

# 2019 Budget Presentation Redevelopment Commission Controlled Funds

September 12, 2018



## TABLE OF CONTENTS

<b>POWERPOINT PRESENTATION .....</b>	<b>2-5</b>
<b>TAX INCREMENT FINANCING FUNDS.....</b>	<b>6-36</b>
324 RIVER WEST (FORMERLY AIRPORT TIF) .....	6-11
422 WEST WASHINGTON.....	12-15
425 LEIGHTON PLAZA .....	16-22
429 RIVER EAST (NORTHEAST DEVELOPMENT) .....	23-26
430 SOUTHSIDE DEVELOPMENT AREA (SSDA) #1 .....	27-30
435 DOUGLAS ROAD.....	31-33
436 RIVER EAST RESIDENTIAL (NORTHEAST RESIDENTIAL) .....	34-36
<b>REDEVELOPMENT FUNDS .....</b>	<b>37-47</b>
433 REDEVELOPMENT ADMINISTRATION GENERAL.....	37-39
439 CERTIFIED TECHNOLOGY PARK .....	40-44
454 AIRPORT URBAN ENTERPRISE ZONE.....	45-47
<b>DEBT SERVICE FUNDS .....</b>	<b>48-53</b>
315 2003 AIRPORT DEBT RESERVE.....	48-50
328 SBCDA 2003 DEBT RESERVE.....	51-53



# CITY OF SOUTH BEND

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

## Department of Community Investment

*- Redevelopment Commission Controlled Funds*

September 12, 2018

### Agenda

1. Overview of Redevelopment Funds
2. Economic Empowerment Programming
3. 2019 Goals



CITY OF SOUTH BEND  
COMMUNITY INVESTMENT

# Funds

## Community Investment Budget

### Civil City Funds

- 209 - Studebaker/Oliver
- 210 - State Grants
- 211 - DCI Operating
- 212 - Fed Grants
- 217 - Gifts, Donations\*
- 227 - Loss Recovery
- 404 - COIT
- 408 - EDIT

### Capital/Trustee/Debt Service Funds

- 315, 328 - Bonds
- 317 - Coveleski
- 410 - UDAG
- 439 - Certified Tech Park
- 677 - Hall of Fame
- 754 - Industrial Revolving
- 752 - Redevelopment Auth.
- 753, 756 - Smart Streets
- 759, 760 - Eddy Street

### Redevelopment Funds

- 324 - River West
- 422 - W. Washington
- 429 - River East
- 430 - South Side
- 433 - Redevelopment Admin
- 435 - Douglas Road
- 436 - River East Res.
- 454 - AUEZ

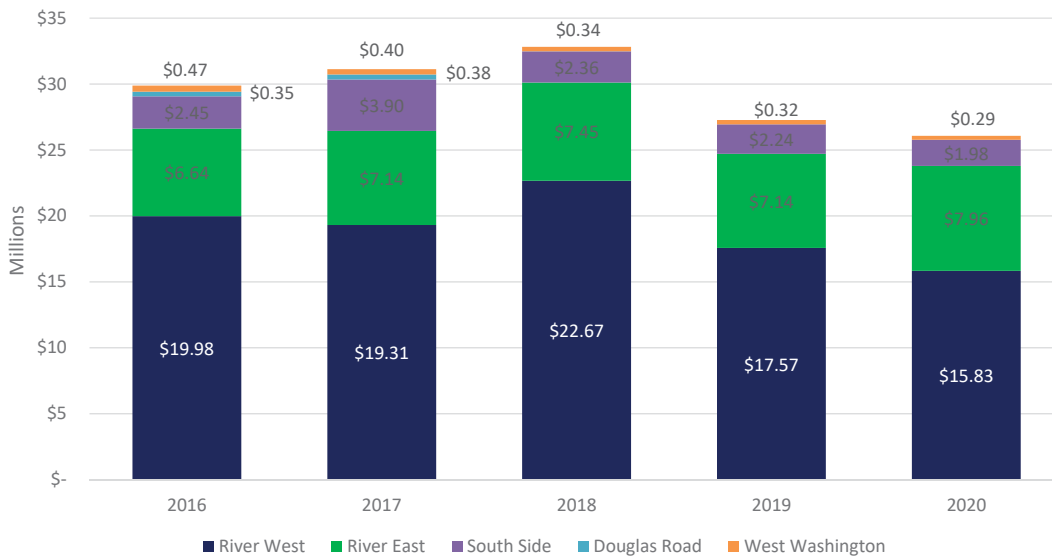
\* No longer managed by DCI



CITY OF SOUTH BEND  
COMMUNITY INVESTMENT

# Overview of Redevelopment Funds

TIF REVENUES (\$m)



CITY OF SOUTH BEND  
COMMUNITY INVESTMENT

## Overview of Redevelopment Funds

### \$28.4 million expected revenue across redevelopment funds

*\$13.3m for debt service leaves \$15.1m of 2019 funds*

#### Major Projects

1. \$4.4m for public works projects, including North Station Filtration Plant, water mains, and booster stations
2. \$1.5m in Parks projects (in addition to TIF bond debt service)
3. \$2m for Western streetscape, Falcon to Dundee
4. \$2m for SE Master Plan implementation (pending TIF realignment)
5. \$800,000 local match to federal funds for coal line trail project
6. \$450,000 for technology resource center operations and programming
7. \$750,000 for Portage-Elwood streetscape
8. \$800,000 for Sherman-Harrison infrastructure/public space
9. \$550,000 for city cemetery entrance (RW TIF)
10. \$500,000 for engineering and design of 2020 WSMS implementation
11. \$385,000 for redevelopment professional services (legal, engineering, TIF management)
12. \$500,000 for Washington Colfax apartments (half of existing commitment, other half in 2018)
13. \$400,000 in West Washington area improvements



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## Economic Empowerment (Fund 433)

- \$250,000 local match for Department of Labor YouthBuild grant — partnering with Goodwill on youth and community development program (ages 16-24)
- \$150,000 to match Lifelong Learning initiative, in partnership with the Drucker Institute, Google and Walmart, to provide meaningful learning opportunities at all ages and career stages
- \$135,000 match as part of the Bloomberg Mayor's Challenge grant application to address workforce transportation gaps
- \$100,000 small business microloan pilot for owners, whose household income falls under 80% AMI
- \$100,000 capacity building measures for early childhood education
- \$80,000 Housing financing gaps, low-value mortgage support
- \$75,000 CDFI attraction
- \$75,000 Resident legal assistance program and eviction legal support pilot



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6

## 2019 Goals

1. Implement processes associated with new organizational structure, move toward one-stop shop for development/land use, as well as centralized City licensing
2. Advance neighborhood and housing development program: address financing barriers and move more vacant lots to valuable uses
3. Increase connectivity of neighborhoods to and around downtown
4. Continue implementation of WSMS, SE Master, and City Cemetery plans
5. Update redevelopment area plans, complete zoning reform and enable missing middle housing
6. Improve resident engagement on City services and direct neighborhood association support
7. Increase meaningful information available on City services, including better accessibility of information online (e.g. city property database)
8. Continue to pilot economic empowerment programs
9. Build on regional leadership in workforce development
10. Increase financing for small businesses
11. Promote greater density within the urban core and surrounding neighborhoods
12. Market our Innovation District and Opportunity Zone for investment



CITY OF SOUTH BEND  
COMMUNITY INVESTMENT

## Fund 324 - TIF - River West Development Area (Airport)

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	18,159,311	17,259,902	17,289,104	10,603,198	16,935,449	15,203,371	15,342,018	15,373,217	15,418,825	(353,655)	-2%
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	396,000	394,000	395,000	196,500	396,500	396,500	396,500	396,500	396,500	1,500	0%
Grants/Intergovernmental	101,185	333,732	365,000	22,988	-	-	-	-	-	(365,000)	-100%
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	4,320	1,060	-	-	-	-	-	(4,320)	-100%
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	278,752	246,964	450,000	224,376	200,000	200,000	200,000	200,000	200,000	(250,000)	-56%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	1,014,738	1,092,732	4,513,079	4,503,353	-	-	-	-	-	(4,513,079)	-100%
Transfers In	22,199	24,043	34,000	18,030	34,000	34,000	34,000	34,000	34,000	-	0%
<b>Total Revenue</b>	<b>19,972,185</b>	<b>19,351,373</b>	<b>23,050,503</b>	<b>15,569,505</b>	<b>17,565,949</b>	<b>15,833,871</b>	<b>15,972,518</b>	<b>16,003,717</b>	<b>16,049,325</b>	<b>(5,484,554)</b>	<b>-24%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	763,153	1,040,920	3,204,563	579,845	369,644	377,037	384,578	392,269	400,115	(2,834,919)	-88%
Printing & Advertising	30,275	24,071	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	4,670,000	6,159,112	2,831,409	1,137,362	3,608,315	3,750,570	3,808,193	3,491,202	3,649,615	776,906	27%
Interest & Fees	1,547,396	2,008,054	962,789	493,871	1,171,850	1,028,620	875,863	707,788	543,131	209,061	22%
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	109,318	426,939	2,457,718	1,984,316	-	-	-	-	-	(2,457,718)	-100%
Transfers Out	-	-	4,265,147	2,133,988	4,261,018	4,261,794	3,977,053	3,665,000	2,887,125	(4,129)	0%
<b>Total Services &amp; Charges</b>	<b>7,120,142</b>	<b>9,659,096</b>	<b>13,721,626</b>	<b>6,329,382</b>	<b>9,410,827</b>	<b>9,418,020</b>	<b>9,045,687</b>	<b>8,256,259</b>	<b>7,479,986</b>	<b>(4,310,799)</b>	<b>-31%</b>
<b>Capital</b>											
Land	-	-	150,000	-	-	-	-	-	-	(150,000)	-100%
Land Improvements	2,554,706	1,247,127	1,511,702	355,712	-	-	-	-	-	(1,511,702)	-100%
Bldgs & Bldg Improve.	2,672,914	2,491,508	13,885,431	5,975,690	-	-	-	-	-	(13,885,431)	-100%
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-
Machinery & Equipment	4,523,923	857,113	89,230	79,499	-	-	-	-	-	(89,230)	-100%
Infrastructure	3,318,776	4,105,934	16,998,193	316,917	8,589,173	4,581,980	3,454,314	3,243,741	6,020,015	(8,409,020)	-49%
<b>Total Capital</b>	<b>13,070,319</b>	<b>8,701,682</b>	<b>32,634,556</b>	<b>6,727,818</b>	<b>8,589,173</b>	<b>4,581,980</b>	<b>3,454,314</b>	<b>3,243,741</b>	<b>6,020,015</b>	<b>(24,045,383)</b>	<b>-74%</b>
<b>Total Expenditures</b>	<b>20,190,461</b>	<b>18,360,777</b>	<b>46,356,182</b>	<b>13,057,200</b>	<b>18,000,000</b>	<b>14,000,000</b>	<b>12,500,001</b>	<b>11,500,000</b>	<b>13,500,001</b>	<b>(28,356,182)</b>	<b>-61%</b>
<b>Net Surplus / (Deficit)</b>	<b>(218,276)</b>	<b>990,596</b>	<b>(23,305,679)</b>	<b>2,512,306</b>	<b>(434,051)</b>	<b>1,833,871</b>	<b>3,472,517</b>	<b>4,503,717</b>	<b>2,549,324</b>		
Beginning Cash Balance	32,678,602	32,453,040	33,563,915		10,258,236	9,824,185	11,658,056	15,130,573	19,634,290		
Cash Adjustments	(7,285)	120,279	-		-	-	-	-	-		
<b>Ending Cash Balance</b>	<b>32,453,040</b>	<b>33,563,915</b>	<b>10,258,236</b>		<b>9,824,185</b>	<b>11,658,056</b>	<b>15,130,573</b>	<b>19,634,290</b>	<b>22,183,614</b>		
Cash Reserves Target	5,047,615	4,590,194	11,589,046		4,500,000	3,500,000	3,125,000	2,875,000	3,375,000		
										<b>Cash Reserve</b>	
										25% of Annual expenditures	

**Fund Purpose:**

This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the River West Development Area and expenses of those funds on eligible development projects for this TIF area.

**Explanation of Revenue Sources:**

Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

Various projects and development opportunities include:

## Fund 324 - TIF - River West Development Area (Airport)

### Five-Year Capital Improvement Plan

Name	Funding Source	2019 Budget	Forecast				Total	Justification
			2020	2021	2022	2023		
Replacement Capital							-	
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Replacement Capital</b>		-	-	-	-	-	-	
<b>Project Capital</b>								
Various projects	Cash	8,589,173	4,581,980	3,454,314	3,243,741	6,020,015	25,889,223	Continued work as approved by the Redevelopment Commission.
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Project Capital</b>		8,589,173	4,581,980	3,454,314	3,243,741	6,020,015	25,889,223	
<b>Total Capital</b>		8,589,173	4,581,980	3,454,314	3,243,741	6,020,015	25,889,223	<b>Minimum Thresholds:</b> Equipment \$10,000   Buildings \$100,000

Explain Significant Spending on Capital Projects Below:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
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RIVER WEST TIF (AIRPORT)								
324-1050-460.31-01	LEGAL SERVICES	112,572	86,951	97,010	124,463	40,366	38,601	78,030

LEVEL	TEXT	TEXT AMT
BUDG	CITY PROFESSIONAL STAFF SERVICES	77,010
	OUTSIDE LEGAL FOR VARIOUS PROJECTS	20,000
		97,010

324-1050-460.31-02	ENGINEERING	406,711	669,402	214,117	2,291,950	475,014	371,503	201,614
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LEVEL	TEXT	TEXT AMT
BUDG	CITY PROFESSIONAL STAFF SERVICES	214,117
		214,117

324-1050-460.31-05	APPRAISAL	0	30,705	0	0	0	0	0
324-1050-460.31-06	OTHER PROFESSIONAL SVCS	243,870	253,863	86,700	788,150	218,397	169,740	90,000

LEVEL	TEXT	TEXT AMT
BUDG	CITY PROFESSIONAL SERVICES	86,700
		86,700

324-1050-460.33-03	PROMOTIONAL	30,275	24,071	0	0	0	0	0
324-1050-460.37-11	CAPITAL LEASE PRINCIPAL	2,185,000	3,149,112	3,188,224	136,409	67,362	67,362	0
324-1050-460.37-12	CAPITAL LEASE INTEREST	438,500	990,486	1,276,923	63,591	32,638	32,638	0
324-1050-460.38-01	PRINCIPAL	2,485,000	3,010,000	2,695,000	2,695,000	1,170,000	1,070,000	3,608,315

LEVEL	TEXT	TEXT AMT
BUDG	DS-005 2011 DOWNTOWN CENTRAL DEV AREA TIF 2/1/19	715,000
	DS-005 2011 DOWNTOWN CENTRAL DEV AREA TIF 8/1/19	730,000
	DS-006 2011 AIRPORT DEV AREA TIF 2/1/19	405,000
	DS-006 2011 AIRPORT DEV AREA TIF 8/1/19	415,000
	DS-012 2014 TJX SPECIAL TAXING DIST 1/1/20	440,000
	DS-013 2006 MAIN/COLFAX GARAGE-TRANSPO 3/15/19	70,773
	DS-013 2006 MAIN/COLFAX GARAGE-TRANSPO 9/15/19	72,542
	DS-086 2010 INTERFUND LOAN FUND 209 TO 324 8/9/19	100,000
	DS-169 2018 TIF PARK BOND 2/1/19	330,000
	DS-169 2018 TIF PARK BOND 8/1/19	330,000
		3,608,315

324-1050-460.38-02	INTEREST	1,108,396	1,016,068	897,698	897,698	461,233	461,233	1,170,350
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LEVEL	TEXT	TEXT AMT
BUDG	DS-005 2011 DOWNTOWN CENTRAL DEV AREA TIF 2/1/19	244,810
	DS-005 2011 DOWNTOWN CENTRAL DEV AREA TIF 8/1/19	227,758
	DS-006 2011 AIRPORT DEV AREA TIF 2/1/19	139,378
	DS-006 2011 AIRPORT DEV AREA TIF 8/1/19	129,719
	DS-012 2014 TJX SPECIAL TAXING DIST 7/1/19	20,475
	DS-012 2014 TJX SPECIAL TAXING DIST 1/1/20	20,475

Redevelopment Commission



ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
DS-013 2006	MAIN/COLFAX GARAGE-TRANSP		29,227					
DS-013 2006	MAIN/COLFAX GARAGE-TRANSP		27,458					
DS-169 2018	TIF PARK BOND 2/1/19		167,175					
DS-169 2018	TIF PARK BOND 8/1/19		163,875					
			1,170,350					

324-1050-460.38-03	PAYING AGENT FEES	500	1,500	1,500	1,500	0	0	1,500
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LEVEL	TEXT	TEXT AMT
BUDG	TUX BOND DS-012	500
	CENTURY CENTER BOND DS-062	1,000
		1,500

324-1050-460.39-01	REFNDS,AWARDS,INDEMNITIES	0	124,353	0	1,042,706	1,042,706	1,042,706	0
324-1050-460.39-82	DEMOLITION & CLEARANCE	109,318	302,586	0	1,415,012	941,611	941,611	0

Redevelopment Commission - 9

*	OTHER SERVICES & CHARGES	7,120,142	9,659,097	8,457,172	9,456,479	4,449,327	4,195,394	5,149,809
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324-1050-460.41-01	LAND	0	0	0	150,000	0	0	0
324-1050-460.42-01	LAND IMPROVEMENTS	2,554,706	1,247,127	0	1,511,702	597,312	355,712	0
324-1050-460.42-02	BUILDING IMPROVEMENTS	2,672,914	2,491,508	0	13,885,431	7,702,602	5,975,690	0
324-1050-460.42-03	STREETS AND ALLEYS	3,318,776	4,105,934	18,042,828	16,398,193	1,002,607	316,917	8,589,173
324-1050-460.42-04	SEWERS	0	0	0	600,000	0	0	0
324-1050-460.42-07	EQUIPMENT	4,523,923	857,113	0	89,230	89,202	79,499	0

*	CAPITAL	13,070,319	8,701,682	18,042,828	32,634,556	9,391,723	6,727,818	8,589,173
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324-1050-460.50-02	INTERFUND TRANSFER OUT	0	0	0	4,265,147	4,069,475	2,133,988	4,261,018
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LEVEL	TEXT	TEXT AMT
BUDG	TRANSFERS FOR DEBT SERVICES PAYMENTS & FEES	
	2019 TRANSFER TO 755-0000-392.00-00	591,098
	DS-036 2010/2001 PUBLIC WORKS SERVICE CENTER BONDS	
	2019 TRANSFER TO 755-0000-392.00-00	1,557,920
	DS-039 2012 FIRE ST/POLICE DEPT (BLDG CORP)	
	2019 TRANSFER TO 752-0000-392.00-00	396,500
	DS-062 2008/2013 CENTURY CENTER BONDS	
	2019 TRANSFER TO 756-1001-392.00-00	1,715,500
	DS-135 2015 SMART STREETS BONDS	
		4,261,018

*	OTHER USES	0	0	0	4,265,147	4,069,475	2,133,988	4,261,018
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**	COMMUNITY INVESTMENT	20,190,461	18,360,779	26,500,000	46,356,182	17,910,525	13,057,200	18,000,000
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***	RIVER WEST TIF (AIRPORT)	20,190,461	18,360,779	26,500,000	46,356,182	17,910,525	13,057,200	18,000,000
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ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
RIVER WEST TIF (AIRPORT)								
324-0000-311.00-00	GENERAL PROPERTY TAX	18,159,311	17,259,902	18,358,133	17,289,104	10,603,198	10,603,198	16,935,449
*		18,159,311	17,259,902	18,358,133	17,289,104	10,603,198	10,603,198	16,935,449
324-0000-317.00-00	HOTEL/MOTEL TAX	396,000	394,000	395,000	395,000	196,500	196,500	396,500
*		396,000	394,000	395,000	395,000	196,500	196,500	396,500
324-0000-334.13-00	INDUSTRIAL DEVELOPMENT	101,185	333,732	0	365,000	22,988	22,988	0
*		101,185	333,732	0	365,000	22,988	22,988	0
324-0000-349.11-00	PARKING	0	0	0	4,320	1,060	1,060	0
*		0	0	0	4,320	1,060	1,060	0
324-0000-360.00-00	MISCELLANEOUS REVENUE	15,036	72,387	0	10,692	10,605	10,005	0
324-0000-360.81-01	PROPERTY OWNERS SHARE	0	415,064	0	0	0	0	0
*		15,036	487,451	0	10,692	10,605	10,005	0
324-0000-361.00-00	INTEREST EARNINGS	264,096	246,007	200,000	450,000	315,970	224,376	200,000
324-0000-361.31-10	INTEREST INCOME	14,656	957	0	0	0	0	0
*		278,752	246,964	200,000	450,000	315,970	224,376	200,000
324-0000-362.00-00	RENTAL OF PROPERTY	88,616	56,509	0	7,387	5,687	5,687	0
324-0000-362.20-00	LEASE REVENUE- EQUIPMENT	250,000	125,000	0	125,000	125,000	125,000	0
*		338,616	181,509	0	132,387	130,687	130,687	0
324-0000-380.10-77	INDOT SR 933 TRANSFER	0	0	0	4,100,000	4,100,000	4,100,000	0
*		0	0	0	4,100,000	4,100,000	4,100,000	0
324-0000-391.05-00	PROPERTY SALES	140,510	287,398	0	250,000	242,661	242,661	0
324-0000-391.05-02	LAND	318,236	0	0	20,000	20,000	20,000	0
324-0000-391.05-04	BLACKTHORN GOLF CART SALE	0	60,000	0	0	0	0	0
*		458,746	347,398	0	270,000	262,661	262,661	0
324-0000-392.00-00	INTERFUND TRANSFER IN	22,199	24,043	34,000	34,000	26,251	18,030	34,000

Redevelopment Commission - 10

LEVEL	TEXT	TEXT AMT
BUDG	2019 TRANSFER FROM 315-1002-460.50-02	14,000
	INTEREST EARNINGS TRANSFERRED FROM FUND 315	
	2019 TRANSFER FROM 328-1002-460.50-02	20,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
	INTEREST EARNINGS TRANSFERRED FROM FUND 328		34,000					
*		22,199	24,043	34,000	34,000	26,251	18,030	34,000
	324-0000-399.31-10 PRINCIPAL ON LOANS	202,340	76,374	0	0	0	0	0
*		202,340	76,374	0	0	0	0	0
**	RIVER WEST TIF (AIRPORT)	19,972,185	19,351,373	18,987,133	23,050,503	15,669,920	15,569,505	17,565,949
***	RIVER WEST TIF (AIRPORT)	19,972,185	19,351,373	18,987,133	23,050,503	15,669,920	15,569,505	17,565,949

### Fund 422 - TIF - West Washington

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016	2017	2018		2019	Forecast				Budget	%
	Actual	Actual	Amended Budget	06/30/18 Actual	Proposed Budget	2020	2021	2022	2023	Variance 2018-2019	Change
<b>Revenue</b>											
Property Taxes	453,503	378,994	420,000	173,583	314,425	282,165	284,903	286,107	286,990	(105,575)	-25%
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	14,814	18,448	34,000	17,837	10,000	10,000	10,000	10,000	10,000	(24,000)	-71%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>468,317</b>	<b>397,442</b>	<b>454,000</b>	<b>191,420</b>	<b>324,425</b>	<b>292,165</b>	<b>294,903</b>	<b>296,107</b>	<b>296,990</b>	<b>(129,575)</b>	<b>-29%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	14,082	3,013	687	-	-	-	-	-	-	(687)	-100%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>14,082</b>	<b>3,013</b>	<b>687</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(687)</b>	<b>-100%</b>
<b>Capital</b>											
Land	-	-	-	-	-	-	-	-	-	-	-
Land Improvements	-	-	450,000	65,234	-	-	-	-	-	(450,000)	-100%
Bldgs & Bldg Improve.	-	-	340,000	-	-	-	-	-	-	(340,000)	-100%
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-
Infrastructure	-	79,063	1,095,229	88,851	900,000	400,000	350,000	300,000	300,000	(195,229)	-18%
<b>Total Capital</b>	<b>-</b>	<b>79,063</b>	<b>1,885,229</b>	<b>154,085</b>	<b>900,000</b>	<b>400,000</b>	<b>350,000</b>	<b>300,000</b>	<b>300,000</b>	<b>(985,229)</b>	<b>-52%</b>
<b>Total Expenditures</b>	<b>14,082</b>	<b>82,076</b>	<b>1,885,916</b>	<b>154,085</b>	<b>900,000</b>	<b>400,000</b>	<b>350,000</b>	<b>300,000</b>	<b>300,000</b>	<b>(985,916)</b>	<b>-52%</b>
<b>Net Surplus / (Deficit)</b>	<b>454,235</b>	<b>315,366</b>	<b>(1,431,916)</b>	<b>37,335</b>	<b>(575,575)</b>	<b>(107,835)</b>	<b>(55,097)</b>	<b>(3,893)</b>	<b>(3,010)</b>		
Beginning Cash Balance	1,504,532	1,957,615	2,279,940		848,024	272,449	164,614	109,517	105,624	<b>Cash Reserve</b>	
Cash Adjustments	(1,152)	6,959	-		-	-	-	-	-	25% of Annual expenditures	
<b>Ending Cash Balance</b>	<b>1,957,615</b>	<b>2,279,940</b>	<b>848,024</b>		<b>272,449</b>	<b>164,614</b>	<b>109,517</b>	<b>105,624</b>	<b>102,614</b>		
Cash Reserves Target	3,521	20,519	471,479		225,000	100,000	87,500	75,000	75,000		

**Fund Purpose:**

This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the West Washington Development Area and expenses of those funds on eligible development projects for this TIF area.

**Explanation of Revenue Sources:**

Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

The City Cemetery Master Plan is funded through this TIF.

## Fund 422 - TIF - West Washington

### Five-Year Capital Improvement Plan

Name	Funding Source	2019 Budget	Forecast				Total	Justification
			2020	2021	2022	2023		
Replacement Capital							-	
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Replacement Capital</b>		-	-	-	-	-	-	
<b>Project Capital</b>								
Various projects	Cash	900,000	400,000	350,000	300,000	300,000	2,250,000	Continued work as approved by the Redevelopment Commission.
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Project Capital</b>		900,000	400,000	350,000	300,000	300,000	2,250,000	
<b>Total Capital</b>		900,000	400,000	350,000	300,000	300,000	2,250,000	<b>Minimum Thresholds:</b> Equipment \$10,000   Buildings \$100,000

Explain Significant Spending on Capital Projects Below:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
TIF ALLOC WEST WASHINGTON								
422-1050-460.31-06	OTHER PROFESSIONAL SVCS	14,082	3,013	0	687	0	0	0
		-----	-----	-----	-----	-----	-----	-----
*	OTHER SERVICES & CHARGES	14,082	3,013	0	687	0	0	0
		-----	-----	-----	-----	-----	-----	-----
422-1050-460.42-01	LAND IMPROVEMENTS	0	0	0	450,000	65,234	65,234	0
422-1050-460.42-02	BUILDING IMPROVEMENTS	0	0	0	340,000	0	0	0
422-1050-460.42-03	STREETS AND ALLEYS	0	79,063	1,000,000	1,095,229	119,095	88,851	900,000
		-----	-----	-----	-----	-----	-----	-----
*	CAPITAL	0	79,063	1,000,000	1,885,229	184,329	154,085	900,000
		-----	-----	-----	-----	-----	-----	-----
**	COMMUNITY INVESTMENT	14,082	82,076	1,000,000	1,885,916	184,329	154,085	900,000
		-----	-----	-----	-----	-----	-----	-----
***	TIF ALLOC WEST WASHINGTON	14,082	82,076	1,000,000	1,885,916	184,329	154,085	900,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
TIF ALLOC WEST WASHINGTON								
422-0000-311.00-00	GENERAL PROPERTY TAX	453,503	378,994	420,000	420,000	173,583	173,583	314,425
*		453,503	378,994	420,000	420,000	173,583	173,583	314,425
422-0000-361.00-00	INTEREST EARNINGS	14,814	18,448	16,000	34,000	24,493	17,837	10,000
*		14,814	18,448	16,000	34,000	24,493	17,837	10,000
**	TIF ALLOC WEST WASHINGTON	468,317	397,442	436,000	454,000	198,076	191,420	324,425
***	TIF ALLOC WEST WASHINGTON	468,317	397,442	436,000	454,000	198,076	191,420	324,425

### Fund 425 - TIF - Leighton Plaza (Redevelop Retail)

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds						
	2016	2017	2018	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget	%	
	Actual	Actual	Amended Budget			2020	2021	2022	2023	Variance 2018-2019		Change
<b>Revenue</b>												
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	1,511	1,535	1,706	1,250	-	-	-	-	-	(1,706)	-100%	-
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	133,957	115,237	195,308	38,991	-	-	-	-	-	(195,308)	-100%	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>135,468</b>	<b>116,772</b>	<b>197,014</b>	<b>40,241</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(197,014)</b>	<b>-100%</b>	<b>-</b>
<b>Expenditures by Type</b>												
<b>Personnel</b>												
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>4,035</b>	<b>8,368</b>	<b>10,342</b>	<b>1,672</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(10,342)</b>	<b>-100%</b>	<b>-</b>
<b>Services &amp; Charges</b>												
Professional Services	23,425	10,040	7,000	-	-	-	-	-	-	(7,000)	-100%	-
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	8,324	4,446	4,500	13,090	-	-	-	-	-	(4,500)	-100%	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	36,158	63,044	85,834	15,987	-	-	-	-	-	(85,834)	-100%	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service												
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	44,681	46,151	50,490	6,151	-	-	-	-	-	(50,490)	-100%	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>112,588</b>	<b>123,681</b>	<b>147,824</b>	<b>35,229</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(147,824)</b>	<b>-100%</b>	<b>-</b>
<b>Capital</b>												
Land	-	-	-	-	-	-	-	-	-	-	-	-
Land Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Bldgs & Bldg Improve.	40,850	-	-	-	-	-	-	-	-	-	-	-
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Capital</b>	<b>40,850</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>157,473</b>	<b>132,049</b>	<b>158,166</b>	<b>36,901</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(158,166)</b>	<b>-100%</b>	<b>-</b>
<b>Net Surplus / (Deficit)</b>	<b>(22,005)</b>	<b>(15,277)</b>	<b>38,848</b>	<b>3,339</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>			
Beginning Cash Balance	208,565	186,518	176,971	-	-	-	-	-	-	<b>Cash Reserve</b>		
Cash Adjustments	(42)	5,730	(215,819)	-	-	-	-	-	-	25% of Annual expenditures		
<b>Ending Cash Balance</b>	<b>186,518</b>	<b>176,971</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>			
Cash Reserves Target	39,368	33,012	39,542	-	-	-	-	-	-			

**Fund Purpose:**

This fund is used for South Bend downtown retail space property management.

**Explanation of Revenue Sources:**

This funds receives revenue from the rental of property in downtown South Bend.

**Explanation of Expenditures and Significant Changes/Variations:**

Property sold in June of 2018. Fund can be closed.



ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
TIF - LEIGHTON PLAZA								
425-1081-460.23-99	OTHER R&M SUPPLIES	3,015	3,524	5,292	5,292	1,672	1,672	0
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*	SUPPLIES	3,015	3,524	5,292	5,292	1,672	1,672	0
425-1081-460.31-10	LEASING COMMISSIONS	23,425	10,040	7,000	7,000	0	0	0
425-1081-460.35-01	ELECTRIC	2,116	0	0	0	7,741	6,484	0
425-1081-460.35-02	NATURAL GAS	0	0	0	0	5,890	3,431	0
425-1081-460.35-03	TRASH REMOVAL	4,446	4,446	4,500	4,500	2,594	1,482	0
425-1081-460.35-04	WATER	1,762	0	0	0	2,558	1,694	0
425-1081-460.36-01	BUILDING R&M	3,367	9,141	24,000	24,000	0	0	0
425-1081-460.36-12	COMM. AREA MAINT GRNDS	3,072	4,360	8,480	8,480	4,413	4,290	0
425-1081-460.36-13	MAINT. SUPERVISOR LABOR	1,980	4,723	4,800	4,800	0	0	0
425-1081-460.36-15	GENERAL MAINT-LABOR	13,377	22,604	22,604	22,604	14,305	7,154	0
425-1081-460.39-02	ADMINISTRATIVE/MILEAGE	164	184	1,800	1,800	264	217	0
425-1081-460.39-03	MANAGEMENT FEES	8,569	7,500	9,766	9,766	4,882	2,600	0
425-1081-460.39-09	ADMINISTRATIVE EXPENSE	6,065	8,900	11,176	11,176	19,179	2,634	0
425-1081-460.39-89	MISC CHARGES & SVCS	22,479	22,678	16,784	16,784	6,886	0	0
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*	OTHER SERVICES & CHARGES	90,822	94,576	110,910	110,910	68,712	29,986	0
425-1081-460.42-02	BUILDING IMPROVEMENTS	40,850	0	0	0	0	0	0
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*	CAPITAL	40,850	0	0	0	0	0	0
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**	RETAIL	134,687	98,100	116,202	116,202	70,384	31,658	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
425-1082-460.22-07	LANDSCAPING MATERIAL	0	2,500	2,500	2,500	0	0	0
425-1082-460.23-40	SALT/ICE MELT	125	194	270	270	0	0	0
425-1082-460.23-99	OTHER R&M SUPPLIES	895	2,150	2,280	2,280	601	0	0
		-----	-----	-----	-----	-----	-----	-----
*	SUPPLIES	1,020	4,844	5,050	5,050	601	0	0
425-1082-460.36-12	COMM. AREA MAINT GRNDS	14,362	22,216	25,950	25,950	9,679	4,543	0
425-1082-460.39-01	REFNDS, AWARDS, INDEMNITIES	900	900	900	900	525	300	0
		-----	-----	-----	-----	-----	-----	-----
*	OTHER SERVICES & CHARGES	15,262	23,116	26,850	26,850	10,204	4,843	0
		-----	-----	-----	-----	-----	-----	-----
**	PLAZA	16,282	27,960	31,900	31,900	10,805	4,843	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures	
425-1083-460.39-01	REFNDS, AWARDS, INDEMNITIES	2,000	1,200	2,400	2,400	1,000	400	0	
425-1083-460.39-89	MISC CHARGES & SVCS	4,504	4,789	7,664	7,664	3,849	0	0	
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*	OTHER SERVICES & CHARGES	6,504	5,989	10,064	10,064	4,849	400	0	
-----		-----		-----		-----		-----	
**	WAYNE STREET	6,504	5,989	10,064	10,064	4,849	400	0	
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***	TIF - LEIGHTON PLAZA	157,473	132,049	158,166	158,166	86,038	36,901	0	

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
TIF - LEIGHTON PLAZA								
425-0000-361.00-00	INTEREST EARNINGS	1,509	1,534	1,700	1,700	1,721	1,250	0
*		1,509	1,534	1,700	1,700	1,721	1,250	0
**	TIF - LEIGHTON PLAZA	1,509	1,534	1,700	1,700	1,721	1,250	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016	2017	2018	2018	2018	6/30/18	2019
		Actual	Actual	Original Budget	Amended Budget	YTD Actual	YTD Actual	Estimated Revenue
425-1081-360.00-00	MISCELLANEOUS REVENUE	6,123	2,631	6,480	6,480	3,363	2,212	0
425-1081-360.20-00	COMMON AREA MAINT. INC.	21,310	24,673	37,713	37,713	22,398	11,372	0
*		27,433	27,304	44,193	44,193	25,761	13,584	0
425-1081-361.00-00	INTEREST EARNINGS	2	1	6	6	0	0	0
*		2	1	6	6	0	0	0
425-1081-362.00-00	RENTAL OF PROPERTY	86,863	87,933	114,777	114,777	46,611	25,407	0
*		86,863	87,933	114,777	114,777	46,611	25,407	0
**	RETAIL	114,298	115,238	158,976	158,976	72,372	38,991	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
425-1083-360.20-00	COMMON AREA MAINT. INC.	0	0	8,532	8,532	0	0	0
*		0	0	8,532	8,532	0	0	0
425-1083-362.00-00	RENTAL OF PROPERTY	19,661	0	27,806	27,806	0	0	0
*		19,661	0	27,806	27,806	0	0	0
**	WAYNE STREET	19,661	0	36,338	36,338	0	0	0
***	TIF - LEIGHTON PLAZA	135,468	116,772	197,014	197,014	74,093	40,241	0

### Fund 429 - TIF - River East Development Area (NE Dev)

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		
<b>Revenue</b>											
Property Taxes	2,348,608	2,630,887	2,300,000	1,442,090	2,808,805	2,453,084	2,465,829	2,464,954	2,471,952	508,805	22%
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	1,400	2,450	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	69,442	69,831	132,000	67,437	57,000	57,000	57,000	57,000	57,000	(75,000)	-57%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	68,401	56,065	74,556	72,104	-	-	-	-	-	(74,556)	-100%
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>2,487,851</b>	<b>2,759,233</b>	<b>2,506,556</b>	<b>1,581,631</b>	<b>2,865,805</b>	<b>2,510,084</b>	<b>2,522,829</b>	<b>2,521,954</b>	<b>2,528,952</b>	<b>359,249</b>	<b>14%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	121,818	324,705	157,759	122,253	-	-	-	-	-	(157,759)	-100%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	140,918	13,617	7,417	-	-	-	-	-	(13,617)	-100%
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>121,818</b>	<b>465,623</b>	<b>171,376</b>	<b>129,669</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(171,376)</b>	<b>-100%</b>
<b>Capital</b>											
Land	-	-	15,000	13,975	-	-	-	-	-	(15,000)	-100%
Land Improvements	100	40,000	486,303	-	-	-	-	-	-	(486,303)	-100%
Bldgs & Bldg Improve.	3,635	448,217	1,446,936	300,271	-	-	-	-	-	(1,446,936)	-100%
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-
Infrastructure	2,047,781	1,003,900	5,468,076	161,182	5,100,000	2,800,000	2,700,000	2,600,000	2,500,000	(368,076)	-7%
<b>Total Capital</b>	<b>2,051,516</b>	<b>1,492,117</b>	<b>7,416,315</b>	<b>475,429</b>	<b>5,100,000</b>	<b>2,800,000</b>	<b>2,700,000</b>	<b>2,600,000</b>	<b>2,500,000</b>	<b>(2,316,315)</b>	<b>-31%</b>
<b>Total Expenditures</b>	<b>2,173,334</b>	<b>1,957,740</b>	<b>7,587,691</b>	<b>605,098</b>	<b>5,100,000</b>	<b>2,800,000</b>	<b>2,700,000</b>	<b>2,600,000</b>	<b>2,500,000</b>	<b>(2,487,691)</b>	<b>-33%</b>
<b>Net Surplus / (Deficit)</b>	<b>314,517</b>	<b>801,493</b>	<b>(5,081,135)</b>	<b>976,533</b>	<b>(2,234,195)</b>	<b>(289,916)</b>	<b>(177,171)</b>	<b>(78,046)</b>	<b>28,952</b>		
Beginning Cash Balance	7,549,627	7,861,822	8,790,697		3,709,562	1,475,367	1,185,451	1,008,280	930,234	<b>Cash Reserve</b>	
Cash Adjustments	(2,323)	127,382	-		-	-	-	-	-	25% of Annual expenditures	
<b>Ending Cash Balance</b>	<b>7,861,822</b>	<b>8,790,697</b>	<b>3,709,562</b>		<b>1,475,367</b>	<b>1,185,451</b>	<b>1,008,280</b>	<b>930,234</b>	<b>959,186</b>		
Cash Reserves Target	543,334	489,435	1,896,923		1,275,000	700,000	675,000	650,000	625,000		

**Fund Purpose:**  
 This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the River East Development Area and expenses of those funds on eligible development projects for this TIF area. The boundaries for this TIF district were changed during the 2014 TIF re-alignment. This fund was formerly known as the Northeast TIF.

**Explanation of Revenue Sources:**  
 Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

## Fund 429 - TIF - River East Development Area (NE Dev)

### Five-Year Capital Improvement Plan

Name	Funding Source	2019 Budget	Forecast				Total	Justification
			2020	2021	2022	2023		
Replacement Capital							-	
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Replacement Capital</b>		-	-	-	-	-	-	
<b>Project Capital</b>								
Various projects	Cash	5,100,000	2,800,000	2,700,000	2,600,000	2,500,000	15,700,000	Continued work as approved by the Redevelopment Commission.
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Project Capital</b>		5,100,000	2,800,000	2,700,000	2,600,000	2,500,000	15,700,000	
<b>Total Capital</b>		5,100,000	2,800,000	2,700,000	2,600,000	2,500,000	15,700,000	<b>Minimum Thresholds:</b> Equipment \$10,000   Buildings \$100,000

Explain Significant Spending on Capital Projects Below:



ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures	
RIVER EAST DEV TIF (NE)									
429-1050-460.31-01	LEGAL SERVICES	0	0	0	0	2,750	0	0	
429-1050-460.31-02	ENGINEERING	30,978	82,603	0	321,597	271,090	118,654	0	
429-1050-460.31-06	OTHER PROFESSIONAL SVCS	90,840	242,102	0	163,838	19,224	3,599	0	
429-1050-460.39-82	DEMOLITION & CLEARANCE	0	140,918	0	13,617	7,417	7,417	0	
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*	OTHER SERVICES & CHARGES	121,818	465,623	0	171,376	300,481	129,669	0	
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429-1050-460.41-01	LAND	0	0	0	15,000	13,975	13,975	0	
429-1050-460.42-01	LAND IMPROVEMENTS	100	40,000	0	486,303	0	0	0	
429-1050-460.42-02	BUILDING IMPROVEMENTS	3,635	448,217	0	1,446,936	300,271	300,271	0	
429-1050-460.42-03	STREETS AND ALLEYS	2,047,781	1,003,900	2,750,000	5,468,076	161,182	161,182	5,100,000	
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*	CAPITAL	2,051,516	1,492,117	2,750,000	7,416,315	475,428	475,429	5,100,000	
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**	COMMUNITY INVESTMENT	2,173,334	1,957,740	2,750,000	7,587,691	775,909	605,098	5,100,000	
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***	RIVER EAST DEV TIF (NE)	2,173,334	1,957,740	2,750,000	7,587,691	775,909	605,098	5,100,000	

