

Fund 425 - TIF - Leighton Plaza (Redevelop Retail)

Fund Type	TIF - Leighton Plaza (Redevelop Retail)					Control	Tax Increment Financing Funds					
	2015 Actual	2016 Actual	2017 Amended Budget	06/30/17 Actual	2018 Adopted Budget		Forecast				Budget Variance	%
							2019	2020	2021	2022	2017-2018	Change
Revenue												
Interest Earnings	857	1,511	1,743	748	1,706		-	-	-	-	(37)	-2%
Other Income	165,894	133,957	195,308	60,856	195,308		-	-	-	-	-	0%
Transfers In	-	-	-	-	-		-	-	-	-	-	-
Total Revenue	166,751	135,468	197,051	61,604	197,014		-	-	-	-	(37)	0%
Expenditures by Type												
Supplies	7,390	4,035	10,342	2,055	10,342		-	-	-	-	-	0%
Services & Charges												
Professional Services	5,002	23,425	10,041	7,000	7,000		-	-	-	-	(3,041)	-30%
Printing & Advertising	-	-	-	-	-		-	-	-	-	-	-
Utilities	4,446	8,324	4,500	2,223	4,500		-	-	-	-	-	0%
Repairs & Maintenance	72,169	36,158	76,898	35,973	85,834		-	-	-	-	8,936	12%
Debt Service												
Principal	-	-	-	-	-		-	-	-	-	-	-
Interest & Fees	-	-	-	-	-		-	-	-	-	-	-
Transfers Out	-	-	-	-	-		-	-	-	-	-	-
Other Services & Charges	41,454	44,681	56,385	21,576	50,490		-	-	-	-	(5,895)	-10%
Total Services & Charges	123,071	112,588	147,824	66,773	147,824		-	-	-	-	-	0%
Capital												
Land	-	-	-	-	-		-	-	-	-	-	-
Land Improvements	-	-	-	-	-		-	-	-	-	-	-
Buildings & Bldg Improve.	-	40,850	-	-	-		-	-	-	-	-	-
Motor Equipment	-	-	-	-	-		-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-		-	-	-	-	-	-
Infrastructure	-	-	-	-	-		-	-	-	-	-	-
Total Capital	-	40,850	-	-	-		-	-	-	-	-	-
Total Expenditures	130,461	157,473	158,166	68,827	158,166		-	-	-	-	-	0%
Net Surplus / (Deficit)	36,290	(22,005)	38,885	(7,223)	38,848		-	-	-	-		
Beginning Cash Balance	172,431	208,565	186,518		225,403	264,251	264,251	264,251	264,251		Cash Reserve	
Cash Adjustments	(155)	(42)	-		-	-	-	-	-		25% of Annual expenditures	
Ending Cash Balance	208,565	186,518	225,403		264,251	264,251	264,251	264,251	264,251			
Cash Reserves Target	26,092	39,368	39,542		39,542	-	-	-	-			

Fund Purpose:

This fund is used for South Bend downtown retail space property management. Working with potential buyer in 2017. 2018 budget only a contingency at this point.

Explain Significant Revenue and Expenditure Changes/Variations Below: