

May 31, 2018

Financial Update



**Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of May 31, 2018 with
Comparison to May 31, 2017**

Downtown Memphis Commission

	<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>		<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>
Assets				Liabilities & Equity			
				Liabilities			
Current Assets							
1001 - Bank Tennessee Checking	\$ 117,022	\$ 6,930	\$ 110,093				
1003 - First Alliance Bank	59,336	59,110	226				
1300 - LGIP (Local Govt Inv Pool)	1,927,159	1,445,003	482,156				
1200 - Account Receivable	51,027	39,778	11,248				
1550 - Prepaid Expenses	49,538	45,171	4,367				
Total Current Assets	<u>2,204,081</u>	<u>1,595,992</u>	<u>608,090</u>	Total Current Liabilities	204,068	142,174	61,894
				Long Term Liabilities			
Total Fixed Assets	1,279,999	1,601,718	(321,719)	2270 - Reserve for CBID Appeals	211,149	151,669	59,479
				2275 - Streetscape Loan Payable	0	0	0
				2276 - Accrued Loan Interest	0	0	0
				Total Long Term Liabilities	<u>211,149</u>	<u>151,669</u>	<u>59,479</u>
				Total Liabilities	<u>415,216</u>	<u>293,843</u>	<u>121,373</u>
				Equity			
				Undesignated Net Assets	3,068,864	2,903,867	164,997
				Total Equity	<u>3,068,864</u>	<u>2,903,867</u>	<u>164,997</u>
Total Assets	<u>\$ 3,484,080</u>	<u>\$ 3,197,710</u>	<u>\$ 286,371</u>	Total Liabilities & Equity	<u>\$ 3,484,080</u>	<u>\$ 3,197,710</u>	<u>\$ 286,371</u>

**Downtown Memphis Commission
Percent of Budget
For the Eleven Months Ended May 31, 2018**

NOTE: This report compares actual results to the full year budget to show if results are ahead or behind where they should be at this point in the year.

	11 months			11 mo = 92%	
	As of May '18	2018 Budget	Variance	% of Budget	Comments
Income					
4000 · Admin & Interest Income	3,508,298	2,838,800	669,498	124%	Assessment year, budgeted conservatively, appeals may come
4200 · Marketing	5,000	0	5,000	>100%	
4300 · Operations Income	18,585	6,000	12,585	310%	Food Truck electric hook up charges
4800 · Transfers In	0	565,000	(565,000)	0%	
Total Income	3,531,883	3,409,800	122,083	104%	
Expense					
5000 · Wages & Salaries	1,553,862	1,491,444	62,418	104%	Expanded BSB
5005 · Employee Benefits	352,812	458,860	(106,048)	77%	Budgeted more family coverage for BSB 2.0
5050 · Other Personnel Expenses	23,469	17,140	6,329	137%	
5060 · Dues & Subscriptions	6,568	14,570	(8,002)	45%	
5100 · Office Expense	276,188	216,586	59,602	128%	Expanded BSB
5200 · Conferences & Travel	14,953	16,700	(1,747)	90%	
5250 · Business Development	22,145	16,400	5,745	135%	
5300 · Professional Fees	226,885	135,100	91,785	168%	Accounting support and CEO transition; Retail market study
5450 · Advertising	31,618	41,000	(9,382)	77%	
5550 · Events and Sponsorships	186,528	260,000	(73,472)	72%	Timing varies
5700 · Planning & Development	134,376	85,000	49,376	158%	
5950 · Improvements	172,436	232,000	(59,564)	74%	Timing varies
5970 · Depreciation Expense	380,781	425,000	(44,219)	90%	
Total Expense	3,382,620	3,409,800	(27,180)	99%	
Net Operating Income	149,264	-			

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of May 31, 2018 with
Comparison to May 31, 2017

Center City Development Corporation and Center City Revenue and Finance Corporation