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
RIVER EAST DEV TIF (NE)								
429-0000-311.00-00	GENERAL PROPERTY TAX	2,348,608	2,630,887	2,300,000	2,300,000	1,442,090	1,442,090	2,808,805
*		2,348,608	2,630,887	2,300,000	2,300,000	1,442,090	1,442,090	2,808,805
429-0000-349.11-04	MONTHLY PARKING	1,400	2,450	0	0	0	0	0
*		1,400	2,450	0	0	0	0	0
429-0000-360.00-00	MISCELLANEOUS REVENUE	68,400	4,124	0	6,000	3,548	3,548	0
429-0000-360.81-01	PROPERTY OWNERS SHARE	0	51,941	0	68,556	68,556	68,556	0
*		68,400	56,065	0	74,556	72,104	72,104	0
429-0000-361.00-00	INTEREST EARNINGS	69,442	69,831	57,000	132,000	94,580	67,437	57,000
*		69,442	69,831	57,000	132,000	94,580	67,437	57,000
429-0000-391.05-00	PROPERTY SALES	1	0	0	0	0	0	0
*		1	0	0	0	0	0	0
**	RIVER EAST DEV TIF (NE)	2,487,851	2,759,233	2,357,000	2,506,556	1,608,774	1,581,631	2,865,805
***	RIVER EAST DEV TIF (NE)	2,487,851	2,759,233	2,357,000	2,506,556	1,608,774	1,581,631	2,865,805

## Fund 430 - TIF - Southside Development #1

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	2,401,252	2,365,692	2,300,549	1,258,579	2,229,283	1,973,440	1,986,894	1,990,890	1,985,754	(71,266)	-3%
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	50,157	53,243	125,000	62,206	30,000	30,000	30,000	30,000	30,000	(95,000)	-76%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	1,466,348	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>2,451,409</b>	<b>3,885,283</b>	<b>2,425,549</b>	<b>1,320,785</b>	<b>2,259,283</b>	<b>2,003,440</b>	<b>2,016,894</b>	<b>2,020,890</b>	<b>2,015,754</b>	<b>(166,266)</b>	<b>-7%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	252,868	161,185	468,283	127,222	-	-	-	-	-	(468,283)	-100%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>252,868</b>	<b>161,185</b>	<b>468,283</b>	<b>127,222</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(468,283)</b>	<b>-100%</b>
<b>Capital</b>											
Land	332,575	54,748	301,650	28,000	-	-	-	-	-	(301,650)	-100%
Land Improvements	-	-	2,010,000	-	-	-	-	-	-	(2,010,000)	-100%
Bldgs & Bldg Improve.	-	-	901,700	-	-	-	-	-	-	(901,700)	-100%
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-
Infrastructure	3,339,457	454,654	3,874,393	18,765	4,000,000	2,000,000	2,000,000	2,000,000	2,000,000	125,607	3%
<b>Total Capital</b>	<b>3,672,032</b>	<b>509,402</b>	<b>7,087,743</b>	<b>46,765</b>	<b>4,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>(3,087,743)</b>	<b>-44%</b>
<b>Total Expenditures</b>	<b>3,924,900</b>	<b>670,587</b>	<b>7,556,026</b>	<b>173,987</b>	<b>4,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>(3,556,026)</b>	<b>-47%</b>
<b>Net Surplus / (Deficit)</b>	<b>(1,473,491)</b>	<b>3,214,696</b>	<b>(5,130,477)</b>	<b>1,146,798</b>	<b>(1,740,717)</b>	<b>3,440</b>	<b>16,894</b>	<b>20,890</b>	<b>15,754</b>		
Beginning Cash Balance	6,086,105	4,613,772	7,848,685		2,718,208	977,491	980,931	997,825	1,018,715	<b>Cash Reserve</b>	
Cash Adjustments	1,159	20,217	-		-	-	-	-	-	25% of Annual expenditures	
<b>Ending Cash Balance</b>	<b>4,613,772</b>	<b>7,848,685</b>	<b>2,718,208</b>		<b>977,491</b>	<b>980,931</b>	<b>997,825</b>	<b>1,018,715</b>	<b>1,034,469</b>		
Cash Reserves Target	981,225	167,647	1,889,007		1,000,000	500,000	500,000	500,000	500,000		

**Fund Purpose:**

This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the Southside Development Area #1 and expenses of those funds on eligible development projects for this TIF area.

**Explanation of Revenue Sources:**

Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

## Fund 430 - TIF - Southside Development #1

### Five-Year Capital Improvement Plan

Name	Funding Source	2019 Budget	Forecast				Total	Justification
			2020	2021	2022	2023		
Replacement Capital							-	
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Replacement Capital</b>		-	-	-	-	-	-	
<b>Project Capital</b>								
Various projects	Cash	4,000,000	2,000,000	2,000,000	2,000,000	2,000,000	12,000,000	Continued work as approved by the Redevelopment Commission.
							-	
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Project Capital</b>		4,000,000	2,000,000	2,000,000	2,000,000	2,000,000	12,000,000	
<b>Total Capital</b>		4,000,000	2,000,000	2,000,000	2,000,000	2,000,000	12,000,000	

**Minimum Thresholds:**  
 Equipment \$10,000 | Buildings \$100,000

**Explain Significant Spending on Capital Projects Below:**

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures	
SOUTHSHORE DEV TIF AREA #1									
430-1050-460.31-01	LEGAL SERVICES	0	0	0	64,000	23,098	23,098	0	
430-1050-460.31-02	ENGINEERING	245,163	144,758	0	308,620	58,591	19,896	0	
430-1050-460.31-05	APPRAISAL	0	8,000	0	4,000	3,525	3,525	0	
430-1050-460.31-06	OTHER PROFESSIONAL SVCS	7,705	8,427	0	91,663	80,702	80,702	0	
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*	OTHER SERVICES & CHARGES	252,868	161,185	0	468,283	165,916	127,222	0	
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430-1050-460.41-01	LAND	332,575	54,748	0	301,650	46,200	28,000	0	
430-1050-460.42-01	LAND IMPROVEMENTS	0	0	0	2,010,000	0	0	0	
430-1050-460.42-02	BUILDING IMPROVEMENTS	0	0	0	901,700	0	0	0	
430-1050-460.42-03	STREETS AND ALLEYS	3,339,457	454,654	4,000,000	3,874,393	44,213	18,765	4,000,000	
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*	CAPITAL	3,672,032	509,402	4,000,000	7,087,743	90,413	46,765	4,000,000	
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**	COMMUNITY INVESTMENT	3,924,900	670,587	4,000,000	7,556,026	256,329	173,987	4,000,000	
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***	SOUTHSHORE DEV TIF AREA #1	3,924,900	670,587	4,000,000	7,556,026	256,329	173,987	4,000,000	

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
SOUTHSHORE DEV TIF AREA #1								
430-0000-311.00-00	GENERAL PROPERTY TAX	2,401,252	2,365,692	2,400,000	2,300,549	1,258,579	1,258,579	2,229,283
*		2,401,252	2,365,692	2,400,000	2,300,549	1,258,579	1,258,579	2,229,283
430-0000-361.00-00 INTEREST EARNINGS								
		50,157	53,243	10,000	125,000	87,545	62,206	30,000
*		50,157	53,243	10,000	125,000	87,545	62,206	30,000
430-0000-392.00-00 INTERFUND TRANSFER IN								
		0	1,466,348	0	0	0	0	0
*		0	1,466,348	0	0	0	0	0
**	SOUTHSHORE DEV TIF AREA #1	2,451,409	3,885,283	2,410,000	2,425,549	1,346,124	1,320,785	2,259,283
***	SOUTHSHORE DEV TIF AREA #1	2,451,409	3,885,283	2,410,000	2,425,549	1,346,124	1,320,785	2,259,283

### Fund 435 - TIF - Douglas Road

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	345,262	379,255	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	1,094	534	3,150	1,504	-	-	-	-	-	(3,150)	-100%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>346,356</b>	<b>379,789</b>	<b>3,150</b>	<b>1,504</b>	-	-	-	-	-	<b>(3,150)</b>	<b>-100%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Supplies</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Services &amp; Charges</b>											
Professional Services	100	116	144,650	-	-	-	-	-	-	(144,650)	-100%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	312,515	323,006	-	-	-	-	-	-	-	-	-
Interest & Fees	28,673	12,602	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>341,288</b>	<b>335,724</b>	<b>144,650</b>	-	-	-	-	-	-	<b>(144,650)</b>	<b>-100%</b>
<b>Capital</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>341,288</b>	<b>335,724</b>	<b>144,650</b>	-	-	-	-	-	-	<b>(144,650)</b>	<b>-100%</b>
<b>Net Surplus / (Deficit)</b>	<b>5,068</b>	<b>44,065</b>	<b>(141,500)</b>	<b>1,504</b>	-	-	-	-	-		
Beginning Cash Balance	151,435	156,458	201,109	-	-	-	-	-	-	<b>Cash Reserve</b> 10% of Annual expenditures	
Cash Adjustments	(44)	585	(59,609)	-	-	-	-	-			
<b>Ending Cash Balance</b>	<b>156,458</b>	<b>201,109</b>	-	-	-	-	-	-			
Cash Reserves Target	34,129	33,572	14,465	-	-	-	-	-			

**Fund Purpose:**

This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the Douglas Road Development Area and expenses of those funds on eligible development projects for this TIF area. The Douglas Road TIF was established to develop the road and area near the border between South Bend and Mishawaka.

