020,253	16%	EIGs and South City Good Neighbor grants		
5850 Transfers Out	-	223,303	0%			
5950 Improvements	0	25,000	0%			
5977 · Interest Expense	2,850	83,640	3%	Interest on renovation loan		
5970 · Depreciation Expense	20,732	0	100%			
Total Expense	790,766	4,528,596	17%			
t Income (Loss)	\$ (656,404)	\$ (3,541,128)				
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#### Downtown Memphis Commission and Its Related Entities Statement of Net Position as of December 31, 2022 with Comparison to December 31, 2021

# **Center City Revenue Finance Corporation**

	FY2023	FY2022	<u>Change</u>
Assets			
Current Assets			
1006 - BankTN Checking	1,000	-	1,000
1315 - LGIP	2,864,456	2,099,144	765,312
1315 - LGIP - Loan Proceeds	8,404,647	-	8,404,647
1320 - Restricted Cash-Tourism Surcharge	2,175,955	238,251	1,937,704
1460 - Debt Service Reserve Funds	13,320,539	-	13,320,539
1201 - Accrued Accounts Receivable	-	-	-
1550 - Mobility Center Restricted Funds	1,030,852	-	1,030,852
Total Current Assets	27,797,448	2,337,395	25,460,053
Total Fixed Assets	-	-	-
1590 - Loan Receivable - DPA	57,180,471	36,025,478	21,154,993
1591 - Interest Receivable - DPA	1,119,528	-	1,119,528
1582 - US Bank PILOT Funds	-	5,993,542	(5,993,542)
Total Other Assets	58,299,999	42,019,020	16,280,979
Total Assets	\$ 86,097,447	\$ 44,356,415	\$ 41,741,032

Liabilities & Equity Liabilities	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
1705 - Accounts Payable	\$ -	\$ 54,861	\$ (54,861)
2385 Loan Payable Renasant/Regions	40,000,000	-	40,000,000
2317 - Accrued Loan Interest	129,167	-	129,167
Total Current Liabilities	40,129,167	54,861	40,074,306
Total Long Term Liabilities	 -	-	-
Total Liabilities	40,129,167	54,861	40,074,306
Equity			
Designated for Specific Purpose	43,102,824	42,257,271	845,553
Undesignated Net Assets	 2,865,456	2,044,283	821,173
Total Equity	 45,968,280	44,301,554	1,666,726
Total Liabilities & Equity	\$ 86,097,447	\$ 44,356,415	\$ 41,741,032

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

	As of Dec '22	FY23 Budget	% of Budget Comments
Income			
4005 Interest Income	\$ 190,678	\$-	100%
4005 Pass Through Incon	<b>ne</b> 1,700,331	-	100% Tourism surcharge taxes
4014 PILOT Extensions	214,641	4,908,652	4% PILOT Extension Fund receipts
4016 Fees	1,416,634	1,000,000	142% PILOT closings
Total Income	3,522,284	5,908,652	60%
Expense			
5100 Office Expense	-	2,000	0%
5300 Professional Fees	241,066	253,000	95% Legal fees associated with PILOT closings
5700 Interest Expense	639,312	1,347,820	47% Bank loan for Mobility Projects
5850 Transfers out	-	750,000	0%
Total Expense	880,378	2,352,820	37%
et Income	\$ 2,641,906	\$ 3,555,832	

#### Downtown Memphis Commission and Its Related Entities Statement of Net Position as of December 31, 2022 with

Comparison to December 31, 2021

# **Downtown Mobility Authority**

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets Current Assets				Liabilities & Equity Current Liabilities			
1001 - BankTennessee Checking	\$ 559,373	\$-	\$ 559,373	1705 - Accounts Payable	\$ 562,835	\$ 266,054	\$ 296,781
1300 - LGIP (Local Govt Inv Pool)	3,221,459	3,157,112	64,347	2200 - Accrued Accounts Payable	157,500	157,500	0
1200 - Account Receivable	344,000	261,539	82,461				
1551 - Prepaid Insurance	101,864	79,109	22,755				
1570 - Deferred Bond Issuance Cost	0	75,331	(75,331)				
Total Current Assets	4,226,696	3,573,091	653,605	Total Current Liabilities	720,335	423,554	296,781
				Long Term Liabilities			
				2255 - Loan Payable City of Memphis	5,120,000	5,120,000	0
				2256 - Accrued Ln Interest	6,054,616	5,796,056	258,560
				2278 - Loan Payable CCRFC	57,180,471	38,682,611	18,497,860
				2280 - Loan Payable BankTennessee	1,756,598	1,898,751	(142,153)
				2310 - Bonds Payable - Taxable 2004	0	2,360,000	(2,360,000)
Total Fixed Assets	54,739,282	31,472,123	23,267,159	2315 - Discount on Bonds	0	(14,698)	14,698
				2317 - Accrued Loan Interest	1,119,528	83,030	1,036,498
Loans Receivable	22,053,395	22,260,553	(207,158)	Total Long Term Liabilities	71,231,214	53,925,750	17,305,464
				Total Liabilities	71,951,549	54,349,304	17,602,245
				Equity			
				Net Assets	9,067,822	2,956,463	6,111,359
				Total Equity	9,067,822	2,956,463	6,111,359
Total Assets	\$ 81,019,373	\$ 57,305,767	\$ 23,713,606	Total Liabilities & Equity	\$ 81,019,373	\$ 57,305,767	\$ 23,713,606

