

Financial Update

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

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets				Liabilities & Equity			
				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	<u>5,358,377</u>	<u>6,204,392</u>	<u>(846,015)</u>	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	<u>319,190</u>	<u>460,193</u>	<u>(141,003)</u>
				Total Liabilities	<u>587,215</u>	<u>808,514</u>	<u>(221,299)</u>
				Equity			
				Undesignated Net Assets	5,319,344	5,582,332	(262,988)
				Total Equity	<u>5,319,344</u>	<u>5,582,332</u>	<u>(262,988)</u>
Total Assets	<u>\$ 5,906,559</u>	<u>\$ 6,390,846</u>	<u>\$ (484,287)</u>	Total Liabilities & Equity	<u>\$ 5,906,559</u>	<u>\$ 6,390,846</u>	<u>\$ (484,287)</u>

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

	As of Dec '22	FY23 Budget	% of Budget	Comments
Income				
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%	
Total 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%	
Total Expense	2,247,236	5,021,433	45%	
Net 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

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
1308 - LGIP Development Ln Fund	\$ 4,404,310	\$ 4,832,398	(428,088)	Current Liabilities			
1001 - BankTennessee Checking	269,891	2,734	267,157	1705 - Accounts Payable	\$ 14,479	\$ 12,197	\$ 2,282
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	<u>6,749,001</u>	<u>7,235,176</u>	<u>(486,175)</u>	Total Current Liabilities	<u>14,479</u>	<u>12,197</u>	<u>2,282</u>
Total Fixed Assets	1,727,406	305,161	1,422,245	Loan Payable - Liberty Bank	<u>969,064</u>	<u>-</u>	<u>969,064</u>
				Total Liabilities	<u>983,543</u>	<u>12,197</u>	<u>971,346</u>
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	<u>1,936,305</u>	<u>1,984,610</u>	<u>(48,305)</u>	Undesignated Net Assets	<u>1,576,692</u>	<u>1,854,594</u>	<u>(277,902)</u>
Total Assets	<u>\$ 10,412,712</u>	<u>\$ 9,524,947</u>	<u>\$ 887,766</u>	Total Equity	<u>9,429,168</u>	<u>9,512,750</u>	<u>(83,582)</u>
				Total Liabilities & Equity	<u>\$ 10,412,712</u>	<u>\$ 9,524,947</u>	<u>\$ 887,766</u>

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

	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	<u>134,362</u>	<u>987,468</u>	<u>14%</u>	
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	<u>790,766</u>	<u>4,528,596</u>	<u>17%</u>	
Net Income (Loss)	<u>\$ (656,404)</u>	<u>\$ (3,541,128)</u>		

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

	<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>		<u>FY2023</u>	<u>FY2022</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
1006 - BankTN Checking	1,000	-	1,000	Liabilities			
1315 - LGIP	2,864,456	2,099,144	765,312	1705 - Accounts Payable	\$ -	\$ 54,861	\$ (54,861)
1315 - LGIP - Loan Proceeds	8,404,647	-	8,404,647	2385 Loan Payable Renasant/Regions	40,000,000	-	40,000,000
1320 - Restricted Cash-Tourism Surcharge	2,175,955	238,251	1,937,704	2317 - Accrued Loan Interest	129,167	-	129,167
1460 - Debt Service Reserve Funds	13,320,539	-	13,320,539	Total Current Liabilities	<u>40,129,167</u>	<u>54,861</u>	<u>40,074,306</u>
1201 - Accrued Accounts Receivable	-	-	-	Total Long Term Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
1550 - Mobility Center Restricted Funds	1,030,852	-	1,030,852	Total Liabilities	<u>40,129,167</u>	<u>54,861</u>	<u>40,074,306</u>
Total Current Assets	<u>27,797,448</u>	<u>2,337,395</u>	<u>25,460,053</u>	Equity			
Total Fixed Assets	-	-	-	Designated for Specific Purpose	43,102,824	42,257,271	845,553
				Undesignated Net Assets	2,865,456	2,044,283	821,173
1590 - Loan Receivable - DPA	57,180,471	36,025,478	21,154,993	Total Equity	<u>45,968,280</u>	<u>44,301,554</u>	<u>1,666,726</u>
1591 - Interest Receivable - DPA	1,119,528	-	1,119,528	Total Liabilities & Equity	<u>\$ 86,097,447</u>	<u>\$ 44,356,415</u>	<u>\$ 41,741,032</u>
1582 - US Bank PILOT Funds	-	5,993,542	(5,993,542)				
Total Other Assets	<u>58,299,999</u>	<u>42,019,020</u>	<u>16,280,979</u>				
Total Assets	<u>\$ 86,097,447</u>	<u>\$ 44,356,415</u>	<u>\$ 41,741,032</u>				

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 Income	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	<u>3,522,284</u>	<u>5,908,652</u>	<u>60%</u>	
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	<u>880,378</u>	<u>2,352,820</u>	<u>37%</u>	
Net Income	<u><u>\$ 2,641,906</u></u>	<u><u>\$ 3,555,832</u></u>		

**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				Liabilities & Equity			
Current Assets				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	<u>4,226,696</u>	<u>3,573,091</u>	<u>653,605</u>	Total Current Liabilities	<u>720,335</u>	<u>423,554</u>	<u>296,781</u>
				Long Term Liabilities			
Total Fixed Assets	54,739,282	31,472,123	23,267,159	2255 - Loan Payable City of Memphis	5,120,000	5,120,000	0
Loans Receivable	22,053,395	22,260,553	(207,158)	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)
				2315 - Discount on Bonds	0	(14,698)	14,698
				2317 - Accrued Loan Interest	1,119,528	83,030	1,036,498
				Total Long Term Liabilities	<u>71,231,214</u>	<u>53,925,750</u>	<u>17,305,464</u>
				Total Liabilities	<u>71,951,549</u>	<u>54,349,304</u>	<u>17,602,245</u>
				Equity			
				Net Assets	9,067,822	2,956,463	6,111,359
				Total Equity	<u>9,067,822</u>	<u>2,956,463</u>	<u>6,111,359</u>
Total Assets	<u><u>\$ 81,019,373</u></u>	<u><u>\$ 57,305,767</u></u>	<u><u>\$ 23,713,606</u></u>	Total Liabilities & Equity	<u><u>\$ 81,019,373</u></u>	<u><u>\$ 57,305,767</u></u>	<u><u>\$ 23,713,606</u></u>

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

	<u>As of Dec '22</u>	<u>FY23 Budget</u>	<u>% of Budget</u>	<u>Comments</u>
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	<u>1,732,099</u>	<u>3,559,434</u>	<u>49%</u>	
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 Mobility Center, Wagner Place/Shoppers Garage
5300 · TMA Initiatives/Professional Fees	291,691	565,000	52%	improvements
5800 Parking Garage Expense	464,496	1,349,255	34%	Refer to Income statement by garage
5850 Transfers out	-	-	0%	
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	213%	250 PP debt and BankTN bank loan
Total Expense	<u>2,117,642</u>	<u>4,251,037</u>	<u>50%</u>	
Operating Net Income (Loss)	<u>\$ (385,543)</u>	<u>\$ (691,603)</u>		
Cash Flow (add back Depreciation/Interest)	\$ 376,346	\$ 620,364		