**Explanation of Revenue Sources:**

Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

In 2017, the inter-fund debt to Major Moves Fund 412 (debt schedule #64) was paid off. The remaining cash will be spent on additional projects or returned to St. Joseph County. Then the fund will be closed.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
DOUGLAS ROAD TIF								
435-1050-460.31-02	ENGINEERING	0	0	0	4,200	0	0	0
435-1050-460.31-06	OTHER PROFESSIONAL SVCS	100	116	140,450	140,450	0	0	0
435-1050-460.38-01	PRINCIPAL	312,515	323,006	0	0	0	0	0
435-1050-460.38-02	INTEREST	28,673	12,602	0	0	0	0	0
		-----	-----	-----	-----	-----	-----	-----
*	OTHER SERVICES & CHARGES	341,288	335,724	140,450	144,650	0	0	0
		-----	-----	-----	-----	-----	-----	-----
**	COMMUNITY INVESTMENT	341,288	335,724	140,450	144,650	0	0	0
		-----	-----	-----	-----	-----	-----	-----
***	DOUGLAS ROAD TIF	341,288	335,724	140,450	144,650	0	0	0



ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
DOUGLAS ROAD TIF								
435-0000-311.00-00	GENERAL PROPERTY TAX	345,262	379,255	0	0	0	0	0
*		345,262	379,255	0	0	0	0	0
435-0000-361.00-00	INTEREST EARNINGS	1,094	534	350	3,150	2,102	1,504	0
*		1,094	534	350	3,150	2,102	1,504	0
**	DOUGLAS ROAD TIF	346,356	379,789	350	3,150	2,102	1,504	0
***	DOUGLAS ROAD TIF	346,356	379,789	350	3,150	2,102	1,504	0

## Fund 436 - TIF - River East Residential (NE Res)

Fund Type	Tax Increment Financing Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	3,932,947	4,262,917	4,413,977	2,616,136	4,260,716	5,434,482	6,191,901	6,367,386	6,386,850	(153,261)	-3%
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	210,999	-	-	-	-	-	-	-	-	-	-
Interest Earnings	1,666	(4,943)	9,250	5,385	14,000	14,000	14,000	14,000	14,000	4,750	51%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	67	67	-	-	-	-	-	(67)	-100%
<b>Total Revenue</b>	<b>4,145,612</b>	<b>4,257,974</b>	<b>4,423,294</b>	<b>2,621,588</b>	<b>4,274,716</b>	<b>5,448,482</b>	<b>6,205,901</b>	<b>6,381,386</b>	<b>6,400,850</b>	<b>(148,578)</b>	<b>-3%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	1,100	1,331	76,697	-	9,047	26,047	24,797	13,797	11,297	(67,650)	-88%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	2,097,272	1,871,080	376,417	186,241	392,522	409,383	427,037	445,523	464,882	16,105	4%
Interest & Fees	1,270,906	1,294,673	117,914	60,423	102,306	85,445	67,791	49,305	29,946	(15,608)	-13%
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	3,748,972	1,862,972	3,771,125	3,864,125	4,180,375	4,396,375	4,403,875	22,153	1%
<b>Total Services &amp; Charges</b>	<b>3,369,278</b>	<b>3,167,084</b>	<b>4,320,000</b>	<b>2,109,636</b>	<b>4,275,000</b>	<b>4,385,000</b>	<b>4,700,000</b>	<b>4,905,000</b>	<b>4,910,000</b>	<b>(45,000)</b>	<b>-1%</b>
<b>Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>3,369,278</b>	<b>3,167,084</b>	<b>4,320,000</b>	<b>2,109,636</b>	<b>4,275,000</b>	<b>4,385,000</b>	<b>4,700,000</b>	<b>4,905,000</b>	<b>4,910,000</b>	<b>(45,000)</b>	<b>-1%</b>
<b>Net Surplus / (Deficit)</b>	<b>776,334</b>	<b>1,090,890</b>	<b>103,294</b>	<b>511,952</b>	<b>(284)</b>	<b>1,063,482</b>	<b>1,505,901</b>	<b>1,476,386</b>	<b>1,490,850</b>		
Beginning Cash Balance	1,617,553	2,392,145	3,492,629	-	3,596,207	3,595,923	4,659,405	6,165,306	7,641,692	<b>Cash Reserve</b>	
Cash Adjustments	(1,742)	9,593	284	-	-	-	-	-	-	25% of Annual expenditures	
<b>Ending Cash Balance</b>	<b>2,392,145</b>	<b>3,492,629</b>	<b>3,596,207</b>	<b>-</b>	<b>3,595,923</b>	<b>4,659,405</b>	<b>6,165,306</b>	<b>7,641,692</b>	<b>9,132,542</b>		
Cash Reserves Target	842,320	791,771	1,080,000	-	1,068,750	1,096,250	1,175,000	1,226,250	1,227,500		

**Fund Purpose:**

This fund accounts for the collection of Tax Increment Financing (TIF) revenues for the River East Residential Development Area and expenses of those funds on eligible development projects for this TIF area. The boundaries for this TIF district were changed as part of the TIF re-alignment during 2015. The fund was formerly known as the Northeast Residential TIF.

**Explanation of Revenue Sources:**

Financing is provided by property tax proceeds in excess of those attributable to the assessed value of the property in the district before redevelopment. This fund receives revenue from interest earned on the fund's cash balance. Interest rates are expected to rise over the next few years, increasing interest earnings revenue.

**Explanation of Expenditures and Significant Changes/Variations:**

At the end of 2017, Eddy Street Commons Phase II Bonds were issued to help fund the second phase of the mixed-use development area just south of the University of Notre Dame's campus. Capital expenditures related to the project are tracked in Fund 759. The budgeted transfers out relate to debt service which needs to be funneled to Trustee Fund which will pay the actual debt.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
RIVER EAST RES TIF(NE RE)								
436-1050-460.31-06	OTHER PROFESSIONAL SVCS	1,100	1,331	10,724	76,697	0	0	9,047
436-1050-460.37-11	CAPITAL LEASE PRINCIPAL	1,375,000	1,315,000	1,360,000	0	0	0	0
436-1050-460.37-12	CAPITAL LEASE INTEREST	1,099,000	1,156,000	1,110,500	0	0	0	0
436-1050-460.38-01	PRINCIPAL	722,272	556,080	401,387	376,417	376,417	186,241	392,522

LEVEL	TEXT	TEXT AMT	
BUDG	DS-084 2011/2013 MAJOR MOVES/TRIANGLE DEV 2/15/19	49,064	
	DS-084 2011/2013 MAJOR MOVES/TRIANGLE DEV 8/15/19	49,555	
	DS-085 2011/2013 INTERFUND LOAN 412 TO 436 2/15/19	145,137	
	DS-085 2011/2013 INTERFUND LOAN 412 TO 436 8/15/19	148,766	
		392,522	
	436-1050-460.38-02 INTEREST	170,906	137,173
		1,436,389	116,914
		116,911	60,423
			100,806

LEVEL	TEXT	TEXT AMT	
BUDG	DS-084 2011/2013 MAJOR MOVES/TRIANGLE DEV 2/15/19	11,382	
	DS-084 2011/2013 MAJOR MOVES/TRIANGLE DEV 8/15/19	10,891	
	DS-085 2011/2013 INTERFUND LOAN 412 TO 436 2/15/19	41,081	
	DS-085 2011/2013 INTERFUND LOAN 412 TO 436 8/15/19	37,452	
		100,806	

	436-1050-460.38-03 PAYING AGENT FEES	1,000	1,500	1,000	1,000	0	0	1,500
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*	OTHER SERVICES & CHARGES	3,369,278	3,167,084	4,320,000	571,028	493,328	246,664	503,875
	436-1050-460.50-02 INTERFUND TRANSFER OUT	0	0	0	3,748,972	1,862,972	1,862,972	3,771,125

LEVEL	TEXT	TEXT AMT	
BUDG	FOR DEBT SERVICE PAYMENTS		
	2019 TRANSFER TO 752-0000-392.00-00	2,473,000	
	DS-054 2015/2008 EDDY ST REFUNDING BONDS		
	2019 TRANSFER TO 760-1001-392.00-00	1,298,125	
	DS-163 2017 EDDY ST PHASE II BONDS		
		3,771,125	

*	OTHER USES	0	0	0	3,748,972	1,862,972	1,862,972	3,771,125
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**	COMMUNITY INVESTMENT	3,369,278	3,167,084	4,320,000	4,320,000	2,356,300	2,109,636	4,275,000
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***	RIVER EAST RES TIF(NE RE)	3,369,278	3,167,084	4,320,000	4,320,000	2,356,300	2,109,636	4,275,000

Development Commission - 35

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
RIVER EAST RES TIF(NE RE)								
436-0000-311.00-00	GENERAL PROPERTY TAX	3,932,947	4,262,917	4,400,000	4,413,977	2,616,136	2,616,136	4,260,716
*		3,932,947	4,262,917	4,400,000	4,413,977	2,616,136	2,616,136	4,260,716
436-0000-351.50-00	DEVELOPMENT DELAY FEE	210,999	0	0	0	0	0	0
*		210,999	0	0	0	0	0	0
436-0000-361.00-00	INTEREST EARNINGS	1,666	4,943-	2,500	9,250	5,385	5,385	14,000
*		1,666	4,943-	2,500	9,250	5,385	5,385	14,000
436-0000-392.00-00	INTERFUND TRANSFER IN	0	0	0	67	67	67	0
*		0	0	0	67	67	67	0
**	RIVER EAST RES TIF(NE RE)	4,145,612	4,257,974	4,402,500	4,423,294	2,621,588	2,621,588	4,274,716
***	RIVER EAST RES TIF(NE RE)	4,145,612	4,257,974	4,402,500	4,423,294	2,621,588	2,621,588	4,274,716

## Fund 433 - Redevelopment General

Fund Type	Redevelopment Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	-	-	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	70,356	70,356	70,356	70,356	70,356	70,356	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	80	71	135	60	1,000	1,000	1,000	1,000	1,000	865	641%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-
Transfers In	-	-	28,126	-	-	-	-	-	-	(28,126)	-100%
<b>Total Revenue</b>	<b>80</b>	<b>71</b>	<b>28,261</b>	<b>60</b>	<b>1,071,356</b>	<b>1,071,356</b>	<b>1,071,356</b>	<b>1,071,356</b>	<b>1,071,356</b>	<b>1,043,095</b>	<b>3691%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	329	1,133	4,500	561	4,500	-	-	-	-	-	0%
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	1,069,500	1,000,000	1,000,000	1,000,000	1,000,000	1,069,500	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>329</b>	<b>1,133</b>	<b>4,500</b>	<b>561</b>	<b>1,074,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,069,500</b>	<b>23767%</b>
<b>Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>329</b>	<b>1,133</b>	<b>4,500</b>	<b>561</b>	<b>1,074,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,069,500</b>	<b>23767%</b>
<b>Net Surplus / (Deficit)</b>	<b>(249)</b>	<b>(1,062)</b>	<b>23,761</b>	<b>(501)</b>	<b>(2,644)</b>	<b>71,356</b>	<b>71,356</b>	<b>71,356</b>	<b>71,356</b>		
Beginning Cash Balance	8,689	8,438	7,403		1,031,164	1,028,520	1,099,876	1,171,232	1,242,588		<b>Cash Reserve</b>
Cash Adjustments	(2)	27	1,000,000		-	-	-	-	-		25% of Annual expenditures
<b>Ending Cash Balance</b>	<b>8,438</b>	<b>7,403</b>	<b>1,031,164</b>		<b>1,028,520</b>	<b>1,099,876</b>	<b>1,171,232</b>	<b>1,242,588</b>	<b>1,313,944</b>		
Cash Reserves Target	82	283	1,125		268,500	250,000	250,000	250,000	250,000		

**Fund Purpose:**

This fund's sole expenditure is for general legal fees for the Redevelopment Commission. Beginning in 2018, will receive Payment in Lieu of Taxes from Pokagon Band of Potowatomi Native American Tribe from running of the Four Winds Casino in South Bend.