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

		As of Dec '22		23 Budget	% of Budget	Comments		
Income								
4000 · Admin & Interest Income	\$	214,716	\$	6,000	3,579%			
4200 Investment Income/(Loss)		-		-	0%			
4500 Parking Garage Income		1,517,383		3,553,434	43%	Refer to Income statement by garage		
4800 · Transfers In		-		-	0%	Transfer from CCRFC		
Total Income		1,732,099		3,559,434	49%			
Expense								
5050 Security		276,204		556,933	50%			
5100 · Rent/Insurance Expense		284,605		372,882	76%	property insurance and other coverages-garages includes adding TMA personnel and pre-work for		
5200 TMA Initiatives (Professional Face		204 604		ECE 000	F00/	Mobility Center, Wagner Place/Shoppers Garage		
5300 · TMA Initiatives/Professional Fees		291,691		565,000		improvements		
5800 Parking Garage Expense 5850 Transfers out		464,496 -		1,349,255 -	34% 0%	Refer to Income statement by garage		
5970 · Depreciation Expense		591,831		1,232,274	48%			
5980 Taxes		38,757		95,000	41%	First Place parking garage		
5975 · Interest Expense		170,058		79,693		250 PP debt and BankTN bank loan		
Total Expense		2,117,642		4,251,037	50%	•		
perating Net Income (Loss)	\$	(385,543)	\$	(691,603)				
Cash Flow (add back Depreciation/Interest)	\$	376,346	\$	620,364				

## DOWNTOWN MOBILITY AUTHORITY

## Garage Operations For the Six Months Ended December 31, 2022

	Other	OWN					LEASE from	Jt. Venture		
	Parking Authority	250 Peabody	First Parking 2nd St.	Barboro Flats (Gayoso Garage)	100 N. Main Parking Lot	Shoppers	Riverfront	Criminal Justice Center	110 Peabody Tower - flat fee	TOTAL
Income										
Garage Lease Income	37,500									37,500
Miscellaneous Income	47,219									47,219
Garage Income	1,930	446,102	489,420	198,559	77,874	60,706	274,035	286,038	43,350	1,878,014
Total Income	86,649	446,102	489,420	198,559	77,874	60,706	274,035	286,038	43,350	1,962,733
Expenses:										
Operating Expenses										
Security Expense (Stellar Security)	-	54,923	51,101	50,068	21,156	27,226	47,723	-	-	252,196
Garage Expense (Premium)	-	166,940	128,510	58,228	21,254	100,152	122,408	120,023	-	717,515
Incentive Fee (Premium)	-	51,515	15,258		-		,	,00	-	66,773
Total Operating Expenses		273,378	194,869	108,296	42,410	127,378	170,131	120,023		1,036,485
		210,010	101,000	100,200	12,110	121,010		120,020		1,000,100
Operating Income managed by Premium	86,649	172,725	294,551	90,263	35,464	(66,672)	103,904	166,016	43,350	926,248
Other Expenses Rent (paid to City of Memphis)						2,678	97,335	57,488		157,500
Property Insurance	15,908	11,418	12,008	30,715	14,796	_,	.,	,	-	84,844
Legal	17,529	11,110	12,000	00,110	11,100					17,529
Property Taxes	11,020		38,756						_	38,756
TMA Employee/Initiatives	95,164		50,750						_	95,164
Via Groove On Demand Contribution	102,852									102,852
Other Professional	8,957									8,957
		11 410	50.764	20.715	14 706	0.679	07 225	E7 400		
Total Other Expenses	240,409	11,418	50,764	30,715	14,796	2,678	97,335	57,488	-	505,602
Debt Service										
Principal/Interest Pymts	-	-	112,543	-	-	-	-	-	-	112,543
Total Debt Service				-		-	-	-	-	-
otal Other Expenses/Debt Service	240,409	11,418	163,307	30,715	14,796	2,678	97,335	57,488	-	618,145
Operating Income	\$ (153,761)	\$ 161,307	\$ 131,244	\$ 59,548	\$ 20,668	\$ (69,350)	\$ 6,569	\$ 108,528	\$ 43,350	\$ 308,103
apital Expenditures										
	(153,761)	161,307	131,244	59,548	20,668	(69,350)	6,569	108,528	43,350	308,103
Proposed Capital Improvement Reserve (15%)		25,909	44,183	13,539	5,320		15,586	24,902	6,503	135,941 f 243,988 F
										379,929