	<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>		<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>
Assets							
Current Assets				Liabilities & Equity			
1308 - LGIP (Local Govt Inv Pool)	\$ 12,731,500	\$ 4,433,867	8,297,633	Current Liabilities			
1320 - Development Loan Checking	\$ 51,822	\$ 73,759	(21,936)	1705 - Accounts Payable	\$ 30,797	\$ 31,936	\$ (1,139)
1200 - Account Receivable	\$ 19,037	\$ 6,005,281	(5,986,244)				
1460 - CCDC Investment Acct	\$ 1,807,291	\$ 1,756,460	50,831				
1020 US Bank Trust	\$ -	\$ -	-				
1550 - Prepaid Expenses	\$ 3,291	\$ 2,155	1,136				
Total Current Assets	<u>14,612,942</u>	<u>12,271,522</u>	<u>2,341,420</u>	Total Current Liabilities	<u>\$ 30,797</u>	<u>\$ 31,936</u>	<u>(1,139)</u>
Total Fixed Assets	\$ 484,975	\$ 591,727	(106,752)	Total Long Term Liabilities	\$ -	\$ -	-
				Total Liabilities	<u>\$ 30,797</u>	<u>\$ 31,936</u>	<u>(1,139)</u>
1582 - USBank Pilot Funds	\$ 16,455,053	\$ 17,952,910	(1,497,856)				
1590 - Loan Receivable - DPA	\$ 6,725,954	\$ 7,976,851	(1,250,898)	Equity			
1600 - Development Loans	\$ 707,527	\$ 810,375	(102,847)	Designated for Specific Purpose	\$ 27,321,297	\$ 36,568,680	(9,247,383)
Total Other Assets	<u>\$ 23,888,534</u>	<u>\$ 26,740,136</u>	<u>(2,851,601)</u>	Undesignated Net Assets	<u>\$ 11,634,357</u>	<u>\$ 3,002,769</u>	<u>8,631,588</u>
Total Assets	<u>\$ 38,986,452</u>	<u>\$ 39,603,385</u>	<u>\$ (616,933)</u>	Total Equity	<u>\$ 38,955,655</u>	<u>\$ 39,571,449</u>	<u>(615,794)</u>
				Total Liabilities & Equity	<u>\$ 38,986,452</u>	<u>\$ 39,603,385</u>	<u>\$ (616,933)</u>

Center City Development Corporation (CCDC)
Percent of Budget
For the Eleven Months Ended May 31, 2018

	11 months		11 mo = 92%	
	<u>As of May '18</u>	<u>2018 Budget</u>	<u>% of Budget</u>	<u>Comments</u>
Income				
4000 · Interest Income	\$ 158,801	\$ 23,960	663%	Investment income high and not budgeted
4100 · Development Income	800	5,500	15%	
4800 · Transfers In	-	1,400,000	0%	
Total Income	<u>159,601</u>	<u>1,429,460</u>	<u>11%</u>	
Expense				
5100 · Office Expense	6,385	13,000	49%	
5250 Business Development	-	300	0%	
5300 · Professional Fees	45,494	71,000	64%	
5550 · Event Production	21,008	25,000	84%	Race for the Cure
5700 · Planning & Development	222,288	2,666,000	8%	
5850 Transfers Out	-	305,000	0%	
5950 Improvements	-	10,000	0%	
5970 · Depreciation Expense	114,300	132,000	87%	
Total Expense	<u>409,475</u>	<u>3,222,300</u>	<u>13%</u>	
Net Income	<u>\$ (249,874)</u>	<u>\$ (1,792,840)</u>		

Center City Revenue Finance Corporation (CCFRC)
Percent of Budget
For the Eleven Months Ended May 31 2018

NOTE: This report compares actual results to the full year budget to show if results are ahead or behind where they should be at this point in the year.

	11 months <u>As of May '18</u>	Full Year <u>2018 Budget</u>	11 mo = 92% <u>% of Budget</u>	<u>Comments</u>
Income				
4005 Interest Income	\$ 100,178	\$ -	0%	
4014 PILOT Extensions	5,067,319	4,700,000	108%	
4016 Fees	1,339,979	300,000	447%	Significant closings include Union McLean, Hampton Inn assignment, Orion, 266 S. Front
Total Income	<u>6,507,476</u>	<u>5,000,000</u>	<u>130%</u>	
Expense				
5300 Professional Fees	316,512	152,500	208%	High transaction volume and convention center hotel pre-work
5850 Transfers out	719,645	2,200,000	33%	DPA Transfer
Total Expense	<u>1,036,157</u>	<u>2,352,500</u>	<u>44%</u>	
Net Income	<u><u>\$ 5,471,318</u></u>	<u><u>\$ 2,647,500</u></u>		