The Redevelopment Commission was established to address conditions associated with blight and the underutilization of land and/or barriers to development. The Commission operates within the city limits. They study areas of the city, identify problem areas and develop a strategic plan for eliminating blight and bringing about new development within those areas. A primary focus is on the expansion of tax base and the creation of new jobs within South Bend.

There are five voting members of the South Bend Redevelopment Commission. Three are appointed by the Mayor; two are appointed by the South Bend Common Council. In addition, one member of the South Bend Community School Corporation Board of School Trustees is appointed by the Mayor as a non-voting adviser to the Commission.

**Explanation of Revenue Sources:**

This fund receives revenue from interest earned on the fund's cash balance.  
In 2019, this fund will receive the South Bend Redevelopment Commission's portion of the Local Income Tax (LIT) distribution from the State.

**Explanation of Expenditures and Significant Changes/Variations:**

As outlined in agreement with Pokagon Band, funds to be used for poverty, educational and economic development issues.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
REDEVELOPMENT GENERAL								
433-1050-460.31-01	LEGAL SERVICES	0	1,133	4,500	4,500	1,894	561	4,500
433-1050-460.31-06	OTHER PROFESSIONAL SVCS	329	0	0	0	0	0	0
433-1050-460.39-30	GRANTS AND SUBSIDIES	0	0	0	0	0	0	1,069,500

LEVEL	TEXT	TEXT AMT
BUDG	OPIOD EPIDEMIC SERVICES	74,500
	EARLY CHILDHOOD EDUCATION (CAPACITY BLDG MEASURES)	100,000
	HOUSING FINANCING GAPS	80,000
	YOUTH BUILD MATCH	250,000
	CDFI START UP	75,000
	WORKFORCE TRANSPORTATION BARRIERS PILOT	135,000
	LIFELONG LEARNING	150,000
	MICROLOAN PROGRAM	100,000
	EVICTON LEGAL DEFENSE FUND SUPPORT PILOT	5,000
	RESIDENT LEGAL ASSISTANCE PROGRAM	70,000
	VARIOUS PROGRAMS	30,000
		1,069,500

Redevelopment Commission - 38

*	OTHER SERVICES & CHARGES	329	1,133	4,500	4,500	1,894	561	1,074,000
**	COMMUNITY INVESTMENT	329	1,133	4,500	4,500	1,894	561	1,074,000
***	REDEVELOPMENT GENERAL	329	1,133	4,500	4,500	1,894	561	1,074,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
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REDEVELOPMENT GENERAL

433-0000-316.00-00	COUNTY OPTION INC. TAX	0	0	0	0	0	0	70,356
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LEVEL	TEXT	TEXT AMT
BUDG	SOUTH BEND REDEVELOPMENT COMMISSION	70,356
	LOCAL INCOME TAX DISTRIBUTION PAID BY STATE	
	PER 8-10-18 ESTIMATE FROM DLGF	70,356

*		0	0	0	0	0	0	70,356
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433-0000-360.00-00	MISCELLANEOUS REVENUE	0	0	0	0	0	0	1,000,000
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LEVEL	TEXT	TEXT AMT
BUDG	ESTIMATED RECEIPTS FROM POKAGON BAND DUE IN SEPT.	1,000,000
		1,000,000

Redevelopment Commission - 39

*		0	0	0	0	0	0	1,000,000
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433-0000-361.00-00	INTEREST EARNINGS	80	71	135	135	129	60	1,000
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*		80	71	135	135	129	60	1,000
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433-0000-392.00-00	INTERFUND TRANSFER IN	0	0	0	28,126	28,126	0	0
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*		0	0	0	28,126	28,126	0	0
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**	REDEVELOPMENT GENERAL	80	71	135	28,261	28,255	60	1,071,356
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***	REDEVELOPMENT GENERAL	80	71	135	28,261	28,255	60	1,071,356
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## Fund 439 - Certified Technology Park

Fund Type	Redevelopment Funds					Control	Redevelopment Commission Controlled Funds					
	2016	2017	2018		2019	Forecast				Budget		
	Actual	Actual	Amended	06/30/18	Proposed	2020	2021	2022	2023	Variance	%	
			Budget	Actual	Budget					2018-2019	Change	
<b>Revenue</b>												
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-	
Other Taxes	-	-	-	-	-	-	-	-	-	-	-	
Grants/Intergovernmental	-	252,625	-	-	-	-	-	-	-	-	-	
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	
Charges for Services	-	-	-	-	-	-	-	-	-	-	-	
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-	
Interest Earnings	20,029	10,018	10,000	4,939	8,487	-	-	-	-	(1,513)	-15%	
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	
Donations	-	-	-	-	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	-	-	-	-	
Transfers In	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Revenue</b>	<b>20,029</b>	<b>262,643</b>	<b>10,000</b>	<b>4,939</b>	<b>8,487</b>	-	-	-	-	<b>(1,513)</b>	<b>-15%</b>	
<b>Expenditures by Type</b>												
<b>Personnel</b>												
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-	
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Personnel</b>	-	-	-	-	-	-	-	-	-	-	-	
<b>Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	
<b>Services &amp; Charges</b>												
Professional Services	-	-	-	-	-	-	-	-	-	-	-	
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-	
Utilities	-	-	-	-	-	-	-	-	-	-	-	
Education & Training	-	-	-	-	-	-	-	-	-	-	-	
Travel	-	-	-	-	-	-	-	-	-	-	-	
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-	
Debt Service												
Principal	-	-	-	-	-	-	-	-	-	-	-	
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-	
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	
Insurance	-	-	-	-	-	-	-	-	-	-	-	
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-	
Transfers Out	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Services &amp; Charges</b>	-	-	-	-	-	-	-	-	-	-	-	
<b>Capital</b>												
Land	-	-	-	-	-	-	-	-	-	-	-	
Land Improvements	-	1,800,000	-	-	625,000	-	-	-	-	625,000	-	
Bldgs & Bldg Improve.	-	-	-	-	-	-	-	-	-	-	-	
Motor Equipment	-	-	-	-	-	-	-	-	-	-	-	
Machinery & Equipment	142,913	-	-	-	-	-	-	-	-	-	-	
Infrastructure	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Capital</b>	<b>142,913</b>	<b>1,800,000</b>	-	-	<b>625,000</b>	-	-	-	-	<b>625,000</b>	-	
<b>Total Expenditures</b>	<b>142,913</b>	<b>1,800,000</b>	-	-	<b>625,000</b>	-	-	-	-	<b>625,000</b>	-	
<b>Net Surplus / (Deficit)</b>	<b>(122,884)</b>	<b>(1,537,357)</b>	<b>10,000</b>	<b>4,939</b>	<b>(616,513)</b>	-	-	-	-			
Beginning Cash Balance	2,269,848	2,146,647	614,013		624,013	7,500	7,500	7,500	7,500	<b>Cash Reserve</b>		
Cash Adjustments	(317)	4,723	-		-	-	-	-	-	No reserve requirement		
<b>Ending Cash Balance</b>	<b>2,146,647</b>	<b>614,013</b>	<b>624,013</b>		<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>			
Cash Reserves Target	-	-	-		-	-	-	-	-			

**Fund Purpose:**

This fund is used to account for the collection of a special state tax distribution and the expenses for improvements at Innovation Park and Ignition Park, the city's two certified technology parks.

**Explanation of Revenue Sources:**

This fund receives a special state tax distribution.

**Explanation of Expenditures and Significant Changes/Variations:**

Funding can be used in Ingition Park to continue build out and infrastructure of that industrial park in the City of South Bend.



## Fund 439 - Certified Technology Park

### Five-Year Capital Improvement Plan

Name	Funding Source	2019 Budget	Forecast				Total	Justification
			2020	2021	2022	2023		
Replacement Capital								-
								-
								-
								-
								-
								-
								-
								-
<b>Total Replacement Capital</b>		-	-	-	-	-		-
<b>Project Capital</b>								
Various projects	cash	625,000					625,000	Continued projects as approved by the Redevelopment Commission.
							-	
							-	
							-	
							-	
							-	
							-	
<b>Total Project Capital</b>		625,000	-	-	-	-	625,000	
<b>Total Capital</b>		625,000	-	-	-	-	625,000	<b>Minimum Thresholds:</b> Equipment \$10,000   Buildings \$100,000

Explain Significant Spending on Capital Projects Below:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
CERTIFIED TECHNOLOGY PARK								
439-1001-460.42-01	LAND IMPROVEMENTS	0	1,800,000	0	0	0	0	0
439-1001-460.42-07	EQUIPMENT	142,913	0	0	0	0	0	0
		-----	-----	-----	-----	-----	-----	-----
*	CAPITAL	142,913	1,800,000	0	0	0	0	0
		-----	-----	-----	-----	-----	-----	-----
**	NEIGHBORHOOD ENGAGEMENT	142,913	1,800,000	0	0	0	0	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
439-1050-460.42-01	LAND IMPROVEMENTS	0	0	0	0	0	0	625,000
*	CAPITAL	0	0	0	0	0	0	625,000
**	COMMUNITY INVESTMENT	0	0	0	0	0	0	625,000
***	CERTIFIED TECHNOLOGY PARK	142,913	1,800,000	0	0	0	0	625,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
CERTIFIED TECHNOLOGY PARK								
439-0000-334.13-02	IDGF	0	252,625	0	0	0	0	0
*		0	252,625	0	0	0	0	0
439-0000-361.00-00	INTEREST EARNINGS	20,029	10,018	2,500	10,000	6,766	4,939	8,487
*		20,029	10,018	2,500	10,000	6,766	4,939	8,487
**	CERTIFIED TECHNOLOGY PARK	20,029	262,643	2,500	10,000	6,766	4,939	8,487
***	CERTIFIED TECHNOLOGY PARK	20,029	262,643	2,500	10,000	6,766	4,939	8,487

## Fund 454 - Airport Urban Enterprise Zone

Fund Type	Redevelopment Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	-	-	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	3,474	3,532	3,900	3,115	6,000	6,000	6,000	6,000	6,000	2,100	54%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>3,474</b>	<b>3,532</b>	<b>3,900</b>	<b>3,115</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>6,000</b>	<b>2,100</b>	<b>54%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	50,000	-	50,000	50,000	50,000	50,000	50,000	-	0%
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-	-	-
<b>Total Services &amp; Charges</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>-</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>0%</b>
<b>Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>-</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>0%</b>
<b>Net Surplus / (Deficit)</b>	<b>3,474</b>	<b>3,532</b>	<b>(46,100)</b>	<b>3,115</b>	<b>(44,000)</b>	<b>(44,000)</b>	<b>(44,000)</b>	<b>(44,000)</b>	<b>(44,000)</b>		
Beginning Cash Balance	379,043	382,423	387,224		341,124	297,124	253,124	209,124	165,124	<b>Cash Reserve</b> No reserve requirement	
Cash Adjustments	(95)	1,270	-		-	-	-	-			
<b>Ending Cash Balance</b>	<b>382,423</b>	<b>387,224</b>	<b>341,124</b>		<b>297,124</b>	<b>253,124</b>	<b>209,124</b>	<b>165,124</b>	<b>121,124</b>		
Cash Reserves Target	-	-	-		-	-	-	-	-		

**Fund Purpose:**

This fund was originally established to account for expenditures for improvements in the Zone area, financed by property taxes on qualifying properties in the Zone. In the past, majority of revenue came from personal property taxes paid by AJ Wright. This fund has not received property tax revenue since 2013.