Downtown Memphis Commission and Its Related Entities
Statement of Net Position as of May 31, 2018 with
Comparison to May 31, 2017

Downtown Parking Authority

	<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>		<u>FY2018</u>	<u>FY2017</u>	<u>Change</u>
Assets				Liabilities & Equity			
Current Assets				Current Liabilities			
1020 - USBank Debt Service	\$ 1,004,984	\$ 1,156,517	\$ (151,533)	1705 - Accounts Payable	\$ 327,151	\$ 333,552	\$ (6,401)
1300 - LGIP (Local Govt Inv Pool)	2,085,211	1,823,964	261,247				
1314 - LGIP Held for Brewery Garage	0	0	0				
				2260 - Unearned Revenue	21,062	12,099	8,964
1200 - Account Receivable	171,027	158,312	12,715				
1551 - Prepaid Insurance	26,045	14,552	11,493	Total Current Liabilities	348,214	345,651	2,563
1570 - Deferred Bond Issuance Cost	152,456	173,979	(21,523)	Long Term Liabilities			
Total Current Assets	3,439,722	3,327,324	112,399	2255 - Loan Payable City of Memphis	5,120,000	5,120,000	0
				2256 - Accrued Ln Interest	4,869,549	4,610,989	258,560
				2265 - Reserve for Contingencies	60,627	44,982	15,645
				2278 - Loan Payable CCRFC	6,725,954	7,979,359	(1,253,406)
				2280 - Loan Payable BankTennessee	2,354,518	2,471,005	(116,487)
				2310 - Bonds Payable - Taxable 2004	4,945,000	5,505,000	(560,000)
Total Fixed Assets	22,365,119	23,450,539	(1,085,420)	2315 - Discount on Bonds	(29,788)	(34,000)	4,212
				2317 - Accrued Loan Interest	366,058	190,683	175,375
Loans Receivable	6,725,954	8,030,059	(1,304,105)	Total Long Term Liabilities	24,411,918	25,888,019	(1,476,100)
				Total Liabilities	24,760,132	26,233,669	(1,473,537)
				Equity			
				Net Assets	7,770,663	8,574,252	(803,589)
				Total Equity	7,770,663	8,574,252	(803,589)
Total Assets	\$ 32,530,795	\$ 34,807,921	\$ (2,277,127)	Total Liabilities & Equity	\$ 32,530,795	\$ 34,807,921	\$ (2,277,127)

**Downtown Parking Authority
Percent of Budget
For the Eleven Months Ended May 31, 2018**

NOTE: This report compares actual results to the full year budget to show if results are ahead or behind where they should be at this point in the year.

	11 months <u>As of May '18</u>	2018 Budget	11 mo = 92% <u>% of Budget</u>	<u>Comments</u>
Income				
4000 · Admin & Interest Income	\$ 64,412	\$ 55,356	116%	TN Brewery Lease deferred, write off on early termination of Chisca lease
4200 Marketing Income	-	1,440	0%	
4500 Parking Income	1,844,105	2,059,500	90%	
4800 · Transfers In	719,645	800,000	90%	
Total Income	<u>2,628,161</u>	<u>2,916,296</u>	<u>90%</u>	
Expense				
5050 Security	239,890	261,000	92%	
5100 · Office Expense	361,655	462,240	78%	
5300 · Professional Fees	35,869	38,923	92%	
5800 Parking	749,467	852,000	88%	
5850 Transfers out	0	260,000	0%	
5970 · Depreciation Expense	968,591	1,047,140	92%	
5980 Taxes	63,223	61,274	103%	
5975 · Interest Expense	829,178	706,800	117%	
Total Expense	<u>3,247,873</u>	<u>3,689,377</u>	<u>88%</u>	
Operating Net Income	<u>\$ (619,713)</u>	<u>\$ (773,081)</u>		