**Explanation of Revenue Sources:**

Currently, this fund only receives revenue from interest earned on the fund's cash balance.

**Explanation of Expenditures and Significant Changes/Variations:**

This fund has been used in the past to pay for job training programs.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
AIRPORT URBAN ENT. ZONE								
454-1050-460.39-30	GRANTS AND SUBSIDIES	0	0	50,000	50,000	0	0	50,000
LEVEL	TEXT	TEXT AMT						
BUDG	URBAN ENTERPRISE AREA JOB TRAINING	50,000						
		50,000						
-----								
*	OTHER SERVICES & CHARGES	0	0	50,000	50,000	0	0	50,000
-----								
**	COMMUNITY INVESTMENT	0	0	50,000	50,000	0	0	50,000
-----								
***	AIRPORT URBAN ENT. ZONE	0	0	50,000	50,000	0	0	50,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
AIRPORT URBAN ENT. ZONE								
454-0000-361.00-00	INTEREST EARNINGS	3,474	3,532	3,900	3,900	4,267	3,115	6,000
*		3,474	3,532	3,900	3,900	4,267	3,115	6,000
**	AIRPORT URBAN ENT. ZONE	3,474	3,532	3,900	3,900	4,267	3,115	6,000
***	AIRPORT URBAN ENT. ZONE	3,474	3,532	3,900	3,900	4,267	3,115	6,000

### Fund 315 - Airport 2003 Debt Reserve

Fund Type	Debt Service Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	-	-	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	9,471	9,536	14,000	8,352	14,000	14,000	14,000	14,000	14,000	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>9,471</b>	<b>9,536</b>	<b>14,000</b>	<b>8,352</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>-</b>	<b>0%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	8,312	9,390	14,000	6,748	14,000	14,000	14,000	14,000	14,000	-	0%
<b>Total Services &amp; Charges</b>	<b>8,312</b>	<b>9,390</b>	<b>14,000</b>	<b>6,748</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>-</b>	<b>0%</b>
<b>Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>8,312</b>	<b>9,390</b>	<b>14,000</b>	<b>6,748</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>-</b>	<b>0%</b>
<b>Net Surplus / (Deficit)</b>	<b>1,159</b>	<b>146</b>	<b>-</b>	<b>1,604</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
Beginning Cash Balance	1,035,975	1,036,888	1,040,462		1,040,462	1,040,462	1,040,462	1,040,462	1,040,462		
Cash Adjustments	(245)	3,428	-		-	-	-	-	-		
<b>Ending Cash Balance</b>	<b>1,036,888</b>	<b>1,040,462</b>	<b>1,040,462</b>		<b>1,040,462</b>	<b>1,040,462</b>	<b>1,040,462</b>	<b>1,040,462</b>	<b>1,040,462</b>		
Cash Reserves Target	1,036,888	1,040,462	1,040,462		1,040,462	1,040,462	1,040,462	1,040,462	1,040,462		

**Cash Reserve**  
100% debt service reserve  
per bond covenants

**Fund Purpose:**

This is a debt service fund which exists only to satisfy debt service reserve requirements of the outstanding 2011 Airport Development Area TIF Redevelopment Authority bonds (debt schedule 6; due to pay off 8/1/2024) for the airport taxable project.

**Explanation of Revenue Sources:**

The only activity is interest income which is promptly transferred out to the corresponding TIF fund (River West - 324). Any variance in the trend of interest income will be due to changes in prevailing interest rates.

**Explanation of Expenditures and Significant Changes/Variations:**



ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
AIRPORT 2003 DEBT RES.								
315-1002-460.50-02	INTERFUND TRANSFER OUT	8,312	9,390	14,000	14,000	9,825	6,748	14,000
LEVEL	TEXT	TEXT AMT						
BUDG	2019 TRANSFER TO 324-0000-392.00-00	14,000						
	INTEREST EARNINGS TRANSFERRED TO FUND 324	14,000						
-----								
*	OTHER USES	8,312	9,390	14,000	14,000	9,825	6,748	14,000
-----								
**	ECONOMIC RESOURCES	8,312	9,390	14,000	14,000	9,825	6,748	14,000
-----								
***	AIRPORT 2003 DEBT RES.	8,312	9,390	14,000	14,000	9,825	6,748	14,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
AIRPORT 2003 DEBT RES.								
315-0000-361.00-00	INTEREST EARNINGS	9,471	9,536	14,000	14,000	11,429	8,352	14,000
*		9,471	9,536	14,000	14,000	11,429	8,352	14,000
**	AIRPORT 2003 DEBT RES.	9,471	9,536	14,000	14,000	11,429	8,352	14,000
***	AIRPORT 2003 DEBT RES.	9,471	9,536	14,000	14,000	11,429	8,352	14,000

### Fund 328 - SBCDA 2003 Debt Reserve

Fund Type	Debt Service Funds				Control	Redevelopment Commission Controlled Funds					
	2016 Actual	2017 Actual	2018 Amended Budget	06/30/18 Actual	2019 Proposed Budget	Forecast				Budget Variance 2018-2019	%
						2020	2021	2022	2023		Change
<b>Revenue</b>											
Property Taxes	-	-	-	-	-	-	-	-	-	-	-
Local Income Taxes	-	-	-	-	-	-	-	-	-	-	-
Other Taxes	-	-	-	-	-	-	-	-	-	-	-
Grants/Intergovernmental	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-
Fines, Forfeitures, and Fees	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	15,824	15,946	20,000	13,964	20,000	20,000	20,000	20,000	20,000	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>15,824</b>	<b>15,946</b>	<b>20,000</b>	<b>13,964</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>0%</b>
<b>Expenditures by Type</b>											
<b>Personnel</b>											
Salaries & Wages	-	-	-	-	-	-	-	-	-	-	-
Fringe Benefits	-	-	-	-	-	-	-	-	-	-	-
<b>Total Personnel</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Services &amp; Charges</b>											
Professional Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Advertising	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Education & Training	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-
Other Interfund Allocations	-	-	-	-	-	-	-	-	-	-	-
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	-	-	-	-	-	-	-	-	-	-	-
Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Other Services & Charges	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	13,888	14,653	20,000	11,281	20,000	20,000	20,000	20,000	20,000	-	0%
<b>Total Services &amp; Charges</b>	<b>13,888</b>	<b>14,653</b>	<b>20,000</b>	<b>11,281</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>0%</b>
<b>Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>13,888</b>	<b>14,653</b>	<b>20,000</b>	<b>11,281</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>0%</b>
<b>Net Surplus / (Deficit)</b>	<b>1,936</b>	<b>1,293</b>	<b>-</b>	<b>2,682</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
Beginning Cash Balance	1,730,946	1,732,472	1,739,495		1,739,495	1,739,495	1,739,495	1,739,495	1,739,495		
Cash Adjustments	(409)	5,730	-		-	-	-	-	-		
<b>Ending Cash Balance</b>	<b>1,732,472</b>	<b>1,739,495</b>	<b>1,739,495</b>		<b>1,739,495</b>	<b>1,739,495</b>	<b>1,739,495</b>	<b>1,739,495</b>	<b>1,739,495</b>		
Cash Reserves Target	1,732,472	1,739,495	1,739,495		1,739,495	1,739,495	1,739,495	1,739,495	1,739,495		

**Cash Reserve**  
100% debt service reserve  
per bond covenants

**Fund Purpose:**

This is a debt service fund which exists only to satisfy debt service reserve requirements of the outstanding 2011 South Bend Downtown Central Development Area TIF Redevelopment Authority bonds (debt schedule 5; due to pay off 8/1/2024) for the Palais Royale project.

**Explanation of Revenue Sources:**

The only activity is interest income which is promptly transferred out to the corresponding TIF fund (324 - River West). Any variance in the trend of interest income will be due to changes in prevailing interest rates.

**Explanation of Expenditures and Significant Changes/Variations:**

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Proposed Expenditures
SBCDA 2003 DEBT RES.								
328-1002-460.50-02	INTERFUND TRANSFER OUT	13,888	14,653	20,000	20,000	16,426	11,281	20,000
LEVEL	TEXT		TEXT AMT					
BUDG	2019 TRANSFER TO 324-0000-392.00-00		20,000					
	INTEREST EARNINGS TRANSFERRED TO FUND 324		20,000					
*	OTHER USES	13,888	14,653	20,000	20,000	16,426	11,281	20,000
**	ECONOMIC RESOURCES	13,888	14,653	20,000	20,000	16,426	11,281	20,000
***	SBCDA 2003 DEBT RES.	13,888	14,653	20,000	20,000	16,426	11,281	20,000

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2016 Actual	2017 Actual	2018 Original Budget	2018 Amended Budget	2018 YTD Actual	6/30/18 YTD Actual	2019 Estimated Revenue
SBCDA 2003 DEBT RES.								
328-0000-361.00-00	INTEREST EARNINGS	15,824	15,946	20,000	20,000	19,108	13,964	20,000
*		15,824	15,946	20,000	20,000	19,108	13,964	20,000
**	SBCDA 2003 DEBT RES.	15,824	15,946	20,000	20,000	19,108	13,964	20,000
***	SBCDA 2003 DEBT RES.	15,824	15,946	20,000	20,000	19,108	13,964	20,000